CLARION PARTNERS

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FOR LEASE | Southcenter South Industrial Park

Building 300: 18449 Cascade Ave S, Tukwila, WA



21,711 SF Available

- 2,474 SF office
- 1,342 SF mezz
- 8 dock high doors – 4 w/ pit levelers
- 1 grade level door
- 24’ clear height
- Column spacing: 50’ x 24’
- Sprinklers: Calculated system (8” .39/5600)
- 200 amps of power
- T-5 lighting
- 98’ truck court
- Space dimensions: 141’8” x 121’ 5”



Colliers

Matt McGregor, MS SCM, SIOR
+1 206 624 7401
matt.mcgregor@colliers.com

Bill Condon, SIOR
+1 206 235 9732
bill.condon@colliers.com

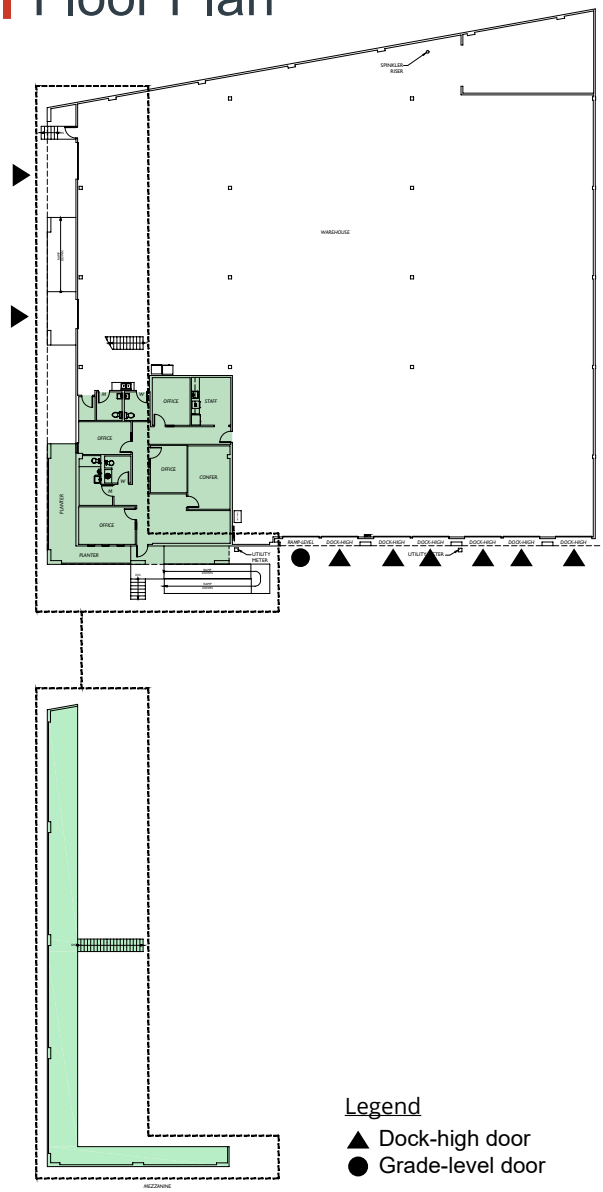
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Floor Plan

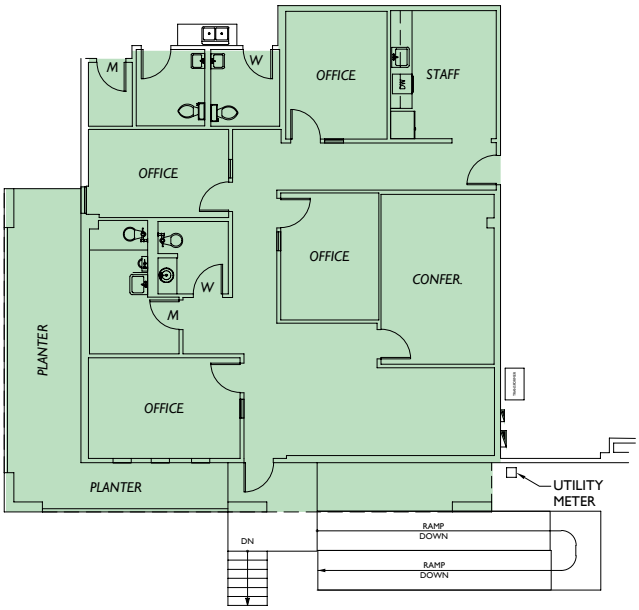


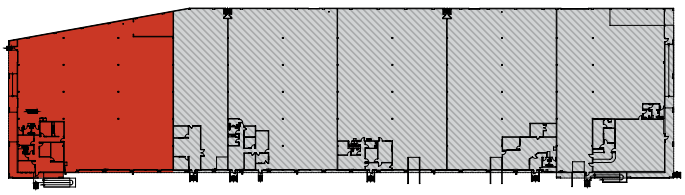
Legend

▲ Dock-high door

● Grade-level door

Office Plan





Location Highlights

±5 miles to SeaTac Airport	**±14 miles** to Downtown Seattle	**±16 miles** to Port of Seattle	**±20 miles** to Port of Tacoma

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