

For Lease

Interurban Industrial

Suite 104, 105, 204, 205

3,202 SF Warehouse \$1.00 PSF/MO +.24 NNN

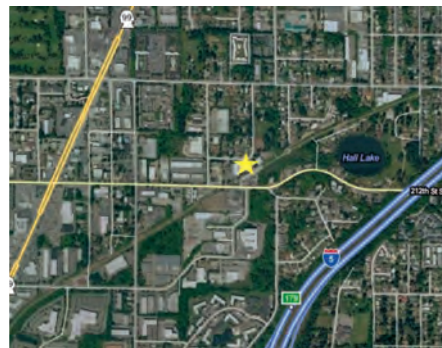
1,104 SF Office \$1.30 SF/MO + .24 NNN



6116 211th St. SW, Lynnwood WA 98036

Property Assets

- ✓ Warehouse (3,202 SF) & Office (1,104 SF)
- ✓ 1 mile from I-5 and Hwy 99
- ✓ 15 miles North of Seattle
- ✓ Zoned Light Industrial
- ✓ 2 Grade Level OH Doors 12'x'12
- ✓ Excellent Dry Storage



Rodney Talley, Jr.
Sales & Leasing Broker

425-345-4431
Rodney@Key-CC.com
License Number 111936

Natalie Foskey, CPM, CCIM
Designated Broker

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Shivani@Key-CC.com
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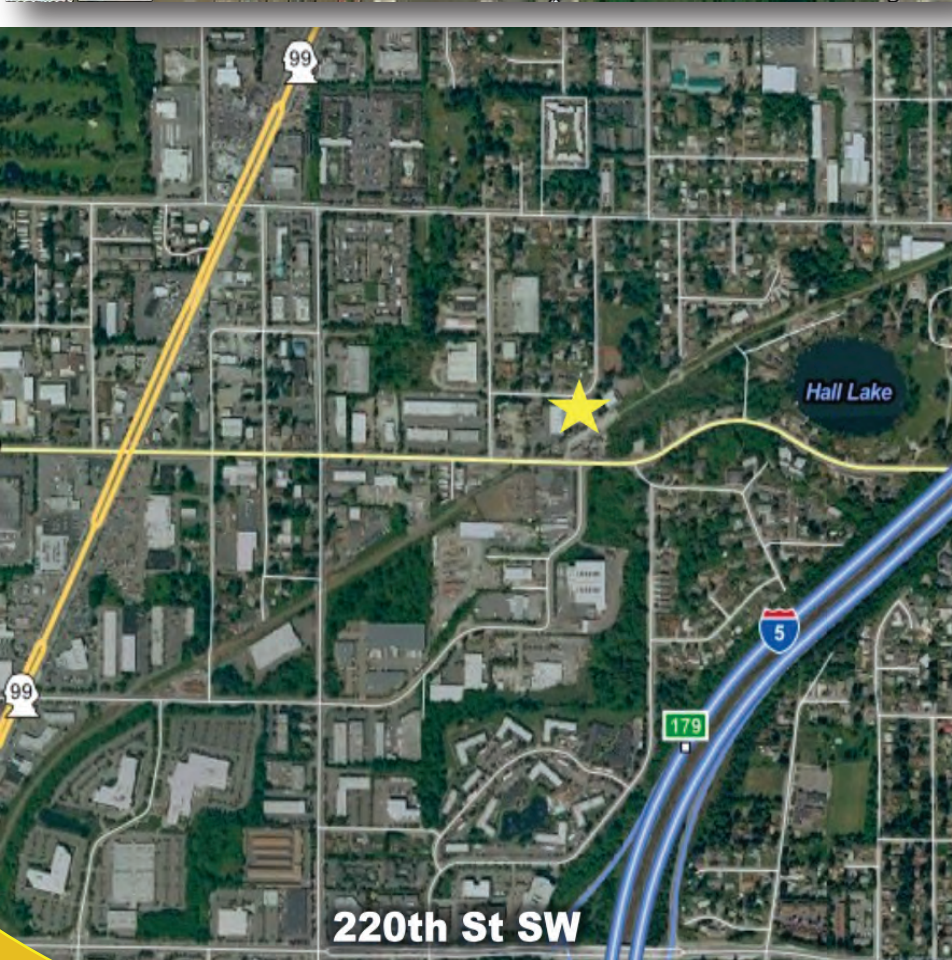
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**Key
Choice**
COMMERCIAL REAL ESTATE

