

**FOR LEASE**

**53,216 SF AVAILABLE  
& 26,000 SF OF YARD**

# **LBA LOGISTICS RENTON**

**200 SW 34TH STREET, RENTON, WA**



**NEWMARK**

**THAD MALLORY, SIOR**  
425.362.1410  
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**TAYLOR HOFF, SIOR**  
425.362.1833  
taylor.hoff@nmrk.com

**LBA**Logistics 

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## PROPERTY HIGHLIGHTS

**Total SF** Approximately 53,216 SF warehouse space with existing restrooms in place for immediate occupancy. 2,070 SF of office.

**Yard Area** Approximately 26,000 SF (0.6 acres) of yard area.

**Loading** 9 Dock High Doors. 5 Rail Doors.

**Clear Height** ±22'

**Rail** Rail served.

**Location** Last Mile location with rapid freeway access to I-5, I-405 and SR-167.

**Building Upgrades** Ownership has completed extensive renovations including roof, capital repairs and maintenance, seismic retrofit, landscaping, exterior paint and pavement.

**Available** April 1, 2024



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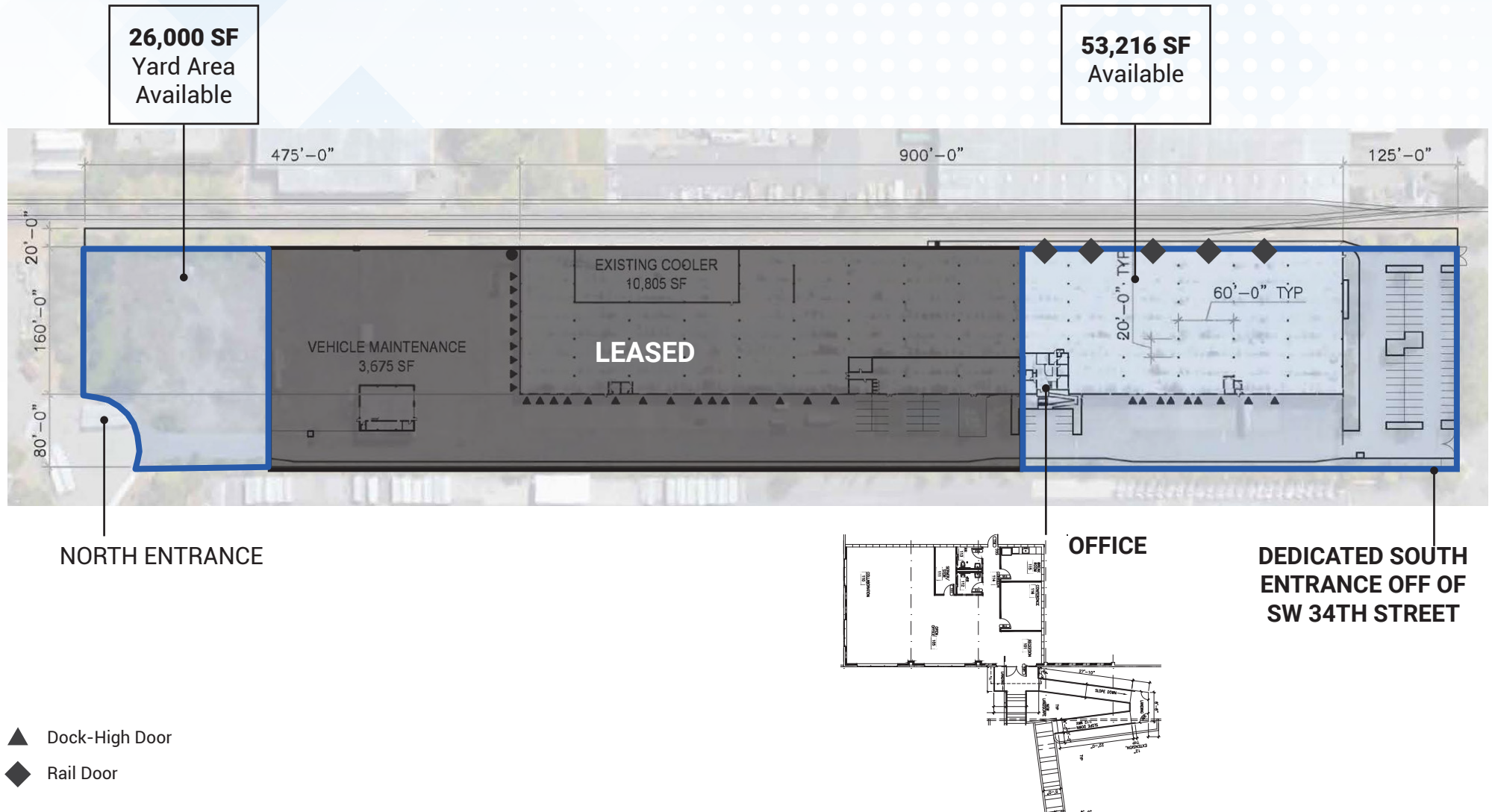
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## SITE PLAN



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15 MILES  
TO SEATTLE

13 MILES  
TO BELLEVUE

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