

831 S 176th Street

FOR LEASE

831 S 176th Street,
Burien, WA 98148

**Rare opportunity in strategic Burien / Normandy Park location
for this quality Industrial/Manufacturing Warehouse!**



CBA ICSC CoStar

Susanna Tran (206) 283-5212
www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

831 S 176th Street

FOR LEASE

831 S 176th Street,
Burien, WA 98148



FEATURES

- 4,588 SF Warehouse space with 24ft ceiling height. On a 13,650 SF lot.
- Convenient access to 509/405/I-5.
- Built in 2010 with one 24ft x 18ft coiling door and one 14ft X 14ft coiling door.
- 499 SF finished office space with kitchenette & private bathroom, prewired for sound.
- 5-TON Bridge Crane w/frequency drive & radio control, 3-PHASE POWER, 480 Volt/600 AMP service w/ on-site transformer, Media Panel, Gas heat & built in air-compressor.
- Insulated with highest grade insulation (18").
- 610 SF loft storage or additional office space and second bathroom in shop warehouse.
- Permeable asphalt driveway.



Susanna Tran

(206) 283-5212

www.wccommercialrealty.com

WCCR

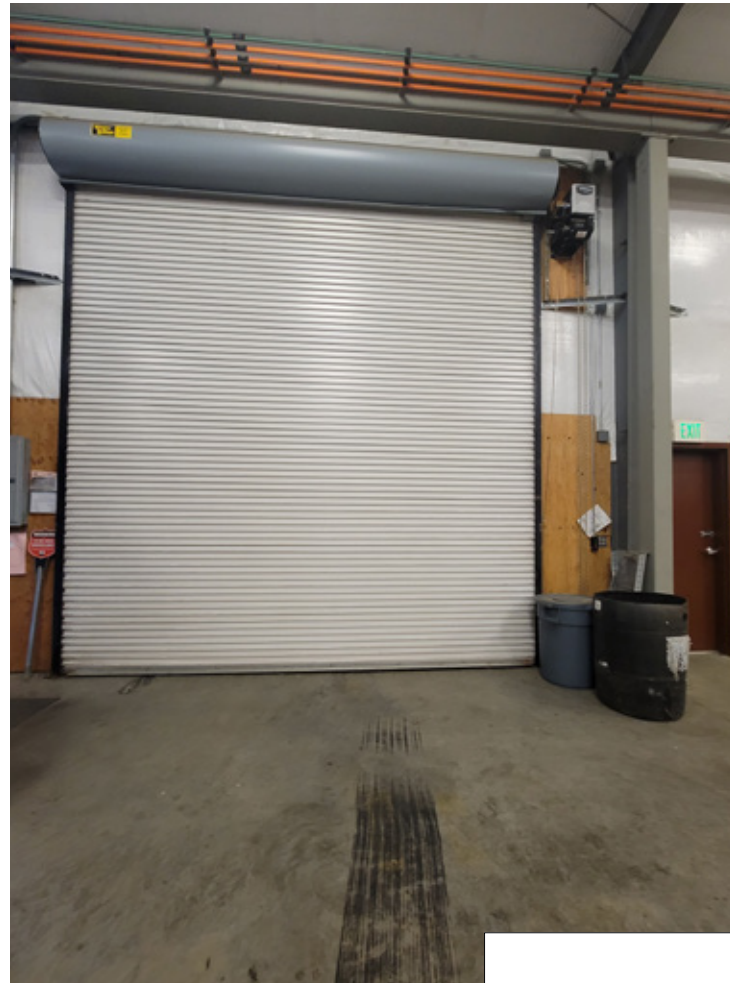
West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

831 S 176th Street

FOR LEASE

831 S 176th Street,
Burien, WA 98148



I
N
T
E
R
I
O
R

P
H
O
T
O
S



Susanna Tran (206) 283-5212
www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

831 S 176th Street

FOR LEASE

831 S 176th Street,
Burien, WA 98148



Susanna Tran (206) 283-5212
www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC