

LAKE TYE BUSINESS CAMPUS

Industrial space for lease in an
eight-building business park
centrally located in the Fryelands
industrial hub of Monroe

169TH DR SE, 146TH ST SE, AND FRYELANDS BLVD | MONROE, WA

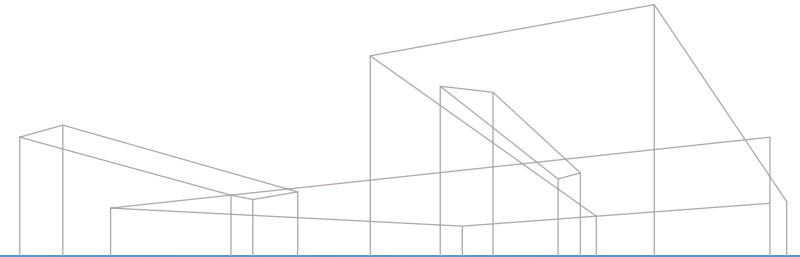
ZACH VALL-SPINOSA
425.450.1115
zach.vallspinosa@kidder.com

JAMES LEPTICH
425.450.1159
james.leptich@kidder.com

LAKETYEBUSINESSCAMPUS.COM

km Kidder
Mathews

LAKE TYE BUSINESS CAMPUS



Industrial Spaces For Lease

FLEXIBLE options

NEWER BUILDING construction
from 2003 - 2019

GRADE-level loading

20' - 24' clear height

2.0 / 1,000 SF parking ratio

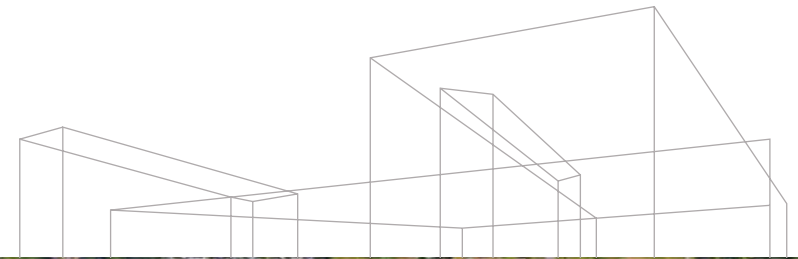
EXCELLENT location providing
easy access to Lake Tye Trails

WALKING distance to numerous
lunch spots

EASY ACCESS to Hwy-2 and
Hwy-522



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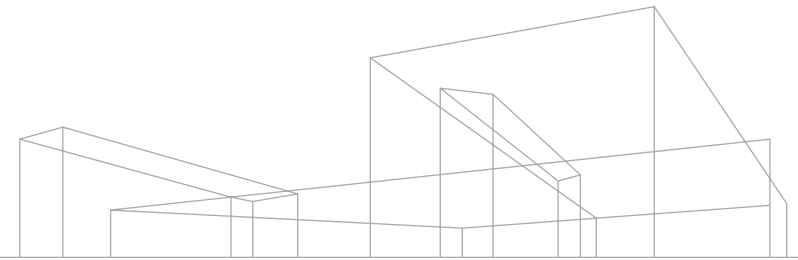


Lake Tye Business Campus is centrally located in the Monroe Industrial market, with easy access to both SR-2 and SR-522.

1 MILE
TO US-2

1.7 MILES
TO HWY-522

LAKE TYE BUSINESS CAMPUS



Building 2 - Suite 145

▷ GRADE-LEVEL DOORS

16891 146TH ST SE, MONROE, WA



19,235

TOTAL SF

\$1.00

RATE, PSF (NNN)

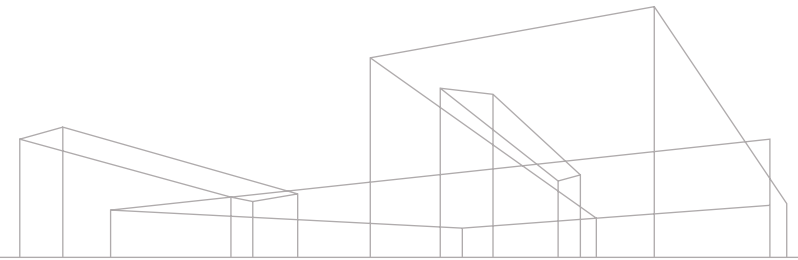
60 DAYS NOTICE

AVAILABLE

CURRENTLY built out for a church, classrooms with 100% A/C

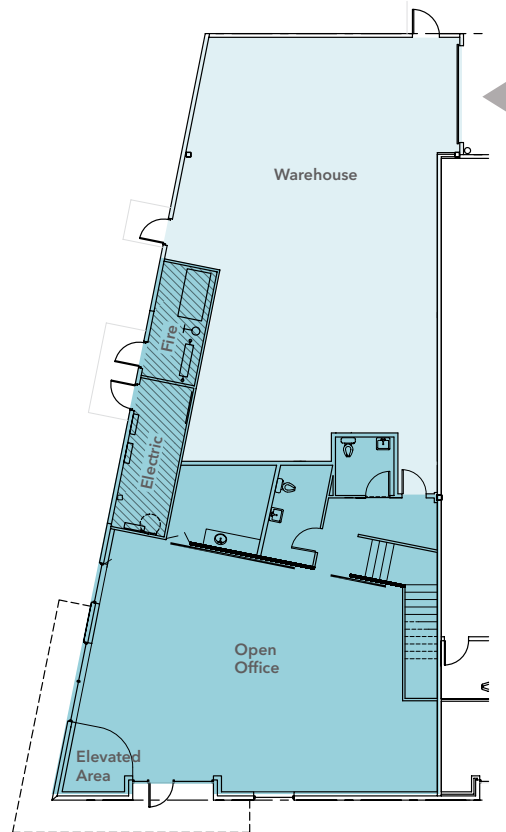
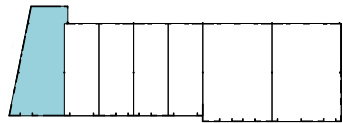
LL open to convert space back to warehouse

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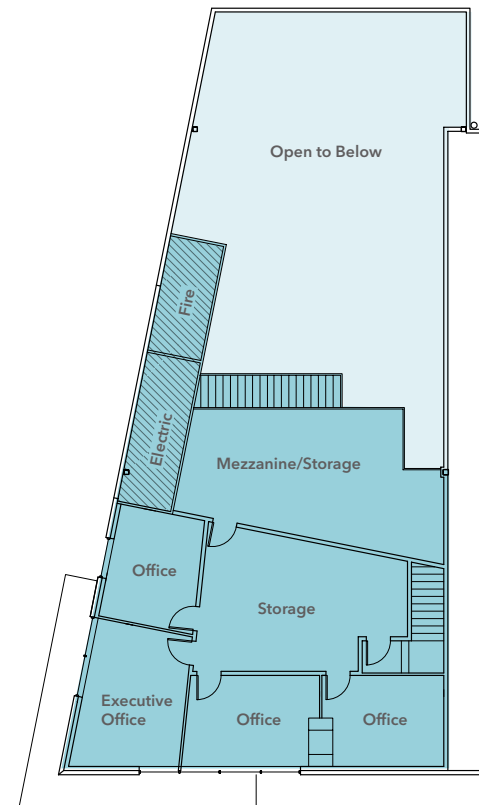


Building 4 - Suite 105

16726 146TH ST SE, MONROE, WA



FIRST FLOOR



SECOND FLOOR

4,578

TOTAL SF

2,127

WAREHOUSE SF

2,451

OFFICE SF

\$2.00

OFFICE RATE, PSF (NNN)

\$1.00

WAREHOUSE RATE, PSF (NNN)

NOW

AVAILABLE

CAN BE COMBINED
WITH SUITE 121

▲ GRADE-LEVEL DOOR

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For leasing information contact

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