

# For Lease

## Versatile Yard with Shop and Office

1287 Valentine Ave SE, Pacific, WA 98390



### OFFERING SUMMARY

|                 |                        |
|-----------------|------------------------|
| Lease Rate:     | \$13,000/month (NNN)   |
| Date Available: | January 1, 2026        |
| Building Size:  | 3,568 SF               |
| Office SF:      | 2,256 SF               |
| Warehouse:      | 1,312 SF               |
| Parcel Size:    | 1.21 Acres             |
| Zoning:         | Light Industrial       |
| Year Built:     | 2010                   |
| Loading:        | 2 GL Doors (12' & 14') |

### PROPERTY OVERVIEW

Position your business at 1287 Valentine Avenue SE, an approximately 1.17-acre property combining office space, shop facilities, and outdoor yard area along Pacific's Valentine Avenue corridor. Currently used for towing operations, the property offers a practical setting for businesses seeking administrative space, hands-on workspace, and room for vehicles or equipment in one location.

Permitted uses include contractor yards, storage, motor vehicle and related equipment sales/rental/repair and services; administrative and professional offices and many more. For a list of permitted uses, please click the link below to view the City of Pacific Municipal Code.

[Link to Municipal Code](#)

**Brandon Thomas**  
(206) 303-9595  
bthomas@cbcworldwide.com

**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com

**Vladimir Olyanich**  
(425) 615-0577  
volyanich@cbcworldwide.com



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Image digitally altered for illustrative purposes. Actual property conditions may differ.

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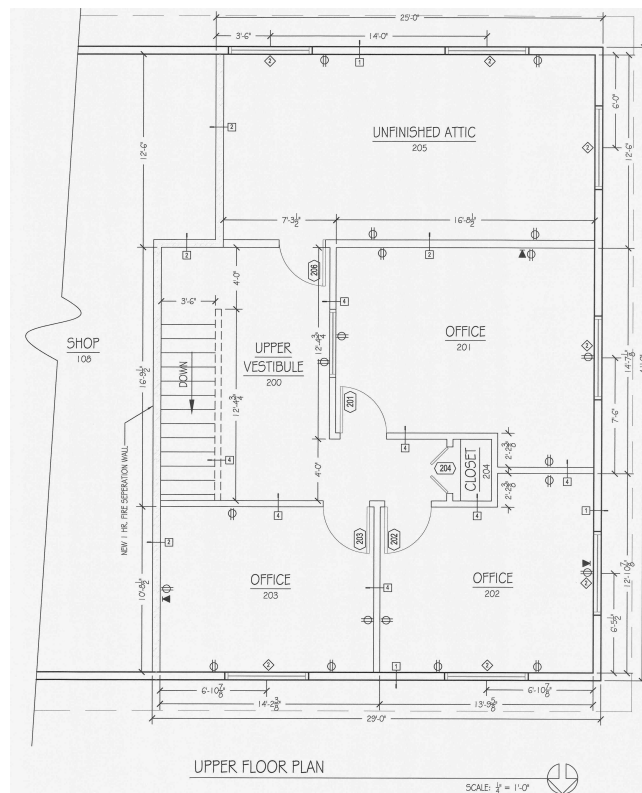
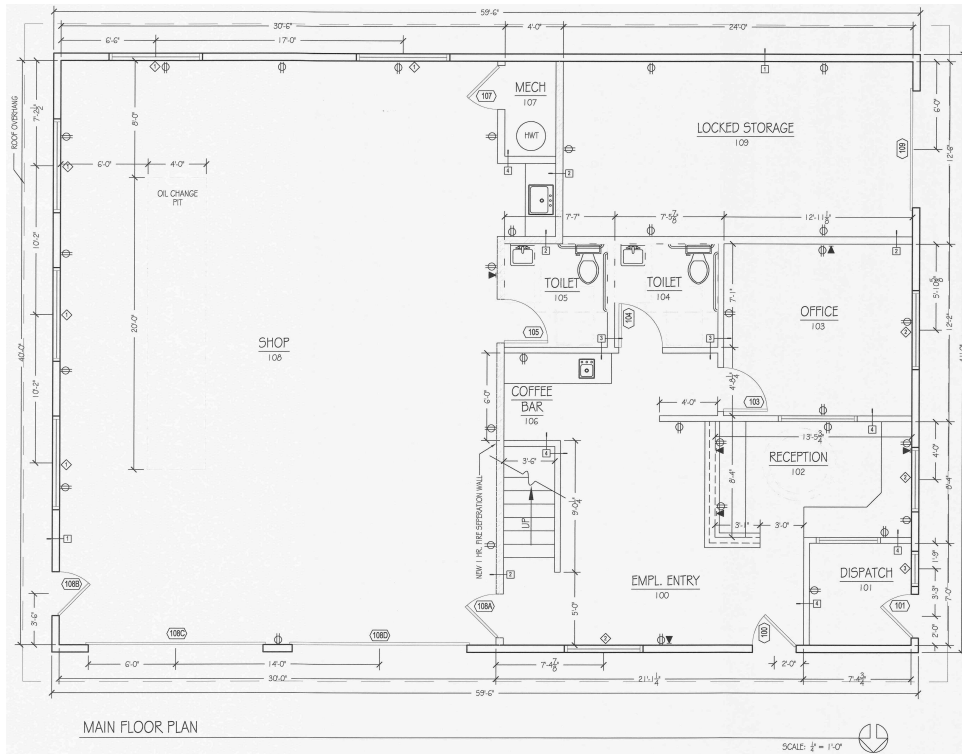


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