

SHOP / CONTRACTOR YARD

1405 / 1407 S. 129th Street - Burien, WA

For Lease by Owner | NNN Commercial Lease | Optional Residence Separate

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Serious inquiries only - no solicitations



Commercial Area

- Estimated usable outdoor contractor yard: 20,227 sq ft
- 2-bay garage/shop: 916 sq ft with large overhead doors
- Loft above shop: 720 sq ft
- Walled-in lean-to: 720 sq ft secured rough storage/shop space
- Office, kitchenette and bath: 988 sq ft

Use / Zoning Fit

Long-standing nonconforming contractor-style commercial use. Best-fit tenant should include all or part of water and sewer line and related structures construction, plus normal support uses for that work: contractor yard, shop, equipment/vehicle storage, office, material staging, and related service operations. Tenant must verify proposed use with owner and, before signing or as a lease condition, with the City of Burien if needed.

Availability / Viewing

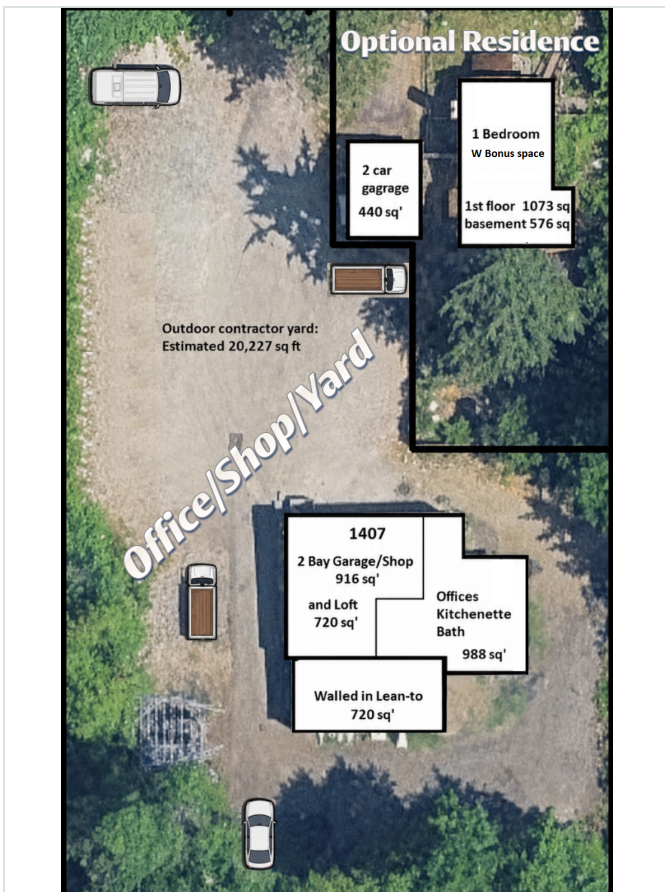
Videos available upon request. Videos/photos are not of a vacant shop or yard due to current tenant occupancy and equipment onsite. Tours available after video review; serious inquiries only. Practical occupancy target: August 2026, subject to Chapter 7-related turnover. Final possession date to be confirmed in writing.

OFFICE SPACE + SITE LAYOUT

Shop, yard, office and optional residential component



Office / Crew / Kitchenette / Bath



Property Summary

- Office area includes work rooms, kitchenette and bathroom/shower.
- Large gravel yard supports contractor vehicle and equipment movement.
- Good match for a tenant who needs office + shop + yard in one controlled location.

Optional Residence

available at additional cost under a separate residential lease. Residence connects naturally into the parcel by gates and pathways; if the residence is not leased with the commercial space, those access points will be locked/separated.

Tenant / Availability Notice

Current tenant equipment remains onsite during transition, so interior shop photos are limited. Target availability is approximately August 2026, subject to turnover, cleanup, and final delivery condition. Videos available upon request; tours available for serious inquiries, preferably after video review.

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