

**FOR LEASE**

**2418**

Airport Way S  
Seattle, WA 98134

# Close-In Seattle

Trucking/Auto Service & Repair  
Center, Warehouse, and Office



**BOB SWAIN**

NAI PUGET SOUND PROPERTIES

+1 425 586 5622

bswain@nai-psp.com

**MATTHEW HOPKINS**

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**NAI** Puget Sound  
Properties





# HIGHLIGHTS



## LOT SIZE

69,260 SF paved



## AVAILABLE BUILDING SPACE

- 16,101 Total SF
- 5,424 SF Office
- 6,005 SF drive-thru service bays (6)
- 2,000 SF drive-in service bays (2)
- 2,672 SF warehouse



## LOADING & CEILING HEIGHT

- 8 grade level service bays;
- 14'-16' high doors
- 18' warehouse clear height



## LEASE RATE

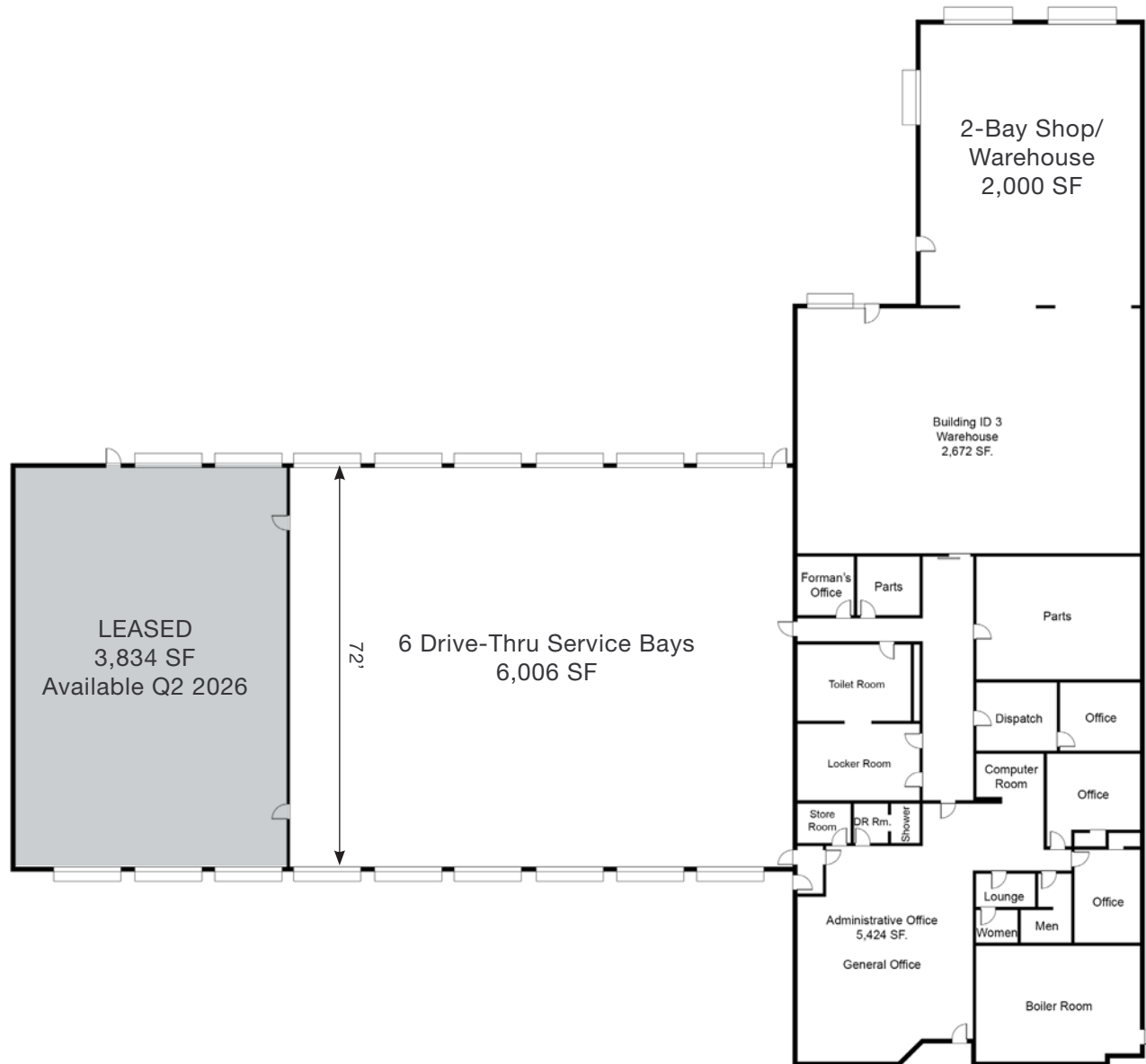
\$60,000, NNN (\$6,746) monthly



## NOTES

- Available Q1 2026 or possibly sooner
- Additional adjacent 2-story office building (5,760 SF) available in 2026 and 2028; 2nd floor and 1st floor respectively
- 2 additional service bays available Q2 2027
- Tenant broker commission paid by tenant

