

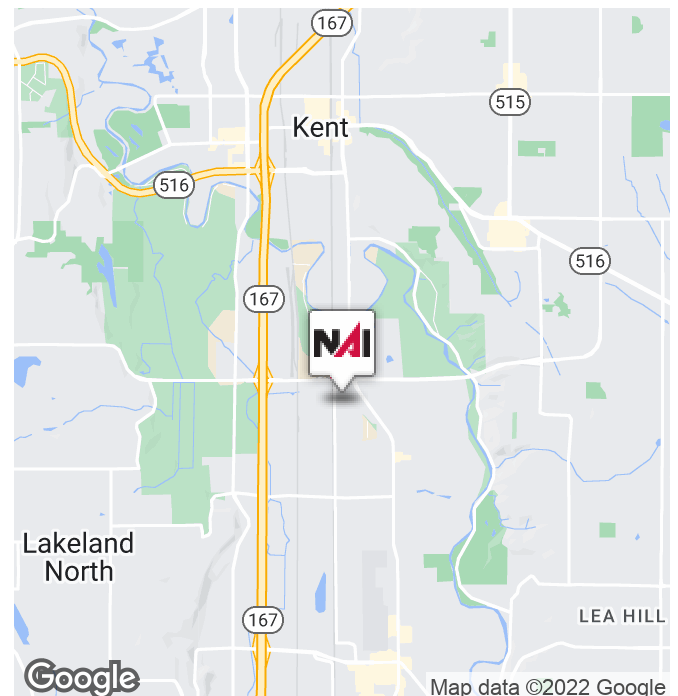


Crown Building

104 49th Street NW
Auburn, Washington 98001

Property Highlights

- 21,100 SF Concrete Tilt-Up Building Built In 2006
- 1.09 Acres
- M1 Zoning
- 100% Leased with Personal Guarantees
- 200 Amp, 408V 3 PH Heavy Power to each unit
- 24 ft clear height
- Sprinklered
- 10'x12' Grade Level Roll Up Doors
- 4.5% Cap Rate on 2022 Actuals
- \$4,600,000



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FOR SALE



INDUSTRIAL



21,100 SF



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