

**Analytical Resource Building**

4611 S 134th Place  
Tukwila, WA

**Investment Sale with Excess Land \$3,600,000**



**Contact**

**Tony Miltenberger, SIOR**  
206.2487307  
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**Features**

- In place income - \$20,663.05/month/NNN

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- 81,846 SF (1.879 AC) land area
- 27.42% lot coverage

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- 29,325 SF total on 22,440 SF footprint
- 9,859 SF office (2 story)
- ±2,974 SF 1st floor / ±6,885 SF 2nd floor
- ±555 SF mezzanine storage

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- Temperature controlled warehouse

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- CLI Zoning - Tukwila

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- 1 GL existing (original doors that can be converted back to 1 DH / 3 GL)

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- Heavy power and slab

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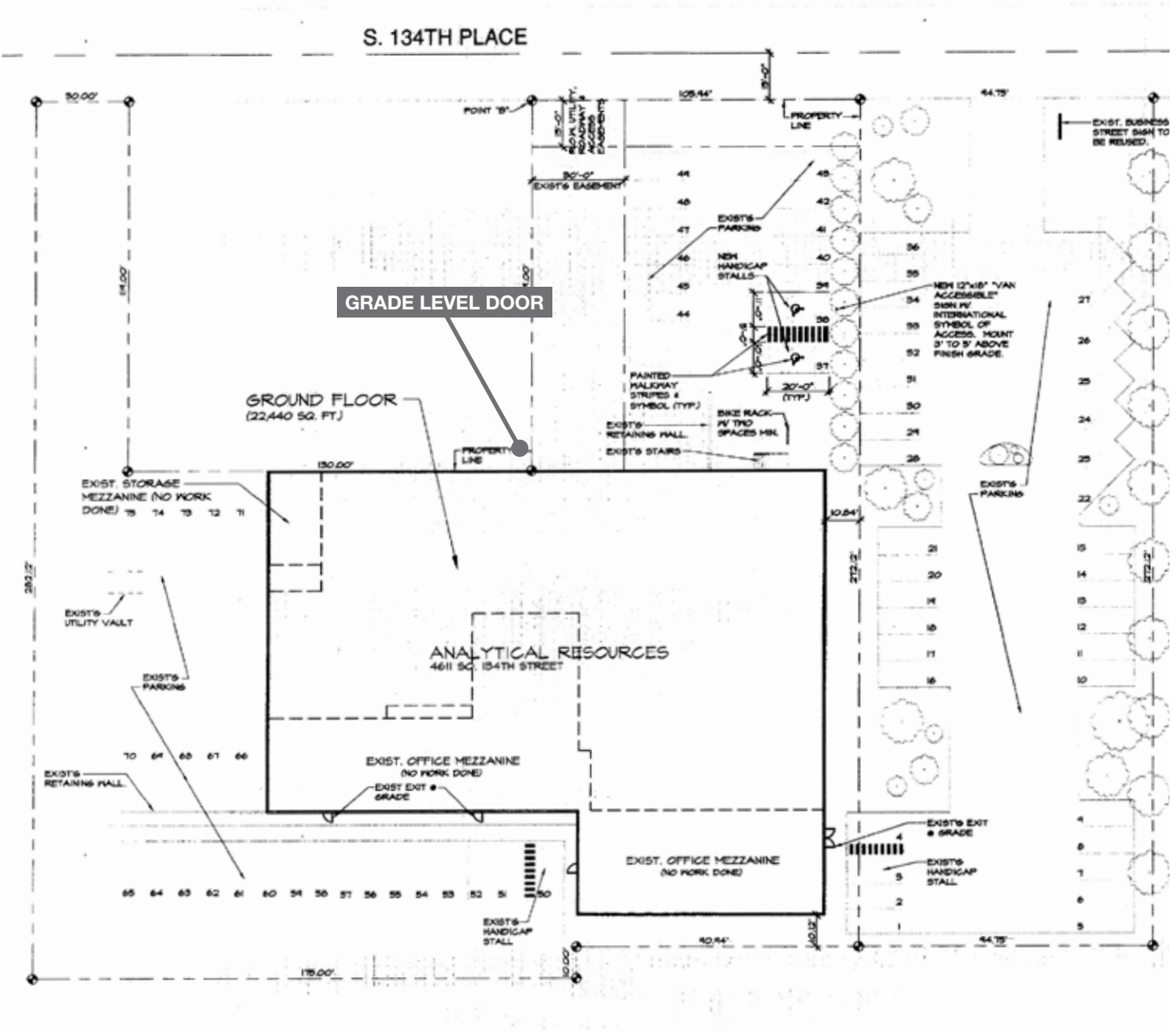
- 21' clear under beam / 24' clear under roof deck

