FOR LEASE OR SALE

28,738 SF Warehouse/Office on 2 Floors 66,929 SF (1.53 acres) Yard/Parking



S

4TH AVE

Puget Sound Properties

425.586.5622 bswain@nai-psp.com

BOB SWAIN

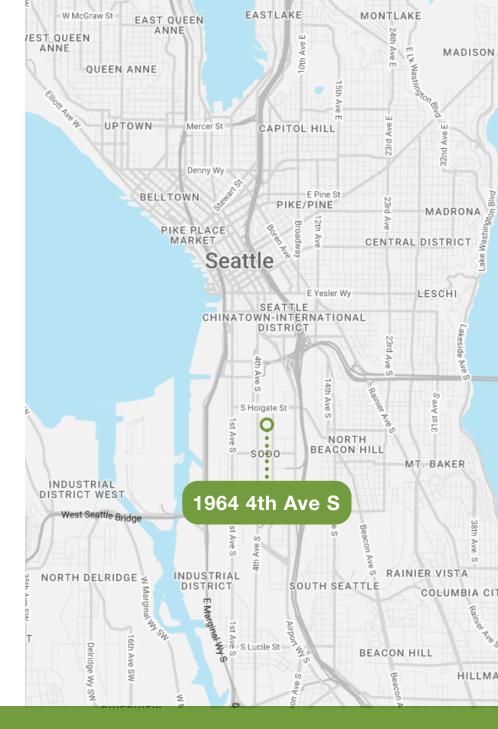
JOHN VERNON

425.586.5638 jvernon@nai-psp.com



PROPERTY **HIGHLIGHTS**

ADDRESS	1964 4th Ave S, Seattle, WA 98134	
BUILDING SIZE	28,738 SF on 2 floors. Demisable to +/- 8,000 SF	
LOT SIZE	81,000 SF (1.86 acres)	
POWER	Heavy power	
VISIBILITY	High visibility on 4th Ave S in the heart of SODO	
ACCESSIBILITY	Immediate access to I-5 and I-90	
SPRINKLERS	Yes	
YARD/PARKING	66,929 SF (1.53 acres)	



N/ Properties

PROPERTY **OVERVIEW**

ASKING RENT

SPACE TYPE	SF (BOMA)	\$ PSF/MO.
Conditioned Workspace/Office	14,369 SF	Call Brokers
Ground Level Warehouse	14,369 SF	Call Brokers

WILL CONSIDER DEMISING TO +/-10,000 SF SUITES

BUILDING SPECS

# of Stories	2
Ceiling Height	14'
Doors	3 Grade Level (more can be added)
Sprinklers	Yes
Yard Parking	66,929 SF



1964 4TH AVE S | Seattle, WA

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FLOOR **PLAN**

	SPACE TYPE	RENTABLE AREA
	Conditioned Workspace/Office	14,071 SF
	Ground Level Warehouse	14,071 SF
тот	AL/AVG.	28,142 SF





GROUND FLOOR

FLOOR 2



For more information:

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EXCLUSIVELY MARKETED BY

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