Firm License #7894

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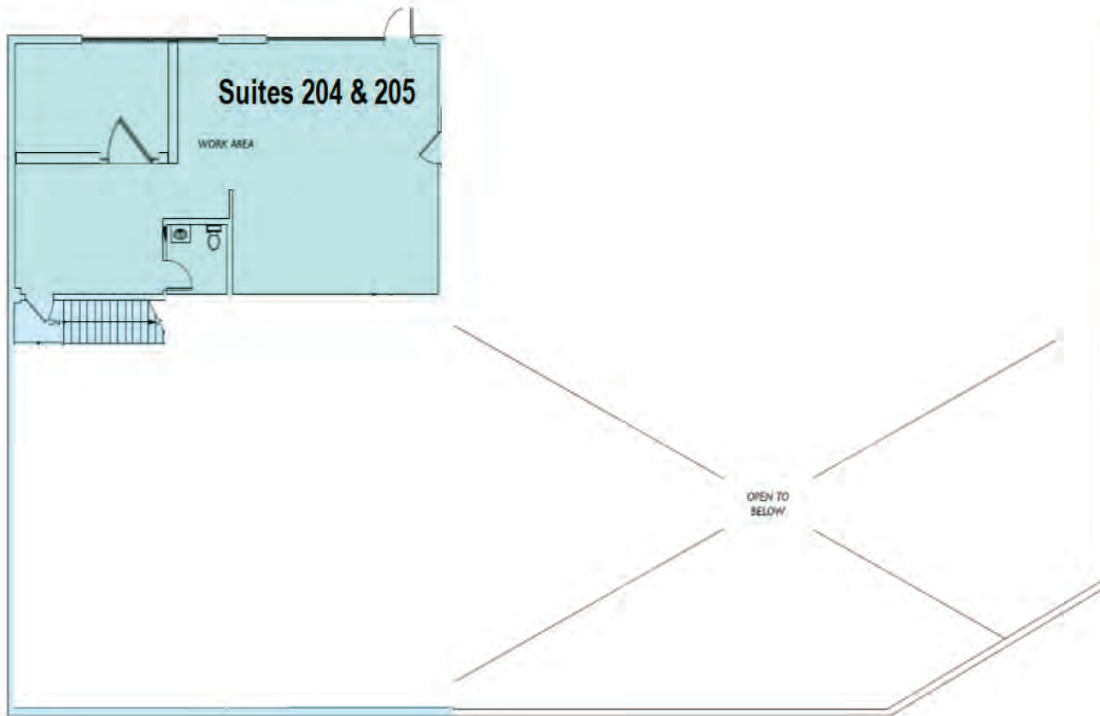
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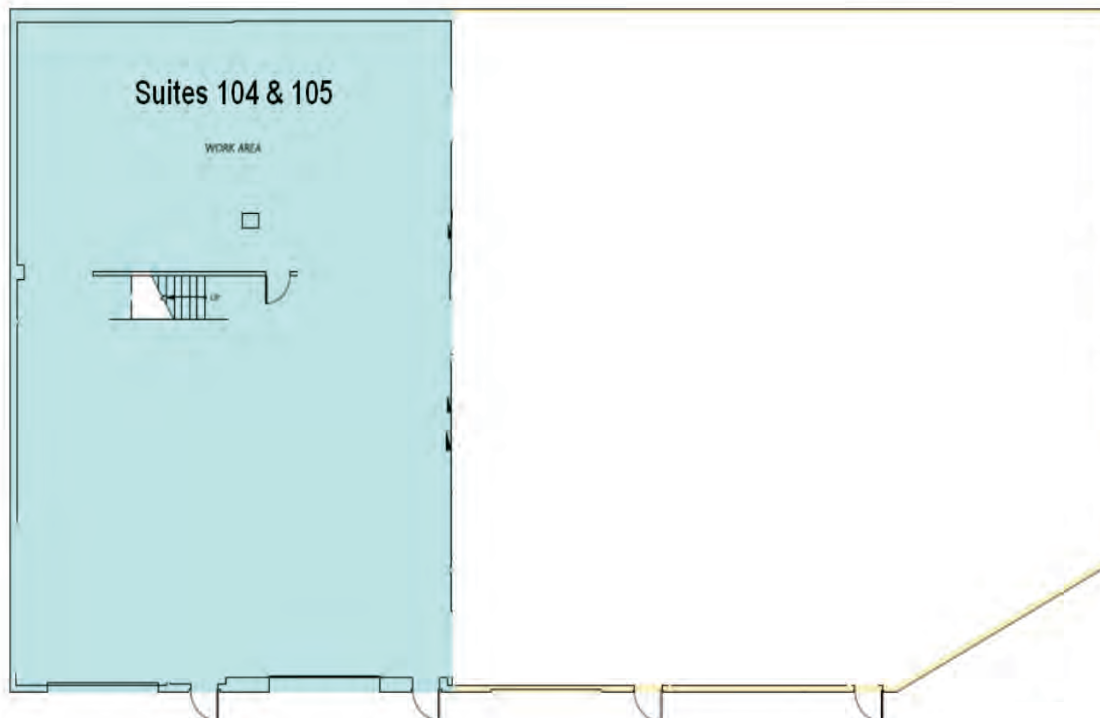
FIRST FLOOR:

Suites 204 & 205 - 1,189 SF

Work area, one office, & restroom,

With stairway to warehouse space.

Offices could easily be added to this space.



BASEMENT FLOOR:

Suites 104 & 105 - 3,117 SF

Up to 2 GL rolling doors &

Up to 2 man doors.

This area contains 480 volt power.



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Year Built	1988
County	Snohomish County
Parcel Number	0038020000050
Approximate NNN Rate	\$ 9.01
Asking Rate	\$ 1.20 /SF/YR + NNN
Asset Class	Retail



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