**Location**



DRIVE TIMES		
Port of Seattle	7.4 mi	15 min
Port of Tacoma	21.7 mi	24 min
Seattle	10.1 mi	17 min
Bellevue	10.1 mi	17 min
Tacoma	24.3 mi	26 min
SeaTac Airport	5.0 mi	10 min

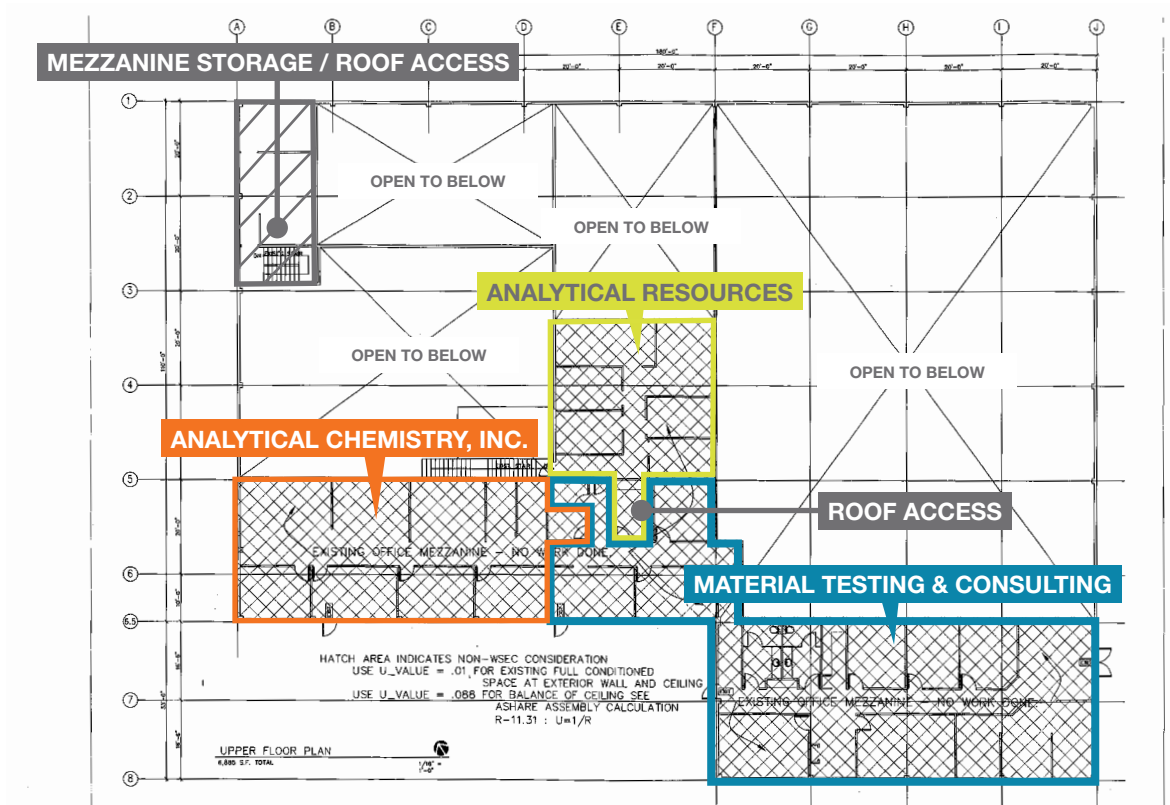
## Analytical Resource Building - Ground Floor



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Analytical Resource Building - Second Floor



INCOME				
TENANT	BASE RENT / YR.	BASE RENT / MO.	TERM	COMMENTS
Analytical Chemistry, Inc.	\$16,560.00	\$1,840.00	Month-to-Month	No option. Tenant pays NNN's
Analytical Resources	\$183,516.60	\$15,293.05	60 months upon closing of sale	3% annual increases. 2 FMV options at 3 years each. Tenant pays NNN's
Material Testing & Consulting	\$19,300.00 \$20,260.00	\$1,930.00 \$2,026.00	10/1/16 - 9/30/17 10/1/17 - 9/30/18	No option. Tenant pays NNN's
20 Parking Spaces for Holiday Parks	\$19,200.00	\$1,600.00	60 day termination	60 day termination. Tenant does not pay NNN's
<b>TOTAL</b>	<b>\$238,576.60</b>	<b>\$20,663.05</b>		

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