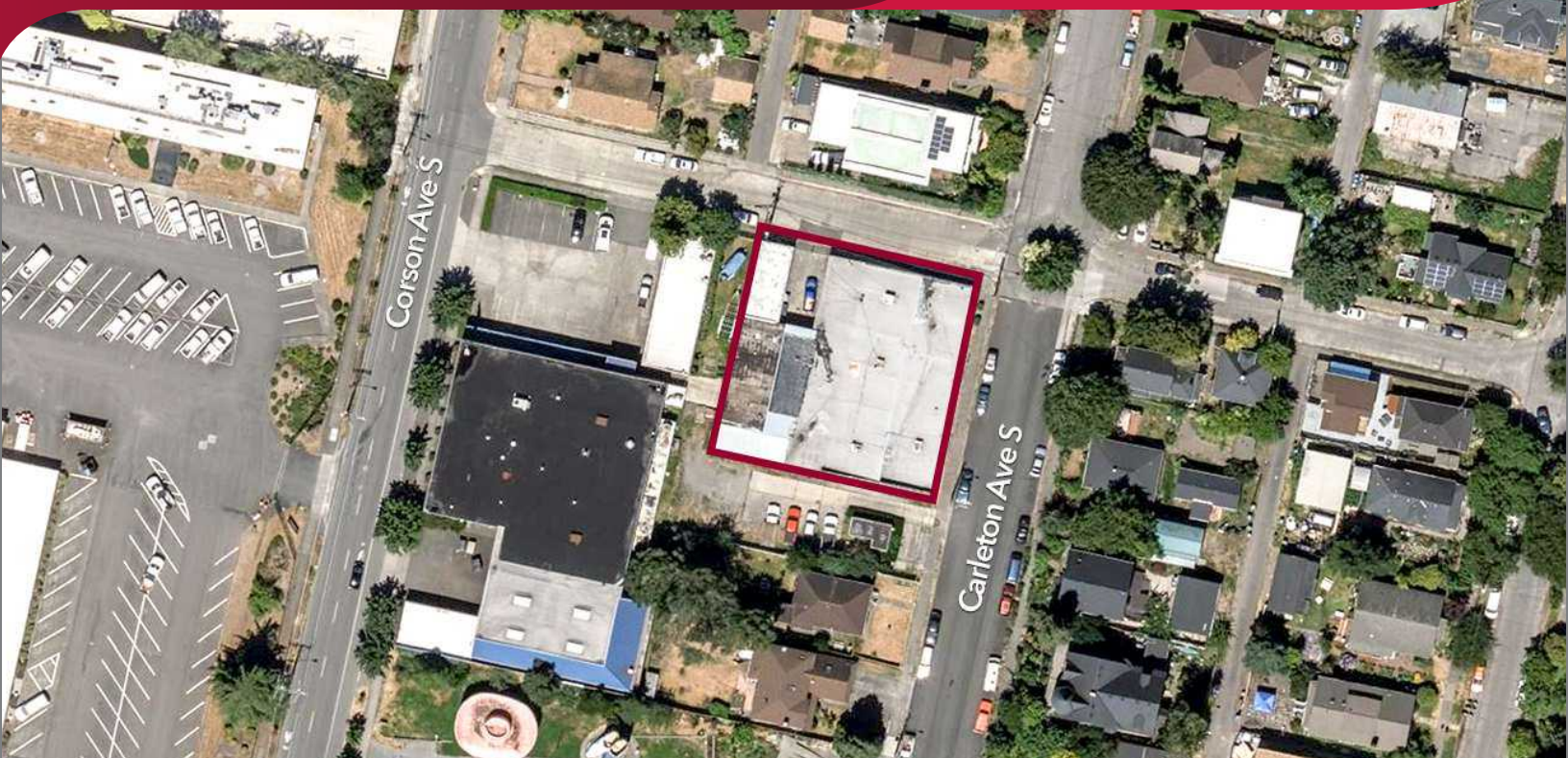


# Close-In Manufacturing For Lease CARLETON BUILDING

6401 Carleton Ave S, Seattle, WA 98108



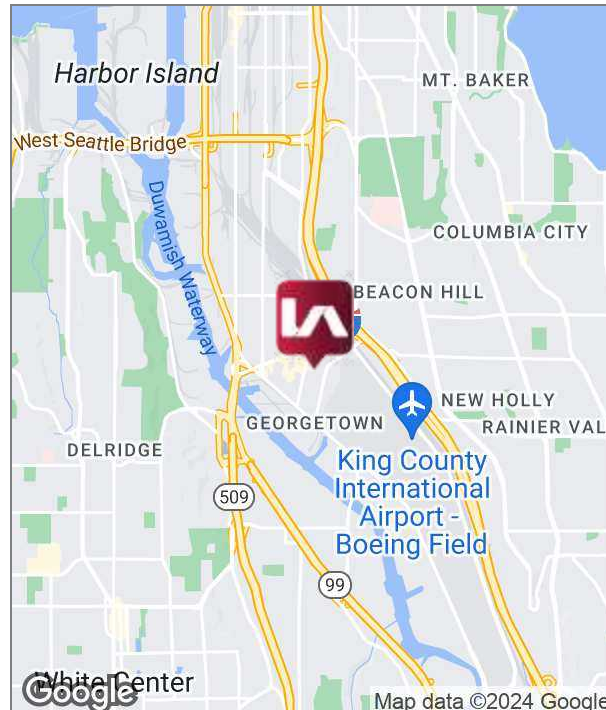
## LISTING DATA

AVAILABLE SF:	8,152 SF
OFFICE SF:	Approximately 1,000 SF
POWER:	600 Amps of 3-Phase. 480 & 240 Volts
CEILING HEIGHT:	12'
LOADING:	2 Grade Level Doors (including fenced/secured loading area)
LEASE RATE:	\$1.45 SF/month blended, NNN
AVAILABLE:	October 1, 2024

## COMMENTS

Turnkey manufacturing/warehouse space available. Suite B & C: 8,152 SF with heavy power - 600a 3p 480 & 240v. Two GL doors, four restrooms and ample office space. Includes an existing exhaust system, air compressor and cranes.

Located just north of Boeing Field, and minutes from I-5 and east Marginal Way, this property offers quick access to ample area amenities and area highways.



