

# GACO WESTERN BUILDING | TUKWILA, WA



**EXCLUSIVELY OFFERED - \$7,500,000**





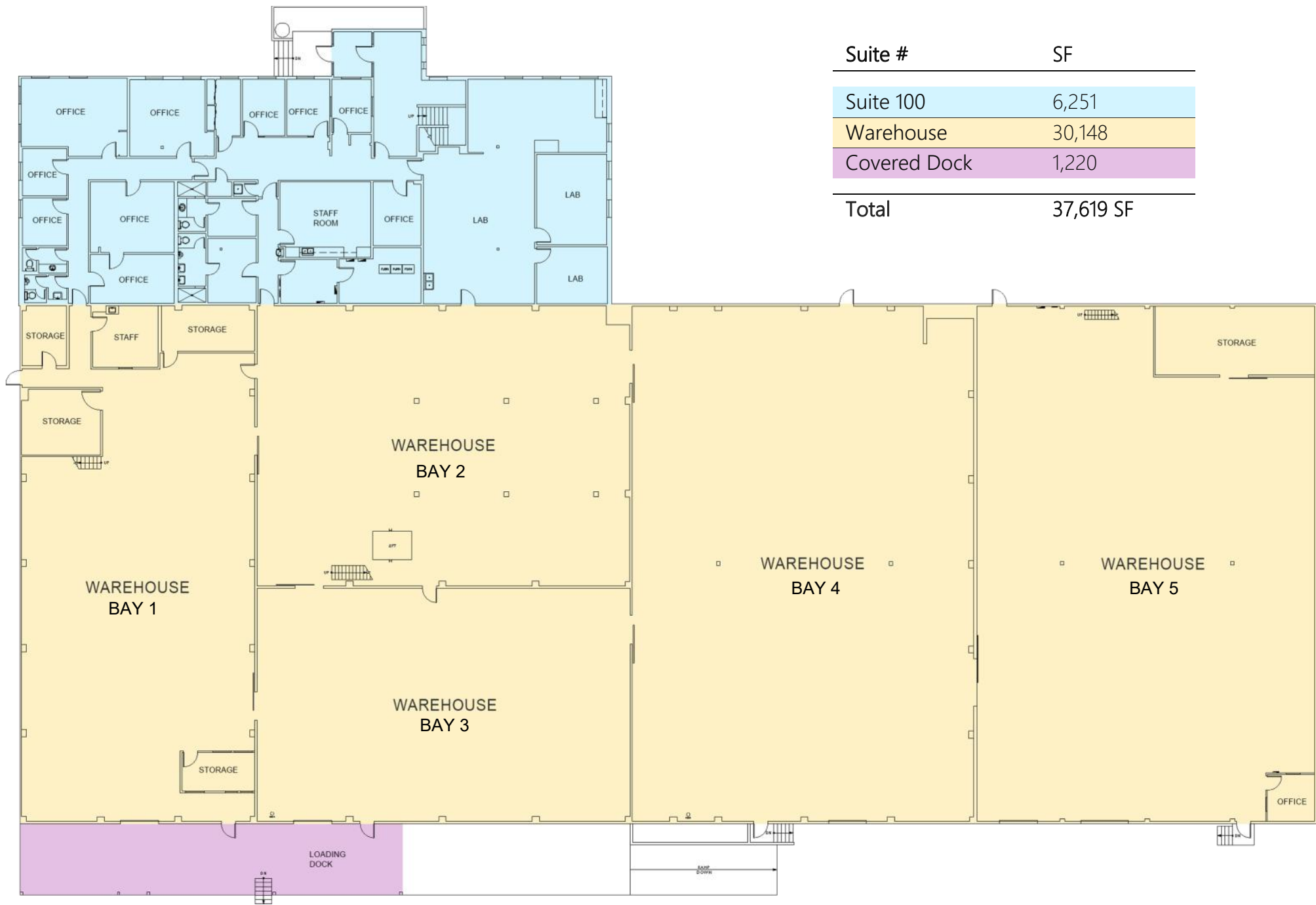
ADDRESS	18700 Southcenter Pkwy Tukwila, WA
PARCEL #s	3523049014, 3523049081
LOT SIZE	95,537 SF
YEAR BUILT	1968
ZONING	HI - Heavy Industrial

