

## Pacific Ridge Center

22419 Pacific Hwy S  
Seattle, WA

Sale Price:  
**\$3,700,000**



### Contact

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**Brian Clapp**  
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- 27,000 SF total; 14,500 SF office  
12,500 flex / warehouse (divisible)

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- 75,753 SF land area (of which approximately  
20,000 SF is vacant land)

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- Dock-high and grade-level loading

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- Excellent access to I-5 and excellent exposure  
on Pacific Hwy S

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- Cell tower rental income of approx \$22,800  
per year (capitalized value of approx \$300,000)

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- Seller will consider leaseback of portion of  
the building

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### Location



#### GREAT CENTRAL LOCATION

SeaTac Airport	5.5 mi
Southcenter	6.5 mi
Seattle	14 mi
Tacoma	16 mi
Bellevue	20 mi

## Pacific Ridge Center

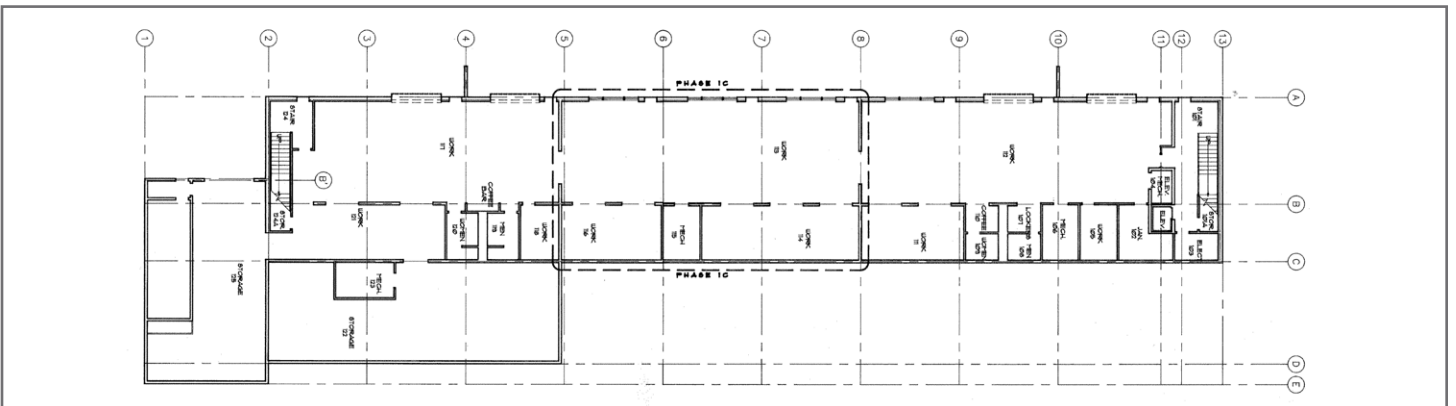
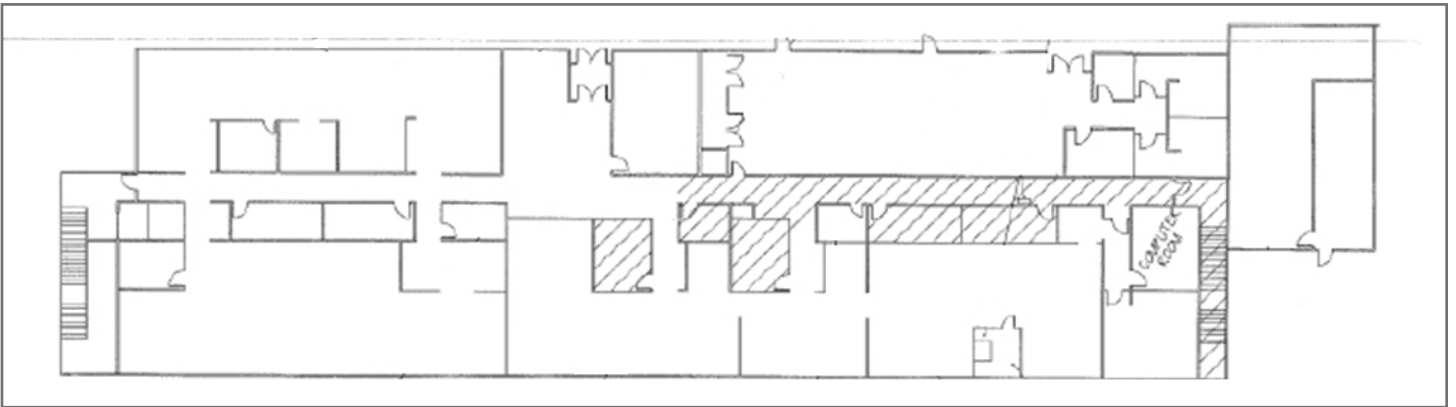


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