

RIDGELINE INDUSTRIAL PARK

1141 ANDOVER PARK WEST • TUKWILA, WA 98188



- 59 dock doors — nearly 5x the submarket average, commanding premium rents
- Zero new competition — no product proposed or under construction in Tukwila
- Proven tenant retention — 8 renewals since move-in, including an 8-year Habitat for Humanity renewal

Property Summary

AVAILABLE SF	12,774-22,352 SF
BUILDING SIZE	286,682 SF
YEAR BUILT	1973
RENOVATED	2026

For more information, please contact:

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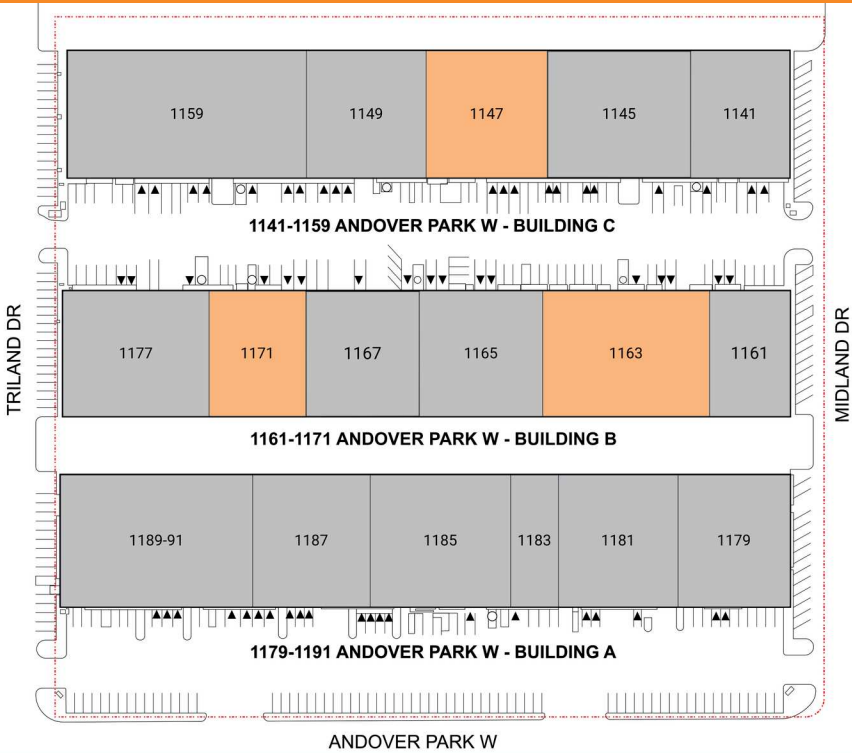
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LEGEND

▲ DOCK HIGH DOORS

○ GRADE LEVEL DOORS



AVAILABLE OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
C	1147	15,925	1,564	10	IND	0	6	
B	1163	22,352	2,265	10	IND	1	6	
B	1171	12,774	1,148	9	IND	1	4	

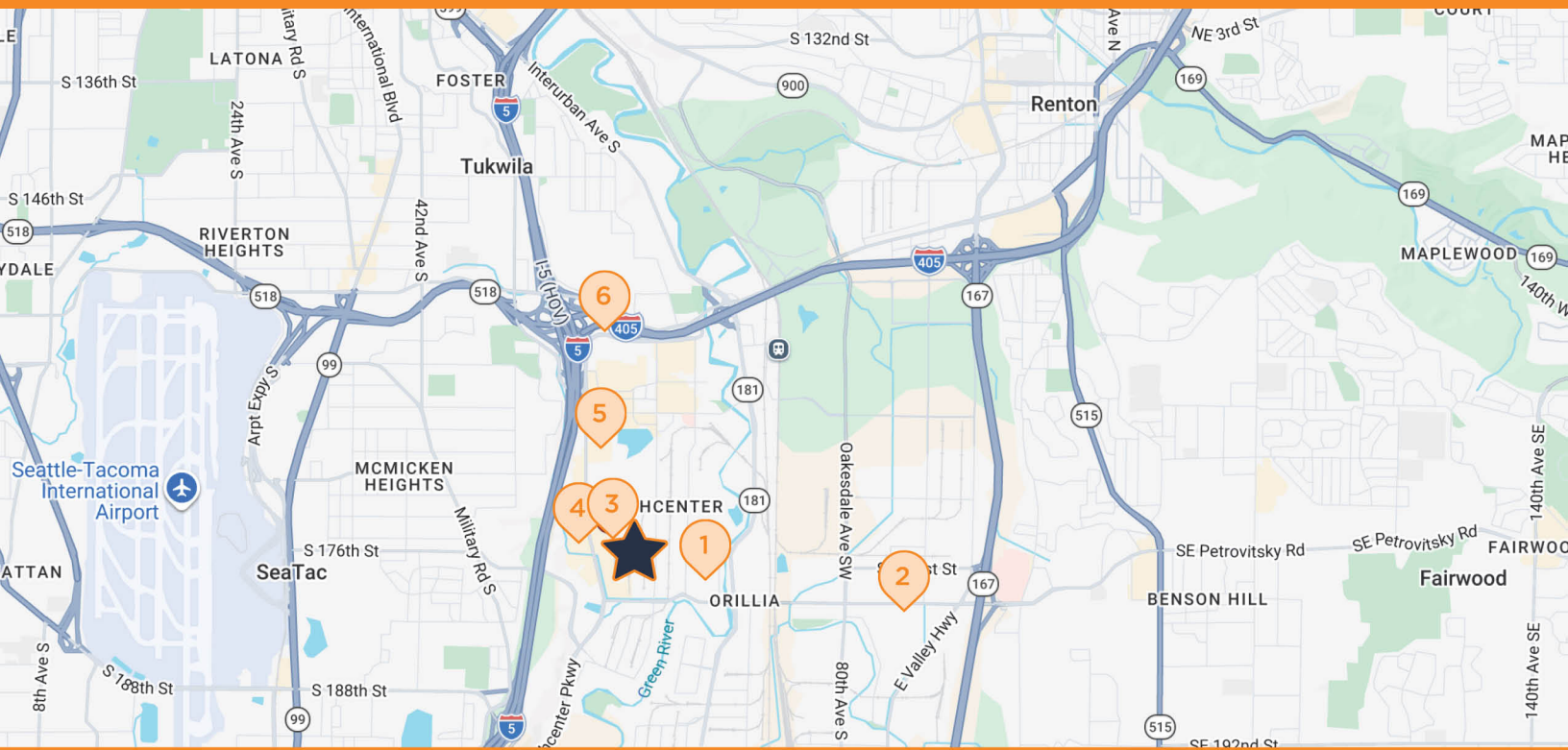
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1141-1191 Andover Park West, Tukwila, CA 98188

1 COSTCO
400 Costco Dr STE 150 | Tukwila, WA

2 IKEA
601 SW 41st St | Renton, WA

3 BEST BUY
8050 N 19th Ave | Tukwila, WA

4 CHICK-FIL-A
17333 Southcenter Pkwy | Tukwila, WA

5 CHEVRON
220 Strander Blvd | Tukwila, WA

6 ARCO
5800 Southcenter Blvd | Tukwila, WA