



ALDERWOOD MALL

I-5

LYNNWOOD LIGHT RAIL STATION

CEDAR VALLEY RD.

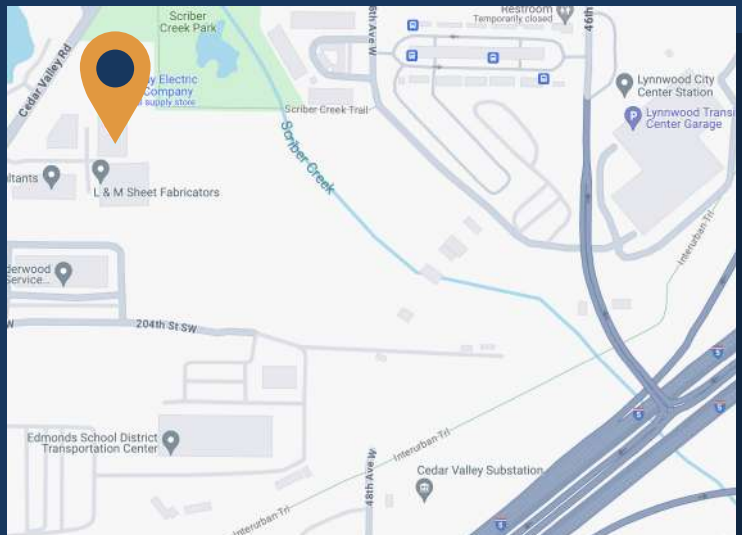
FOR LEASE

10,000 SF industrial space with up to 1,938 SF office

Cedar Valley Industrial Park 20215 Cedar Valley Rd
Lynnwood, WA 98036

PROPERTY FEATURES:

- 10,000 SF clear-span warehouse (125' x 80')
- 1,938 SF office available next door (together or separately)
- Rental Rates: \$1.00/SF/Mo. Warehouse, \$1.25/SF/Mo. Office, NNN
- 5 grade-level loading doors
- Large yard/truck maneuvering area in rear
- Excellent access to I-5 & Hwy 99
- Near new Lynnwood Light Rail station
- Available immediately



ERWIN PARK

☎ 206.412.6036

✉ Epark@MadisonBayCRE.com

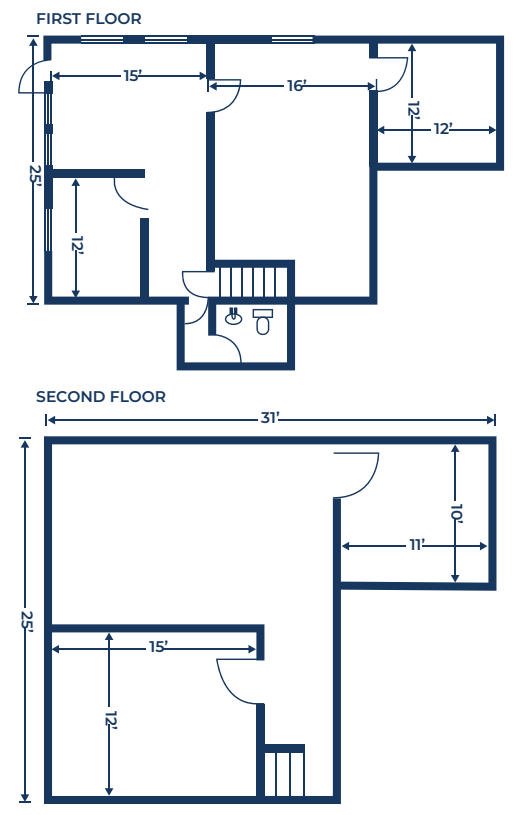
TED WINSKILL

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1,938 sf office



FLOOR PLAN

