

KOOLANCE BUILDING

FOR LEASE

2840 W VALLEY HWY N, UNIT 102 | AUBURN, WA

CLASS A DOCK/GRADE SPACE WITH GREAT VISIBILITY AND BUILDING SIGNAGE

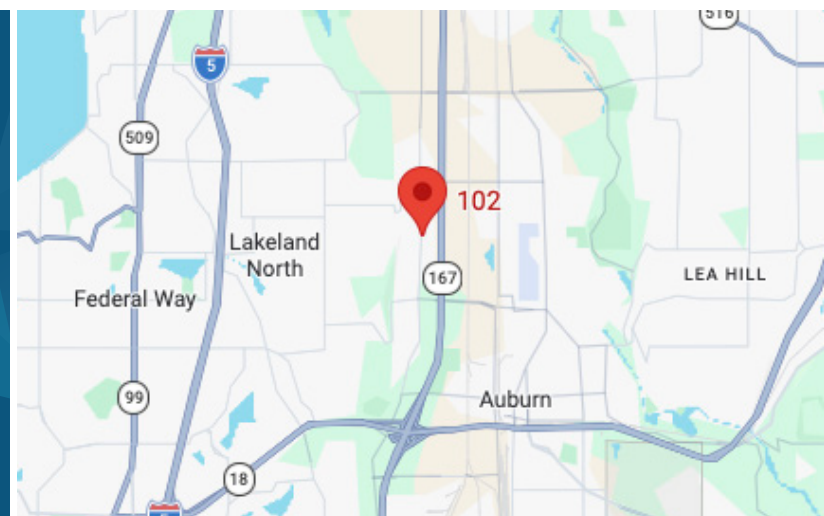


LEASE INFORMATION

Shell Size	1st Floor Office	2nd Floor Office	Total SF	Lease Rate	NNN Rate
9,279 SF	2,002 SF	2,356 SF (can discount)	11,635 SF	\$1.00 Shell/\$1.35 Office	\$0.35 (2026 estimate)

PROPERTY FEATURES

- Radiant heat & upgraded lighting in warehouse
- 2 DH doors; 1 GL door (12'x14')
- 30' Clear Height
- 277A/480V, 3-phase power
- Ample parking
- Building signage available with West Valley Highway frontage
- 10,000+ cars per day on West Valley Highway



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All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

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FLOOR PLAN

Shell Size: 9,279 SF

1st Floor Office: 2,002 SF

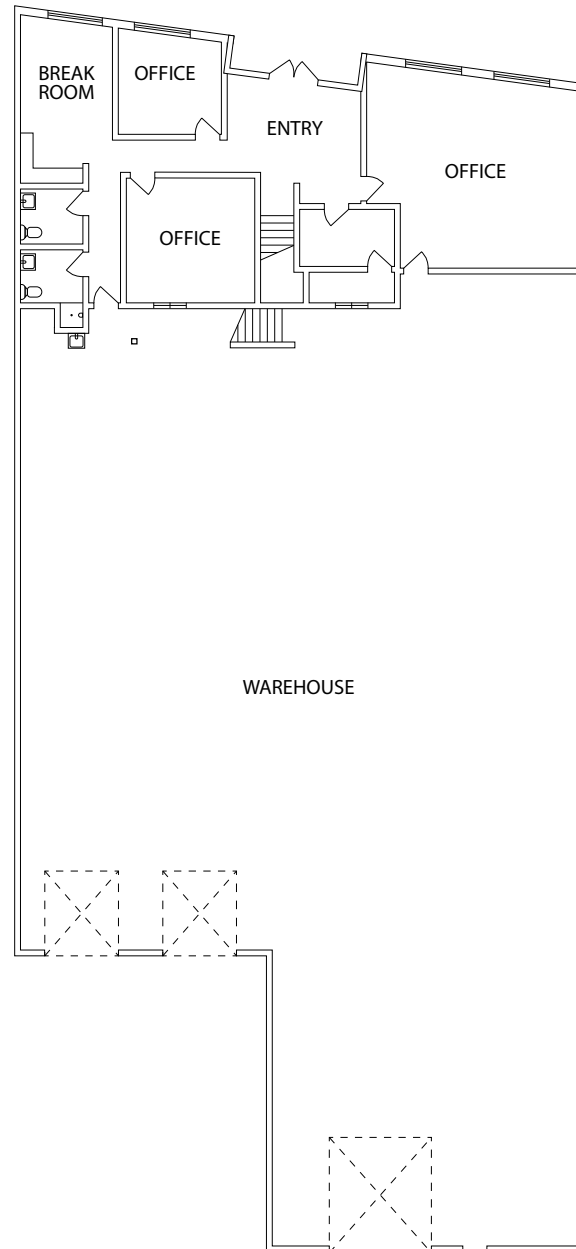
2nd Floor Office: 2,356 SF (can discount)

Total SF: 11,635 SF

Loading: 2 DH & 1 GL (12'x14')

Lease Rate: \$1.00 Shell/\$1.35 Office

NNN Rate: \$0.35 (2026 estimate)



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