# FLOOR PLAN



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

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# NEARBY AMENITIES



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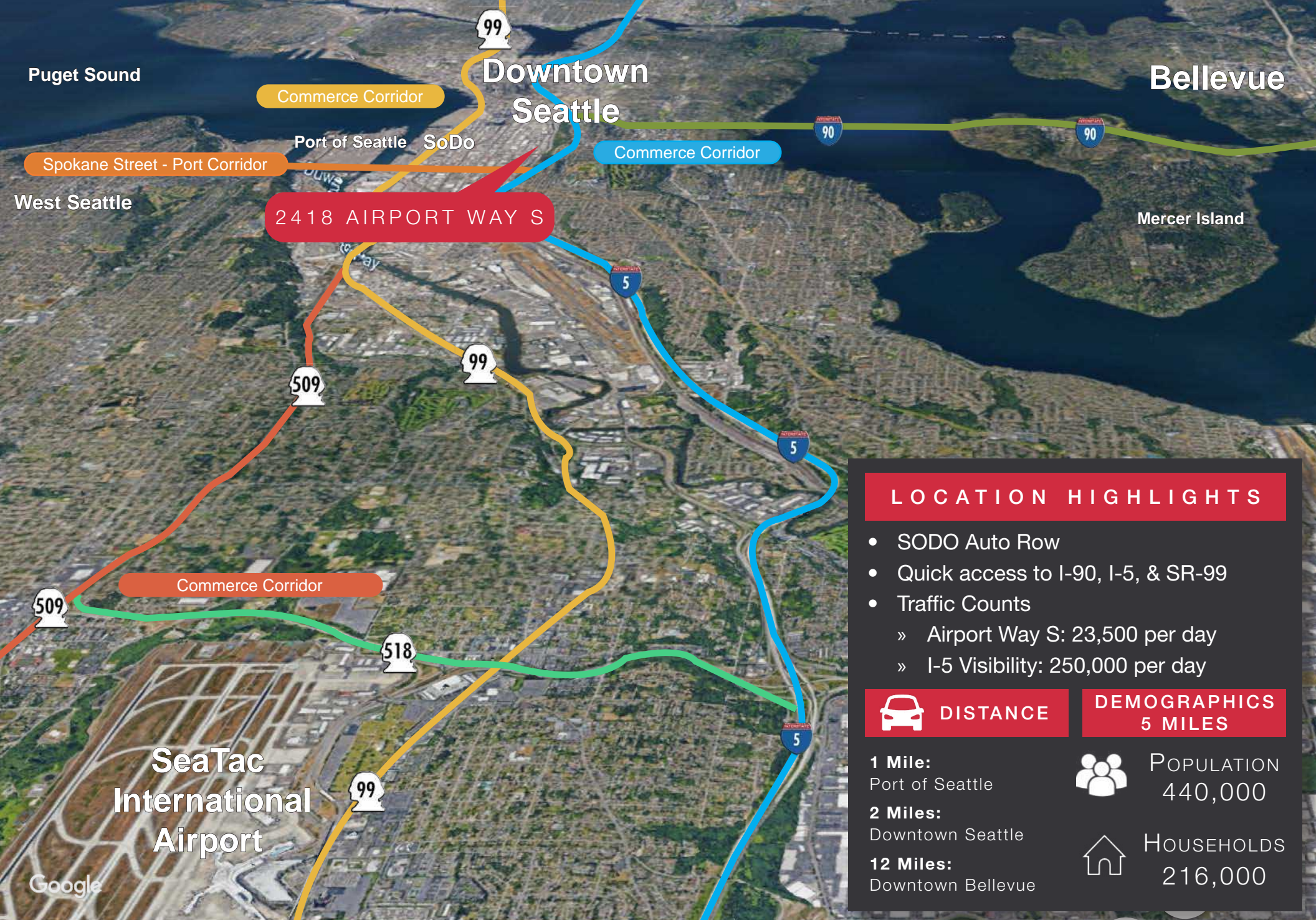
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**2418 AIRPORT WAY S**

**LOCATION HIGHLIGHTS**

- SODO Auto Row
- Quick access to I-90, I-5, & SR-99
- Traffic Counts
  - » Airport Way S: 23,500 per day
  - » I-5 Visibility: 250,000 per day

**DISTANCE**

- 1 Mile:**  
Port of Seattle
- 2 Miles:**  
Downtown Seattle
- 12 Miles:**  
Downtown Bellevue

**DEMOGRAPHICS 5 MILES**

- POPULATION**  
440,000
- HOUSEHOLDS**  
216,000

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# TRUCKING/AUTO REPAIR

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EXCLUSIVELY MARKETING BY:

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