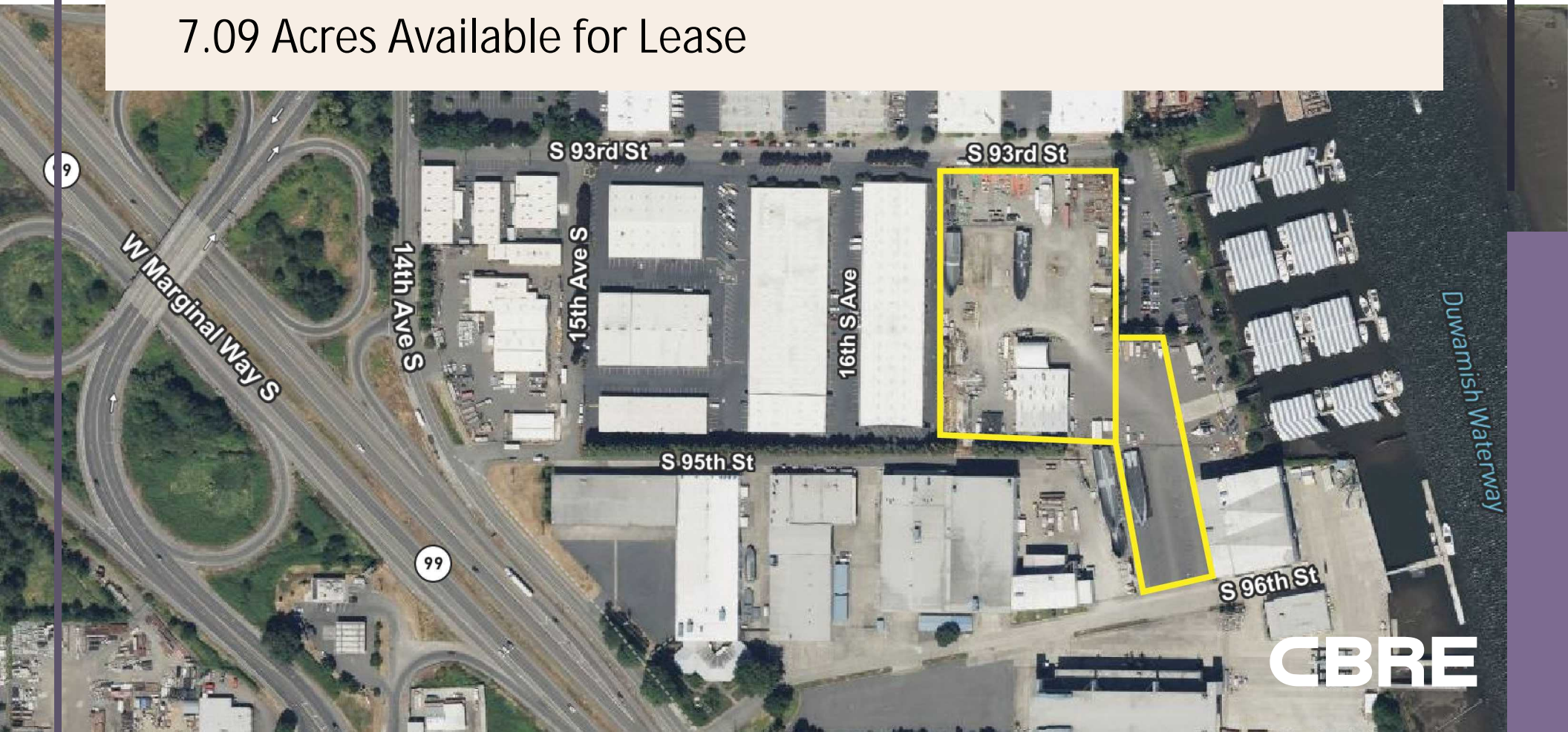


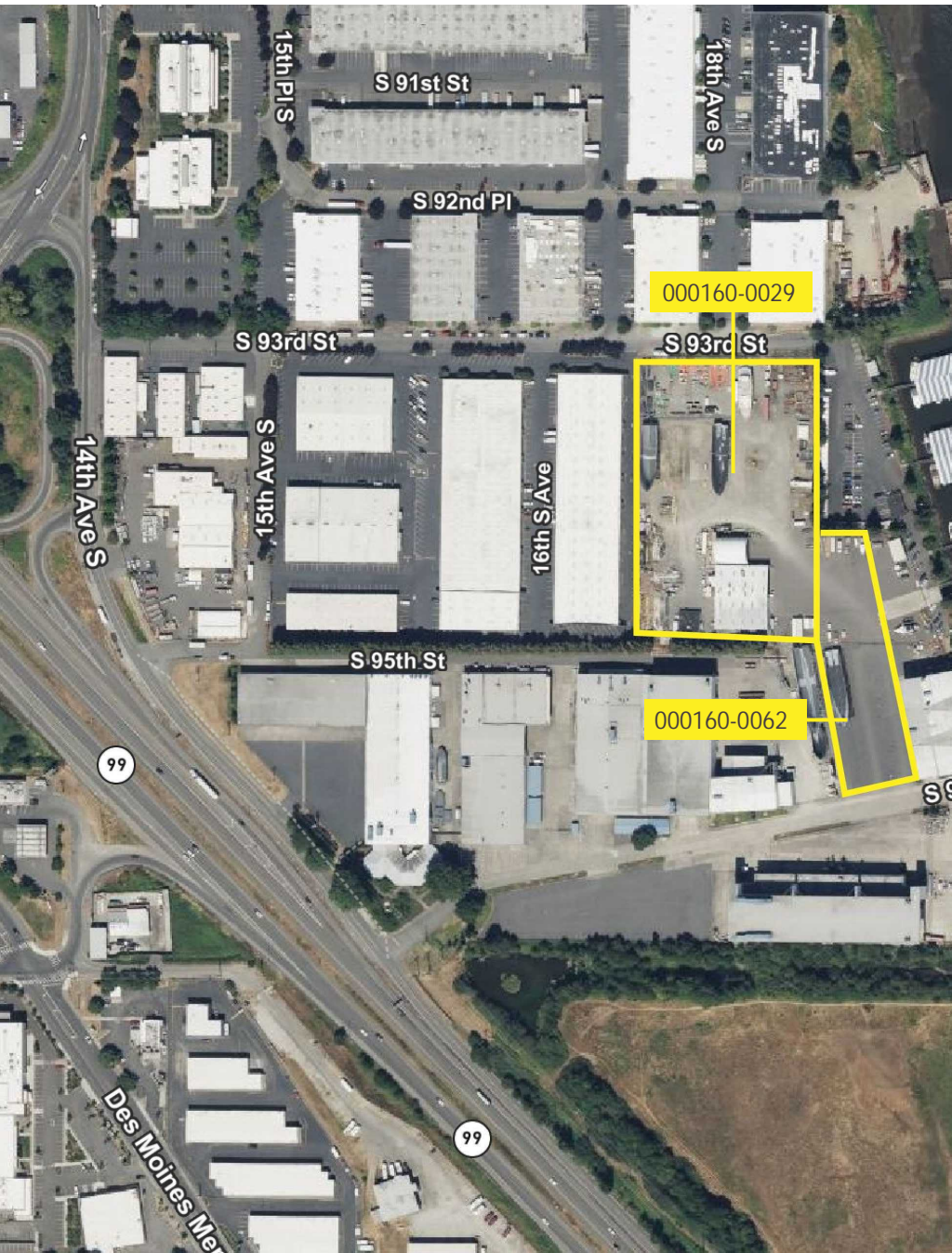
SOUTHPARK INDUSTRIAL LAND

7.09 Acres Available for Lease



Duwamish Waterway

CBRE



Property Highlights

- Zoned Industrial
- Flat site with two existing industrial structures consisting of 12,000 SF steel structure and 2,400 SF wood frame and steel structure
- Close proximity to Duwamish River, Port of Seattle and Seattle CBD
- Quick access to Boeing Field via new 16th Avenue S Bridge
- Less than 3 miles from 1-5

Parcel Numbers Land Area	000160-0029 000160-0062
Land Area	217,797 SF 90,867 SF
Total Land Area	308,664 SF
Zone	I (Industrial)
Access	From South via 96th St S From North via 93rd St S
Frontage	190' along 96th St S 349' along 93rd St S
Parcel Configuration	000160-0029 – Rectangular – 631' x 349' 000160-0062 – Irregular – 481' x 190'

