

RIDGELINE INDUSTRIAL PARK

1141 Andover Park West Tukwila, WA 98188



Available SF
12,774-22,352 SF

Renovated
1973

Clear Height
24'

Location
TUKWILA, WA



FOR MORE INFORMATION

Niccolina Merlino

Leasing Manager

BKM Management

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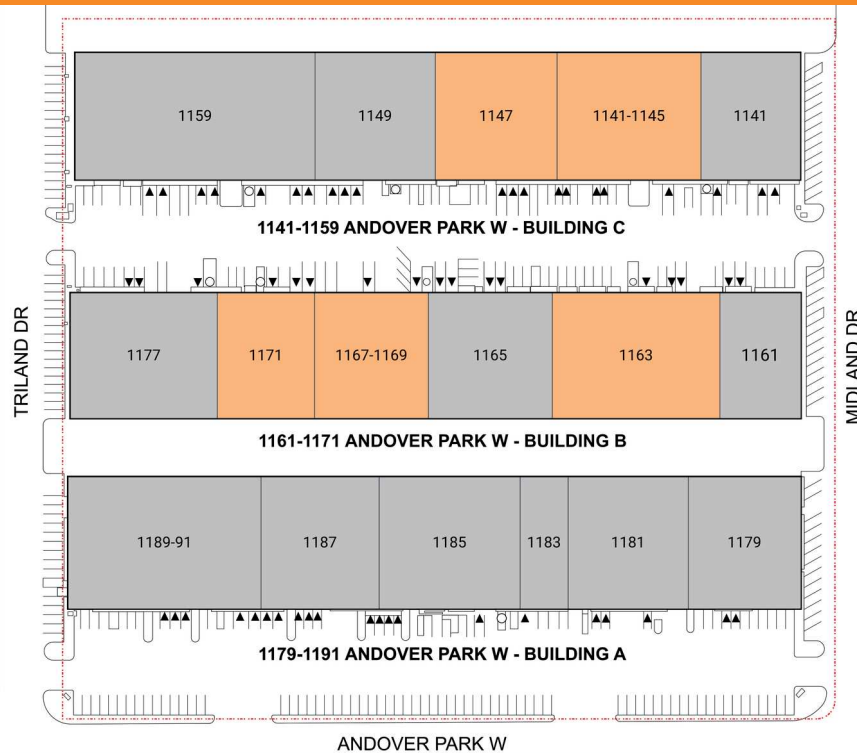
- 59 dock doors — nearly 5x the submarket average, commanding premium rents
- Zero new competition — no product proposed or under construction in Tukwila
- Proven tenant retention — 8 renewals since move-in, including an 8-year Habitat for Humanity renewal

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LEGEND	
▲	DOCK HIGH DOORS
○	GRADE LEVEL DOORS



● AVAILABLE ● OCCUPIED

CURRENT AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE SF	OFFICE %	TYPE	CLEAR HT	GL	DL
N/a	1141-1145	N/A	N/A	N/A	N/A	N/A	N/A	N/A
C	1147	15,925	0	0%	IND	N/A	N/A	N/A
B	1163	22,352	0	0%	IND	N/A	N/A	N/A
N/a	1167-1169	N/A	N/A	N/A	N/A	N/A	N/A	N/A
B	1171	12,774	0	0%	IND	N/A	N/A	N/A

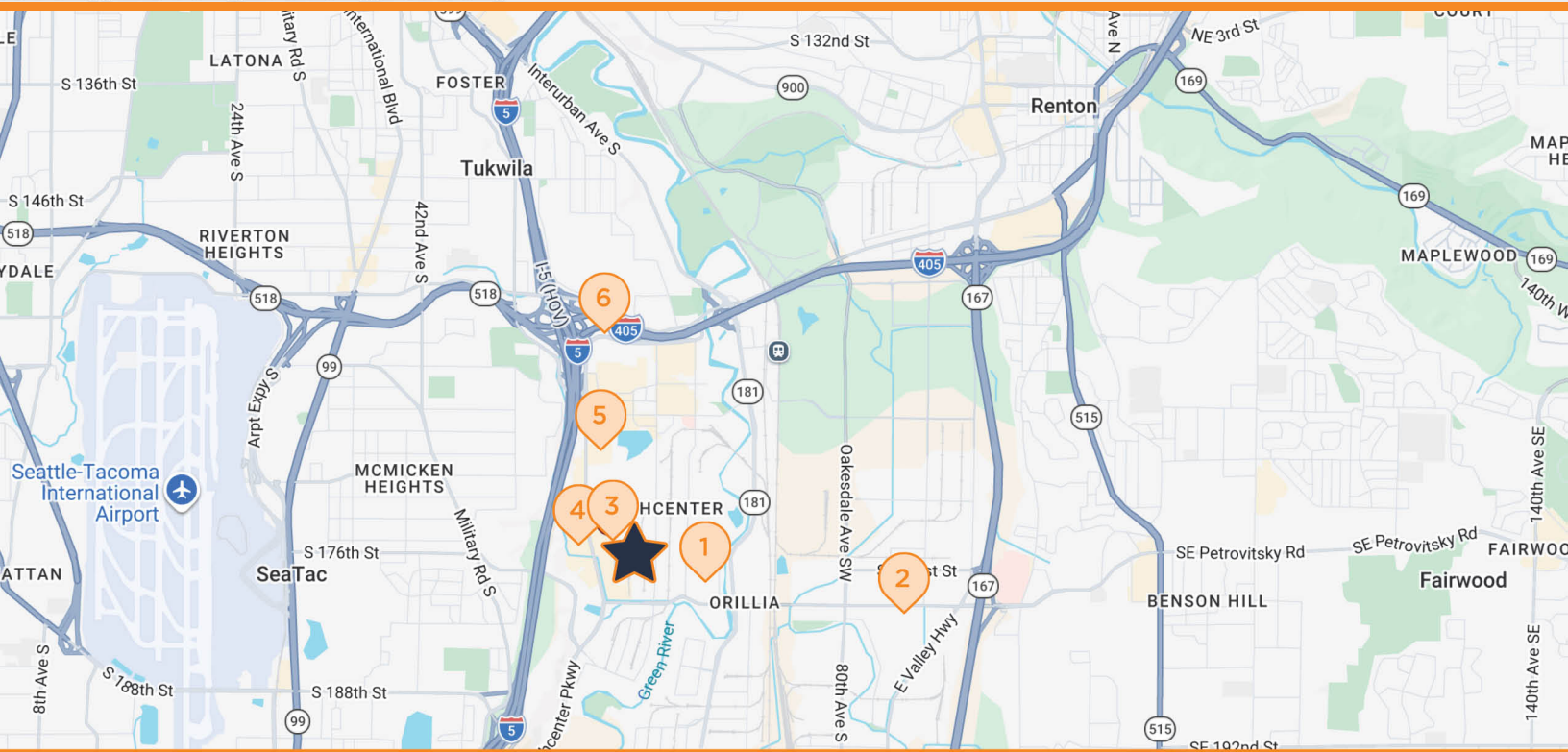
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1141-1191 Andover Park West, Tukwila, CA 98188

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