## CONTACT

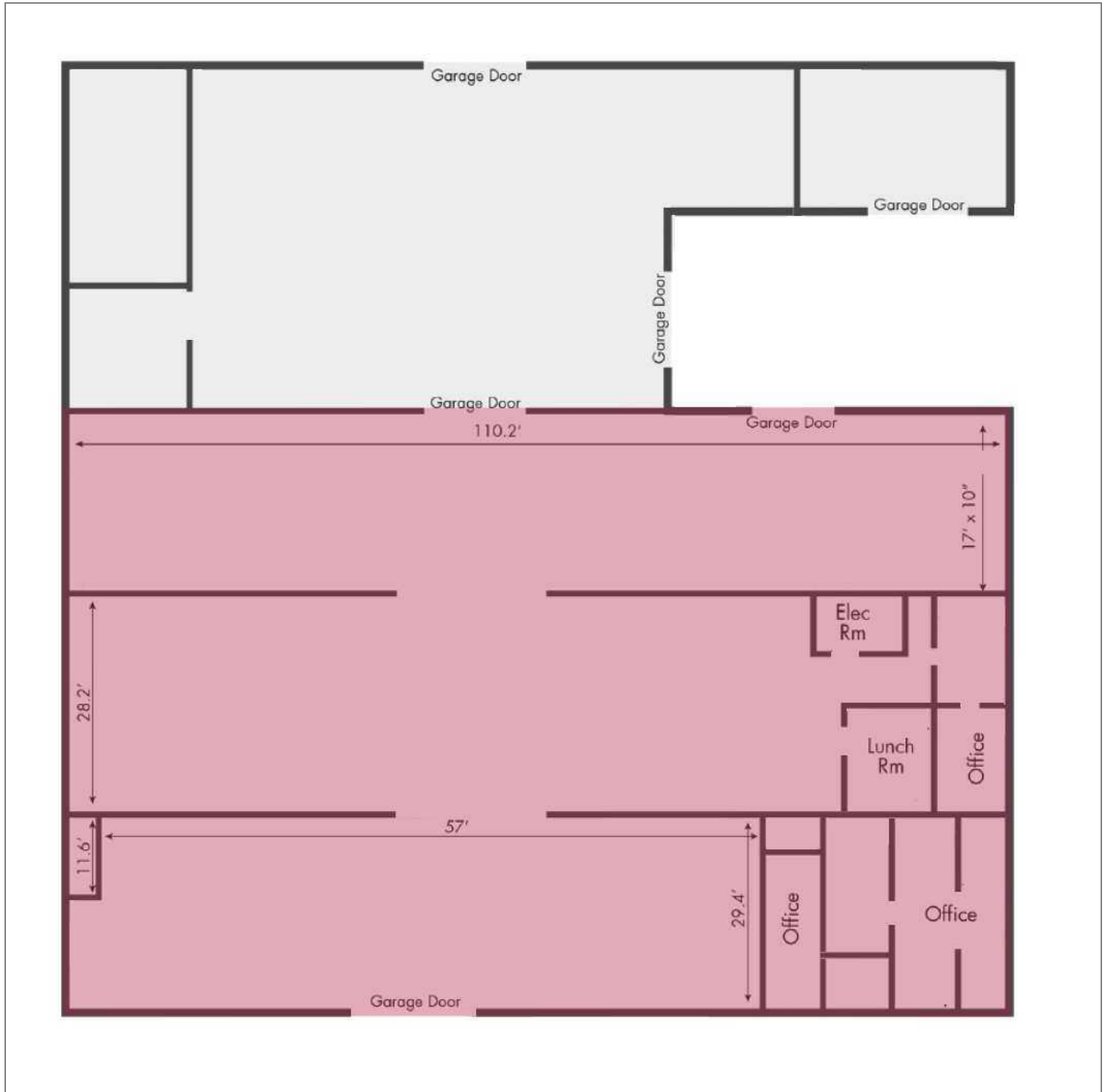
**John Brussa**  
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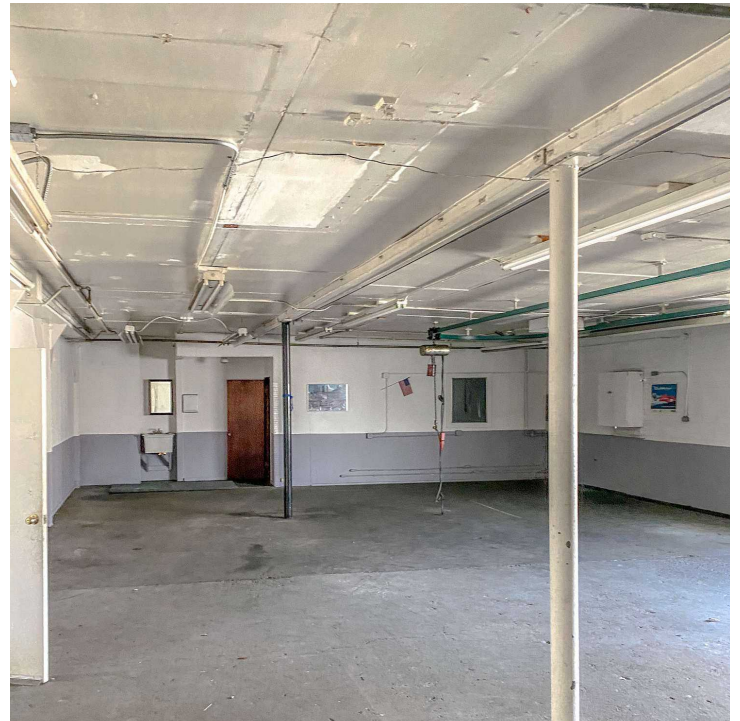
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