

10,000 SF
INDUSTRIAL



FOR SUBLEASE

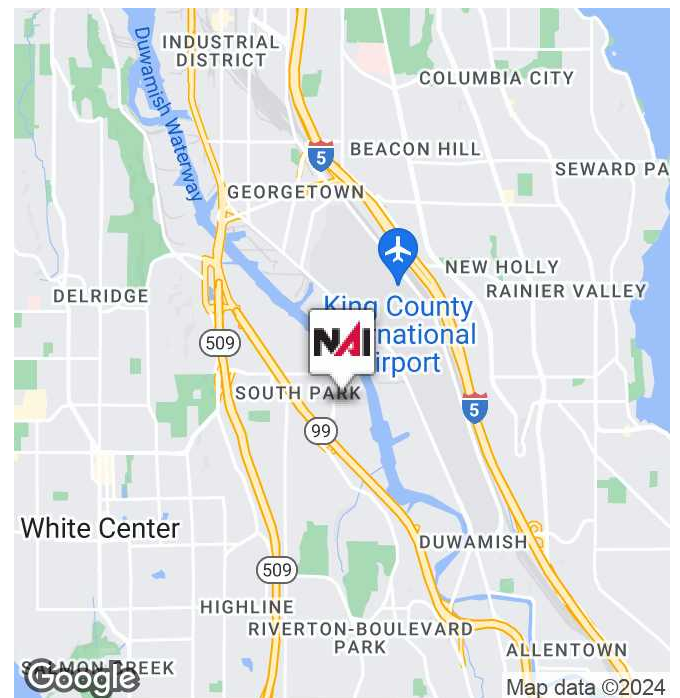


1414 S Director St

Seattle, Washington 98108

Property Highlights

- 10,000 SF Total
- 5 Dock High Doors, 1 Grade Level with Ramp
- 20' Clear Height
- Motion-Controlled T-5 Lighting
- Heavy Power
- 10 Car Parking Stalls
- Available June 1, 2023
- Sublease Thru August 31, 2027
- Lease Rate: \$1.40/SF blended, plus NNN



<https://www.nai-psp.com>

Hans Swenson
Senior Vice President | 425.586.5630
hswenson@nai-psp.com

Bret Matysik
Associate Vice President | 425.586.5617
bmatysik@nai-psp.com

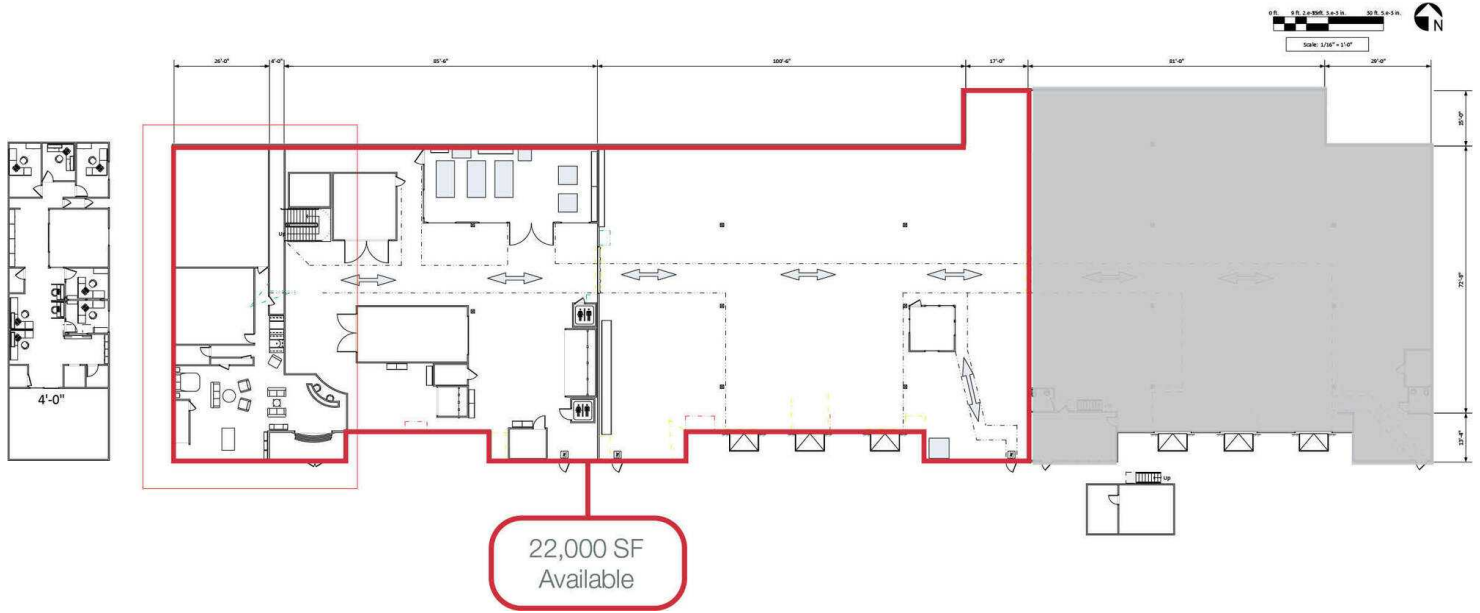
Jeff Forsberg, CCIM
Principal | 425.586.5610
jforsberg@nai-psp.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

10,000 SF INDUSTRIAL



FOR SUBLEASE



<https://www.nai-psp.com>

Hans Swenson
Senior Vice President | 425.586.5630
hswenson@nai-psp.com

Bret Matysik
Associate Vice President | 425.586.5617
bmatysik@nai-psp.com

Jeff Forsberg, CCIM
Principal | 425.586.5610
jforsberg@nai-psp.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.