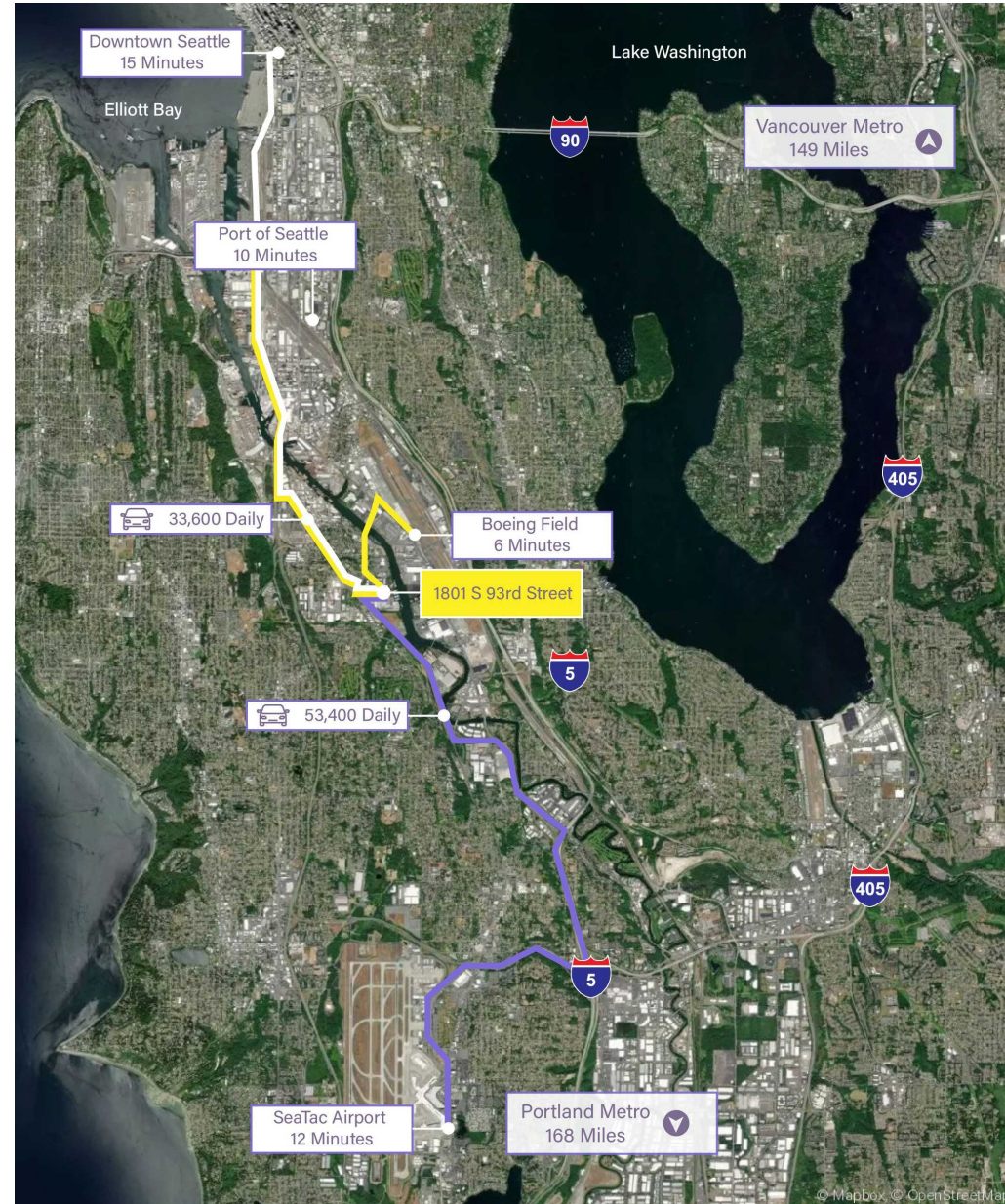
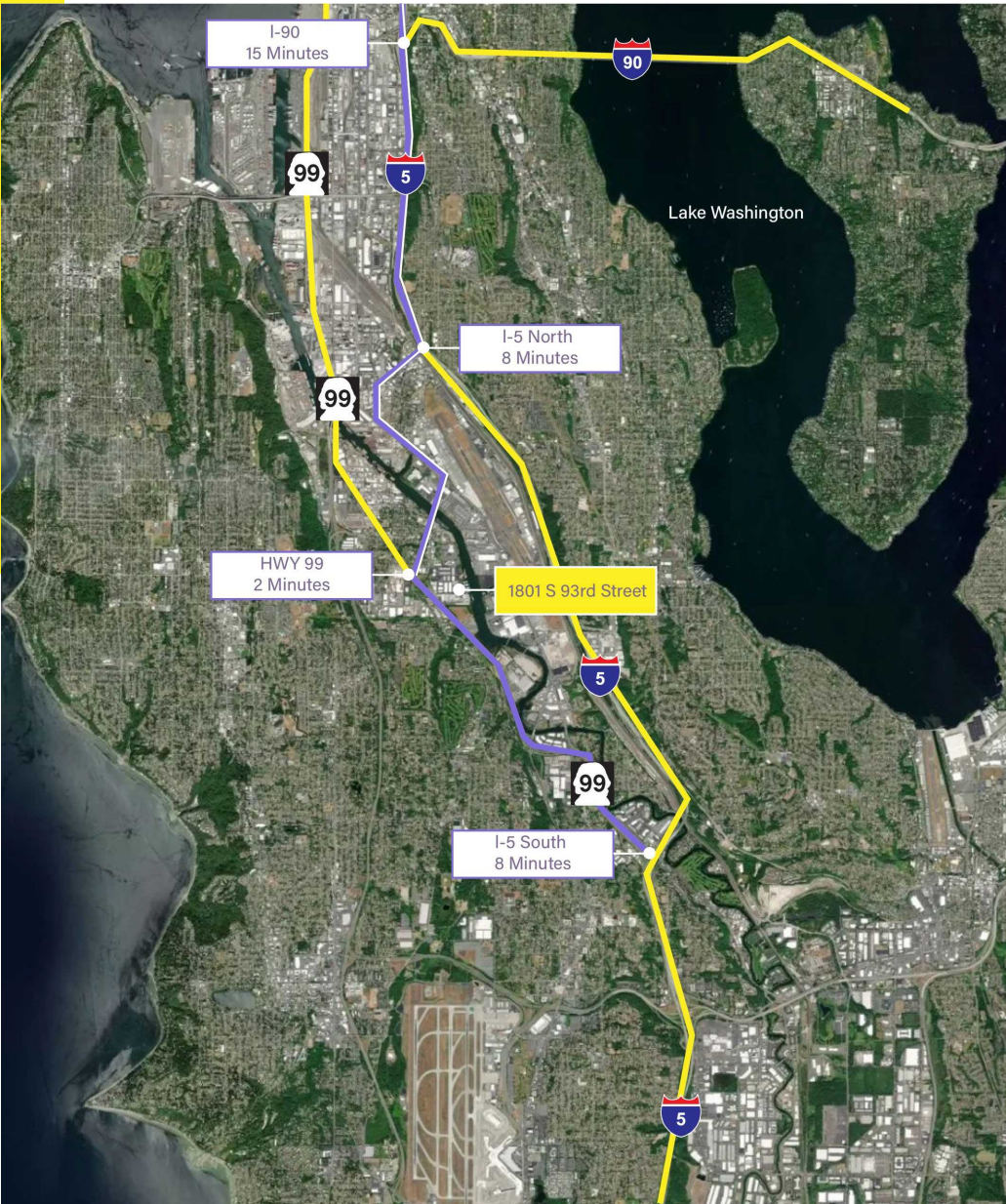
Building Information

Building One	
Building Description	One-half of building is enclosed, grade level manufacturing space and one-half is shed with roof and two side walls – both halves are approximately 60' x 100' or 6,000 SF
Building Area	12,000 SF
Doors	Two oversized grade level doors on the east and west side of the building
Interior	Single Men's Restroom small, unimproved mezzanine area, two small shop offices with entrance on the south side of building
Electrical	3 Phase 480 volt Building Transformer: 22 KVA 480VAC-PRI, 208 VAC-SEC
Building Description	One-half of building is enclosed, grade level manufacturing space and one-half is shed with roof and two side walls – both halves are approximately 60' x 100' or 6,000 SF
Building Area	12,000 SF

Building Two	
Building Description	The building consists of an approximate 1,600 SF wood frame modular office building (approx. 40' x 40') and a connecting approx. 800 SF steel frame, grade level warehouse (approx. 20' x 40')
Building Area	2,400 SF

Building Three	
Building Description	The building consists of an approximate 960 SF steel building with office and warehouse located adjacent to the easterly fence
Building Area	960 SF

Location and Drive Times



Area Demographics

2022 Population

6,984 141,602 315,486
 1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
2027 Population	7,006	144,559	322,869
Annual Population Growth	0.7%	1.2%	1.1%
2022 Median Age	35	38	39

Median Household Income

\$63,684 \$81,901 \$95,132
 1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
2022 Households	2,631	51,089	122,533
Household Growth	0.75%	1.1%	1.08%
Average Household Size	2.59	2.74	2.54



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