

INDUSTRIAL LOT **AVAILABLE NOW**

809 W Main St | Auburn, WA 98001

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ABOUT THE PROPERTY

01

Positioned along West Main Street in the Auburn industrial corridor, 809 W Main St offers a functional 2,274 SF warehouse paired with a sizable 0.76-acre fenced yard. The property features 16' clear height, two exterior dock doors, secured yard space, and 11 surface parking stalls — ideal for contractors, logistics, fleet storage, or light industrial users. Zoned M1 – Light Industrial, this site supports a wide range of commercial and industrial uses. Located within walking distance to Auburn Station and minutes from Highway 167, the property offers excellent accessibility and strong visibility within a high-demand industrial submarket.

Zoning:

M1 - Light Industrial

Property Address:

809 W Main St | Auburn, WA 98001

Land Area:

0.76 acres (32,990 SF)

Building Size:

2,274 SF

of Buildings:

1 Total

of Docks:

2 Exterior

Clear Height:

16'

Parking:

11 surface spaces (4.40/1,000 SF)

Year Built:

1921

02
Site Summary





DEMOGRAPHIC OVERVIEW

6,471

APPX. POPULATION OF
AREA (1 MILE RADIUS)

97%

CURRENTLY
EMPLOYED

2,886

AVG. HH TOTAL

\$43K

MEDIAN HH INCOME

+11.01%

POPULATION
GROWTH

75.47%

RENTER-OCCUPIED
HOUSING

SURROUNDING BUSINESS & CONSUMER ACTIVITY

1,196 TOTAL BUSINESSES

- **Manufacturing** (5,637 employees)
- **Retail & Wholesale** (3,428 employees)
- **Hospitality & Food Service** (1,173 employees)
- **Construction & Trades** (450 employees)
- **Health & Social Assistance** (2,105 employees)

CONSUMER SPENDING

- **\$69.7M** total consumer spending
- **\$21.1M** on food & alcohol
- **\$16.7M** on transportation & auto-related expenses
- **\$10.8M** on entertainment & hobbies