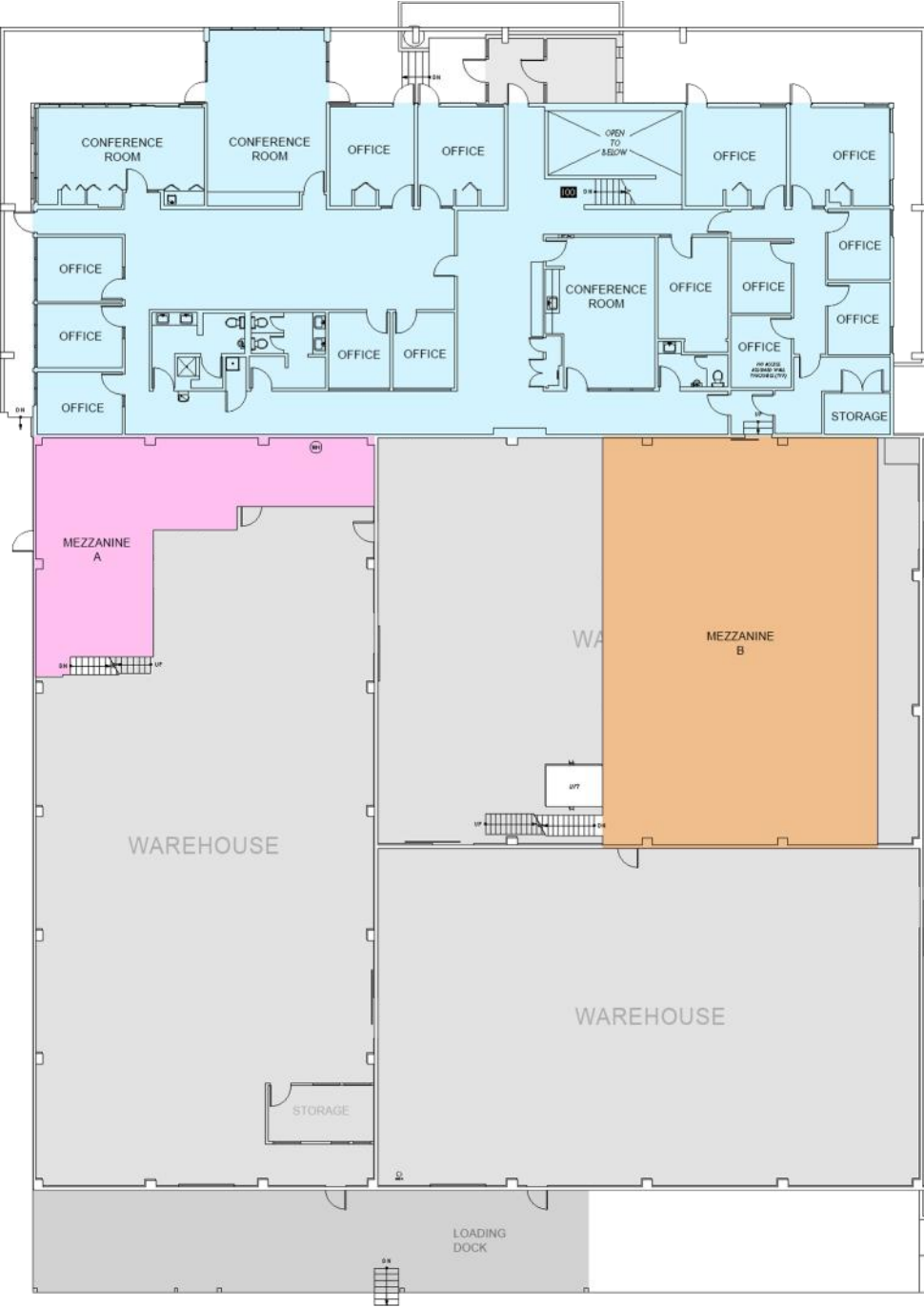
BUILDING SHELL	36,400 SF
WAREHOUSE AREA	30,148 SF
OFFICE AREA	12,530 SF (2 Stories)
WAREHOUSE MEZZANINE	3,347 SF
CLEAR HEIGHT	24 Feet
DOCK HIGH DOORS	5
DRIVE UP RAMP	Accessible to 2 Doors
COVERED DOCK	1,207 SF
HEAVY POWER	480 Volts / 1,000 Amps

