

FOR LEASE

LAKE TYE BUSINESS CAMPUS

Industrial space for lease in an eight-building business park, centrally located in the Fryelands industrial hub of Monroe

169TH DR SE, 146TH ST SE, FRYELANDS BLVD | MONROE, WA

km Kidder
Mathews

LAKE TYE BUSINESS CAMPUS

INDUSTRIAL SPACES FOR LEASE

Flexible options

Newer building construction from 2003 - 2019

Grade-level loading

20' - 24' clear height

2.0 /1,000 SF parking ratio

Prime location with convenient access to the Lake Tye Trails

Walking distance to numerous lunch spots

Easy access to US-2 and Hwy-522

1 MI

TO US-2

1.7 MI

TO HWY-522



LAKE TYE BUSINESS CAMPUS



Lake Tye Business Campus is centrally located in the Monroe Industrial market, with easy access to both US-2 and HWY-522

BUILDING 2 - SUITE 145

16891 146TH ST SE, MONROE, WA



19,235 SF

AVAILABLE

\$1.00/SF

LEASE RATE

60 DAYS
NOTICE

AVAILABLE

CALL

FOR DETAILS

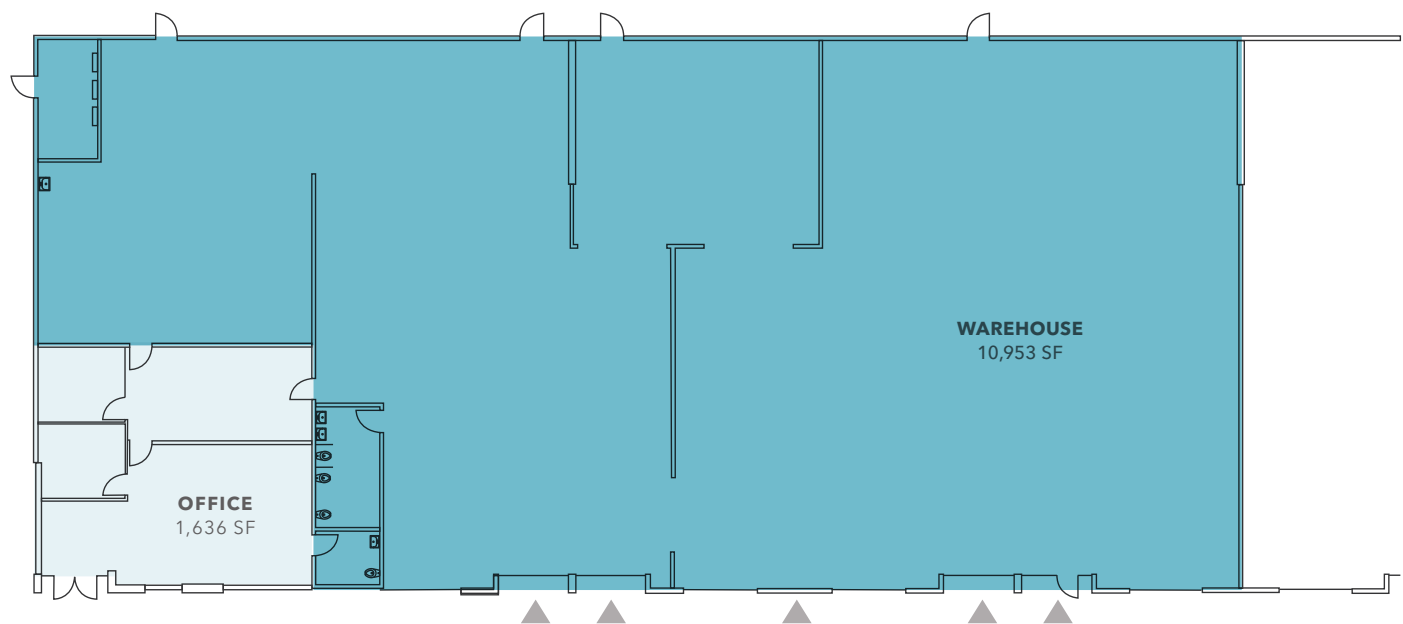
Currently built out for a church,
classroom with 100% A/C

LL open to convert space back
to warehouse

▲ GRADE-LEVEL DOOR

BUILDING 5 - SUITE 100

16642 146TH ST SE, MONROE, WA



▲ GRADE-LEVEL DOOR

12,589 SF

AVAILABLE

1,636 SF

OFFICE

10,953 SF

WAREHOUSE

\$2.00/SF

OFFICE LEASE RATE

\$1.00/SF

WAREHOUSE LEASE RATE

CALL

FOR DETAILS



LAKE TYE BUSINESS CAMPUS

*For more information on
this property, please contact*

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