04

05 PHOTOS

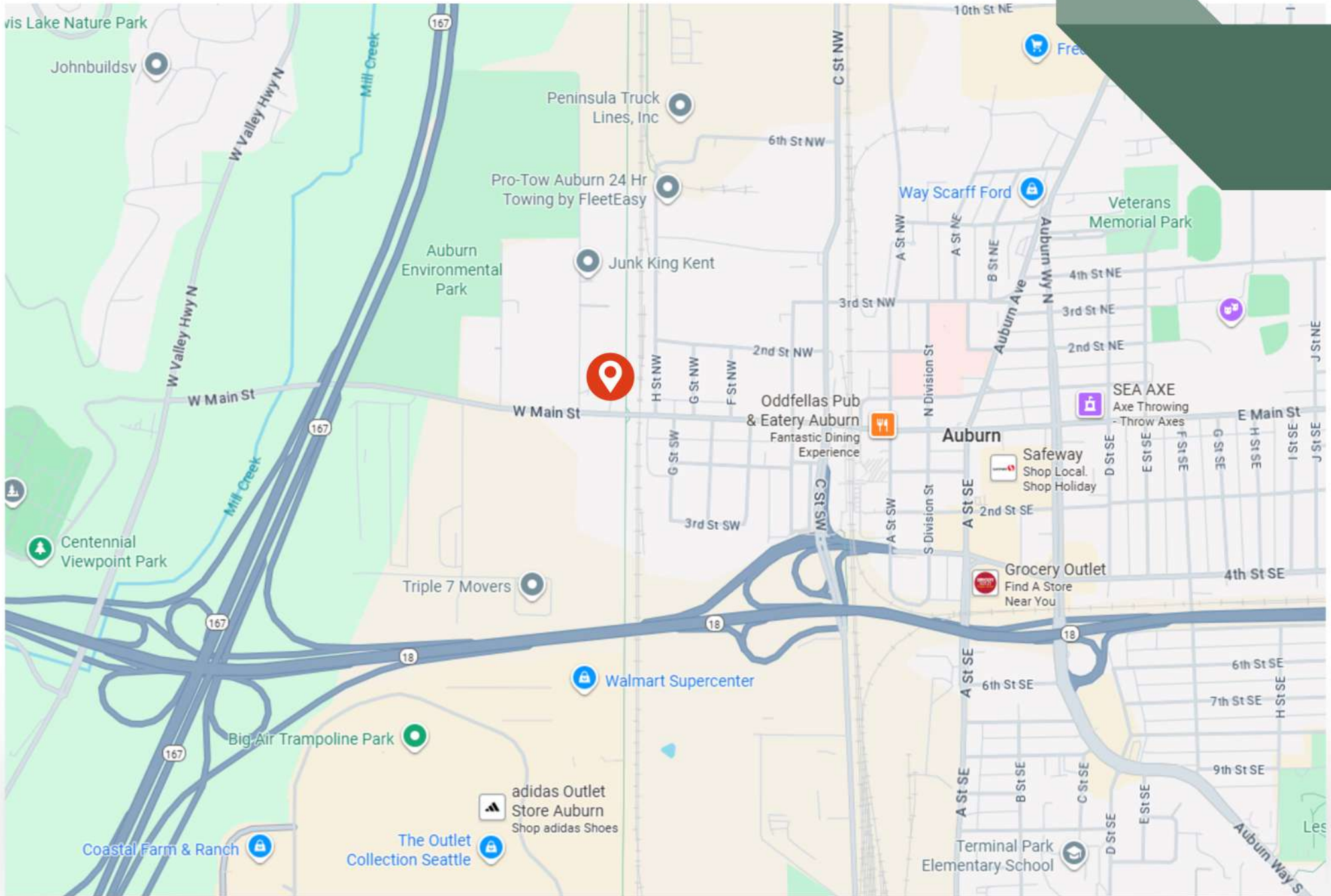


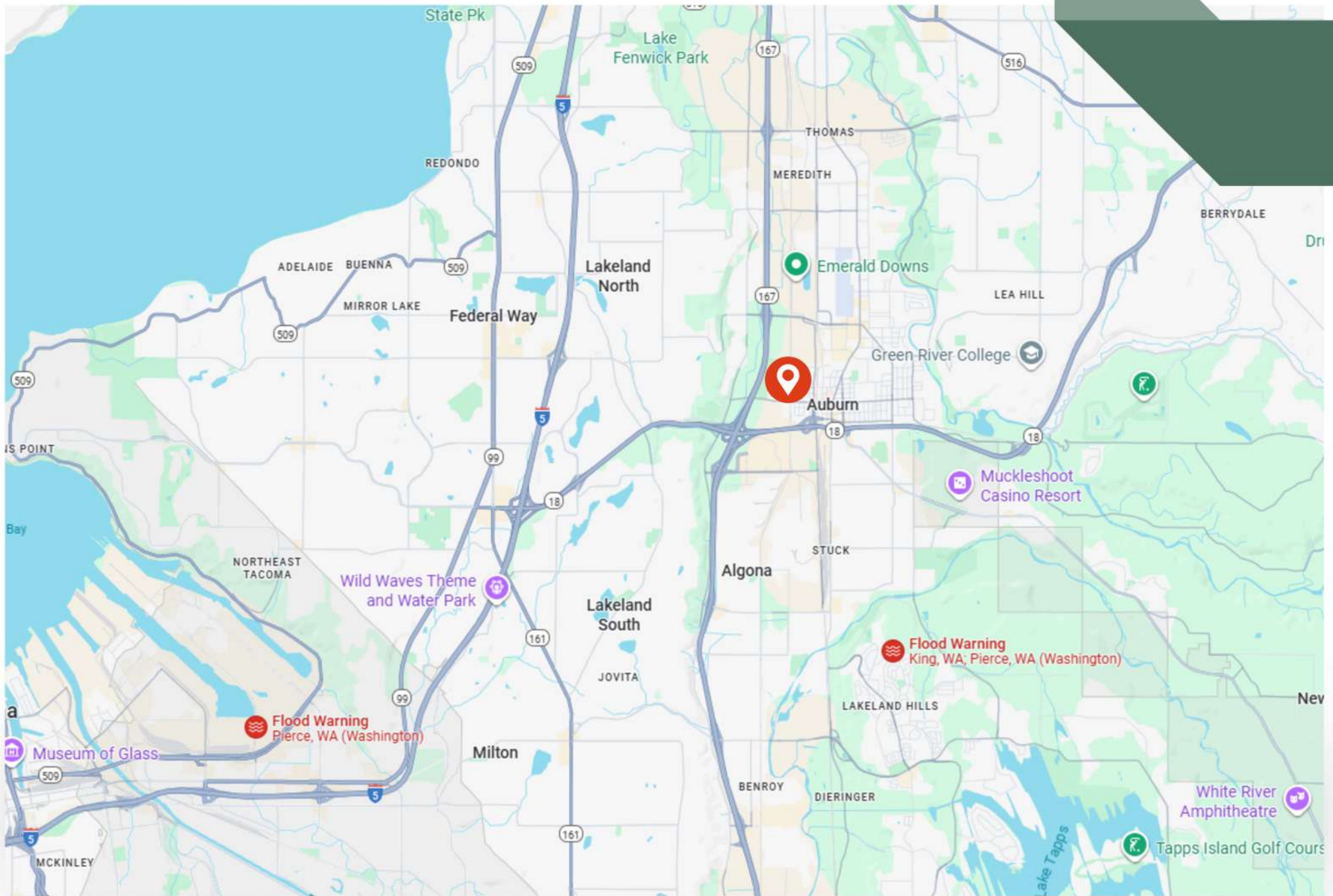












Interested In This Property?

Contact us today.



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