WAREHOUSE IS CURRENTLY 73% OCCUPIED UNTIL Q1 OF 2028

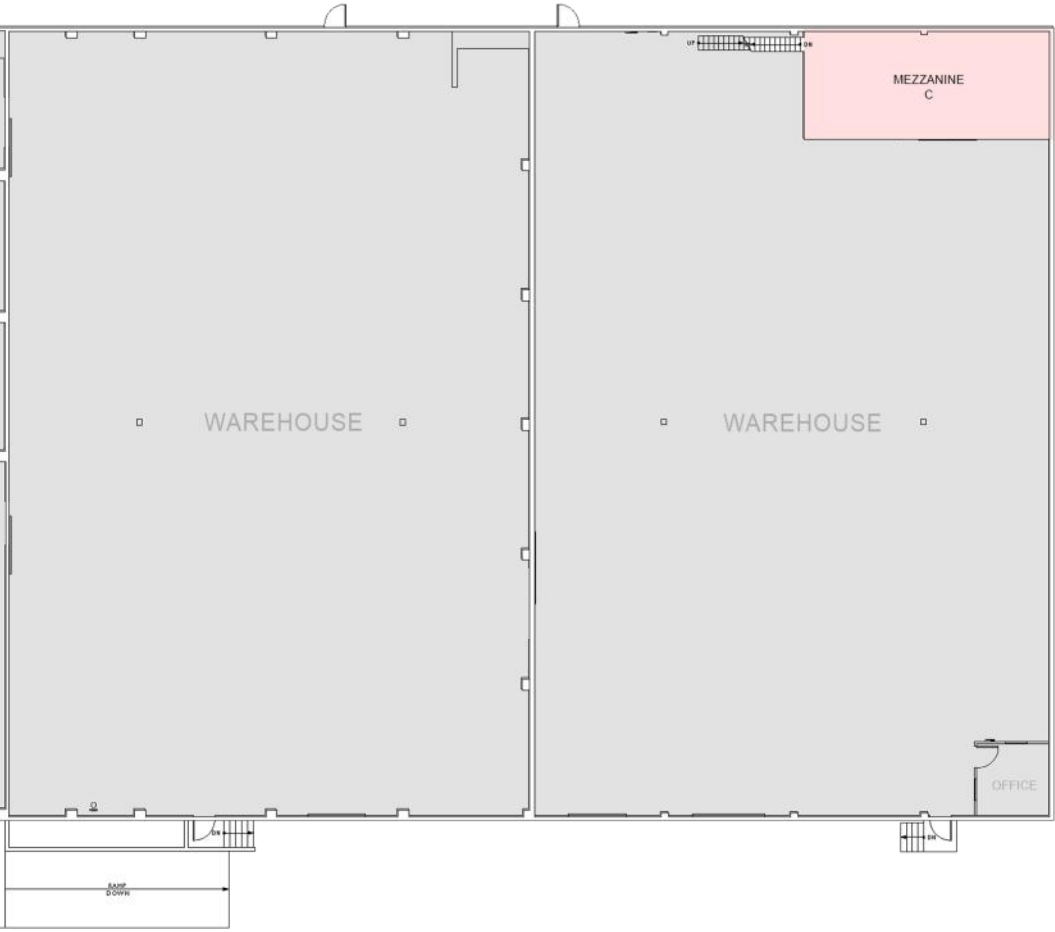
OFFICE IS CURRENTLY 8% OCCUPIED UNTIL Q1 OF 2028







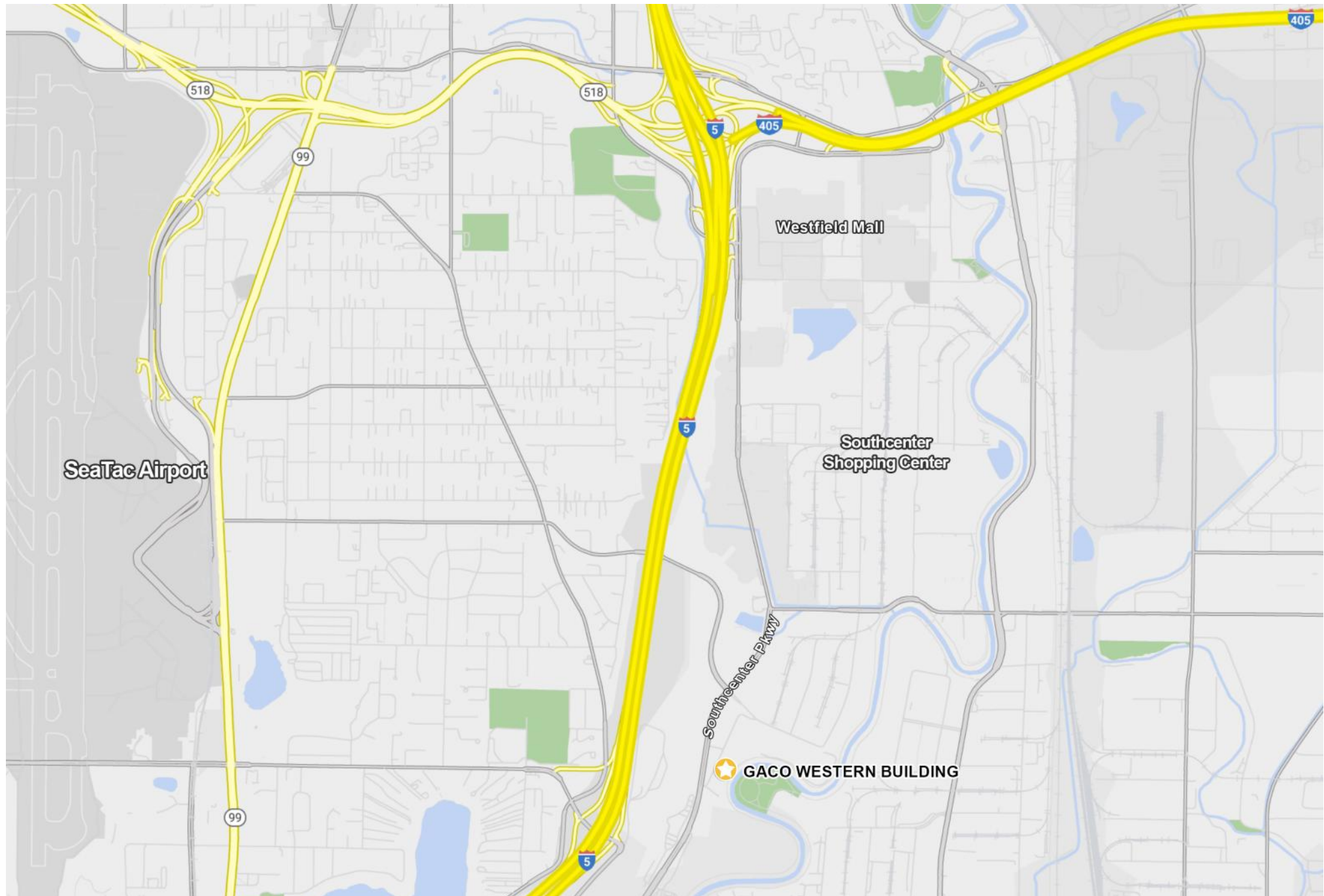
Suite #	SF
Suite 100	6,279
Mezzanine A	951
Mezzanine B	2,397
Mezzanine C	539
Total	10,166 SF













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18700 Southcenter Parkway | Tukwila, WA



**SELLER FINANCING AVAILABLE**  
*CONTACT LISTING BROKER FOR DETAILS*

**PATRICK SUAREZ** 1.206.226.6200  
MANAGING PARTNER PAT@URBANSEATTLE.COM



All square footage references are approximations. The information in this document has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Buyer to verify all information to their own satisfaction.