

FOR SALE

# SIGNATURE DEVELOPMENT PROPERTY

**NEIL WALTER**  
COMPANY

1243 ROOSEVELT AVENUE EAST | ENUMCLAW, WA 98022

550 S Michigan St  
Seattle, WA 98108

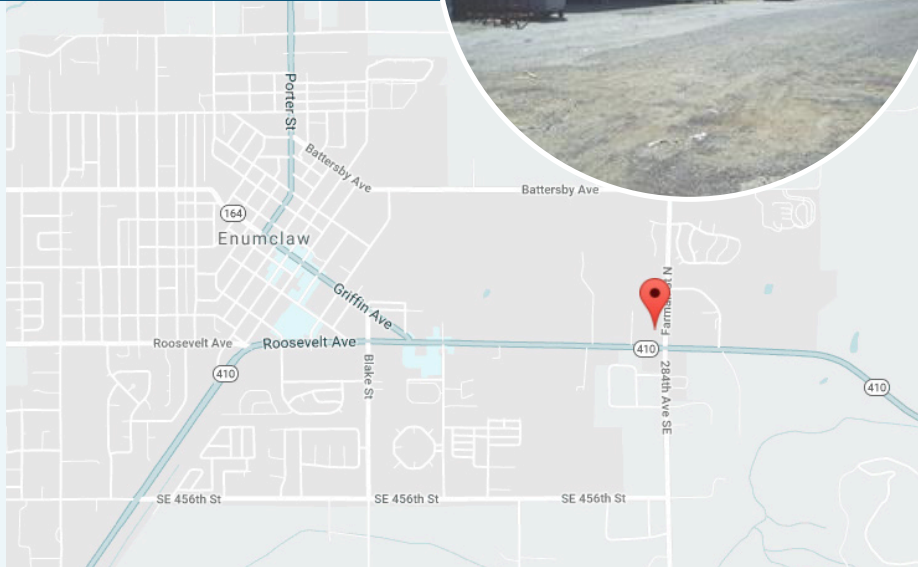
206.787.1800  
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## MANUFACTURING BUILDING AND LAND FOR SALE ON HWY 410



### SALE INFO

<b>Building Size:</b>	23,000 SF
<b>Price:</b>	\$3,550,000
<b>Land Size:</b>	165,152 SF
<b>Year Built:</b>	1990 (new roof in 2008)
<b>Parcels:</b>	2 (1920079098 & 1920079046)
<b>Loading:</b>	6 GL doors
<b>Clear Height:</b>	14ft-18ft
<b>Sprinklers:</b>	Yes
<b>Power:</b>	600 amps, 3 phase
<b>Zoning:</b>	LI (Light Industrial)
<b>Full Renovation:</b>	2008 (new metal building skin, roof, insulation, sprinklers, heating & grade doors)



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All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters.