

# CARLETON BUILDING

6401 Carleton Ave S, Seattle, WA 98108



## STANDALONE INDUSTRIAL FOR LEASE

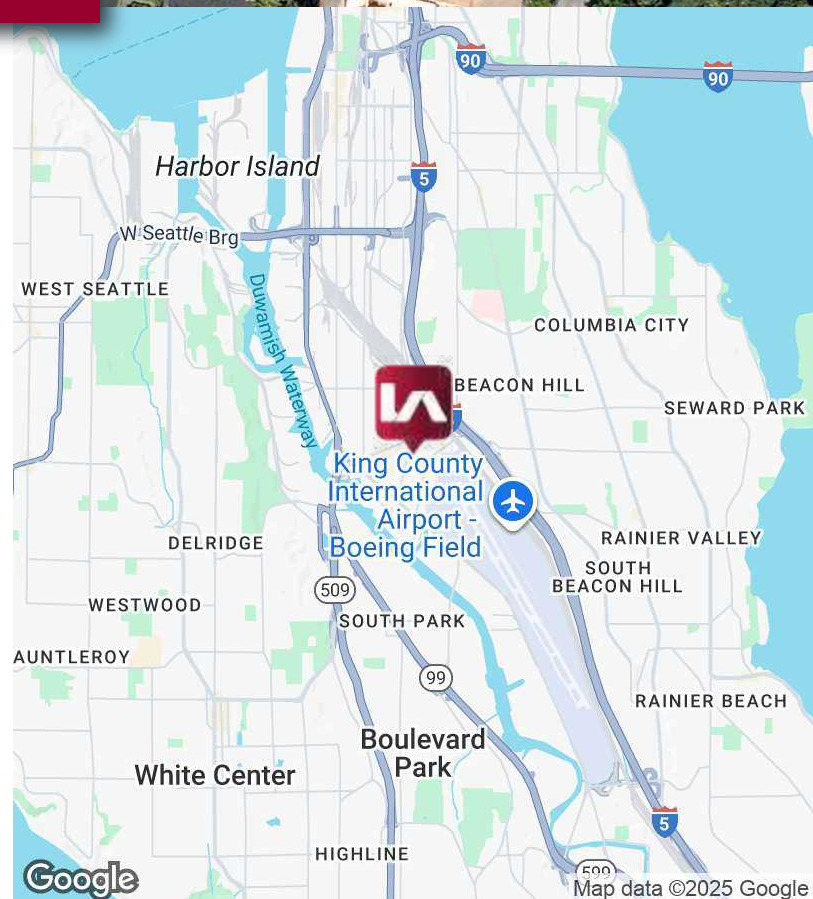
### LISTING INFORMATION

ADDRESS:	6401 Carleton Ave S, Seattle WA
AVAILABLE SF:	12,448 SF
DEMISABLE TO:	4,305 SF or 8,152 SF
OFFICE SF:	1,400 SF
LEASE RATE:	\$1.35 SF/Mo + NNN
CLEAR HEIGHT:	12'
LOADING:	5 Grade Level
POWER:	3-Phase, 480V & 240V
AVAILABLE DATE:	Immediately

### COMMENTS

Plug and play warehouse space for a manufacturing, fabrication, or light distribution user seeking proximity to downtown or Boeing Field. Features include three-phase power, overhead cranes, existing exhaust system, and an air compressor.

Located in the heart of Seattle's eclectic Georgetown neighborhood, the Carleton building offers users the rare opportunity to lease a standalone manufacturing building close-in to the high-skilled employment base.



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## FLOOR PLAN



## CONTACT

### John Brussa

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### Scott Hill

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### Sean Durkin, SIOR, MSRE, CCIM

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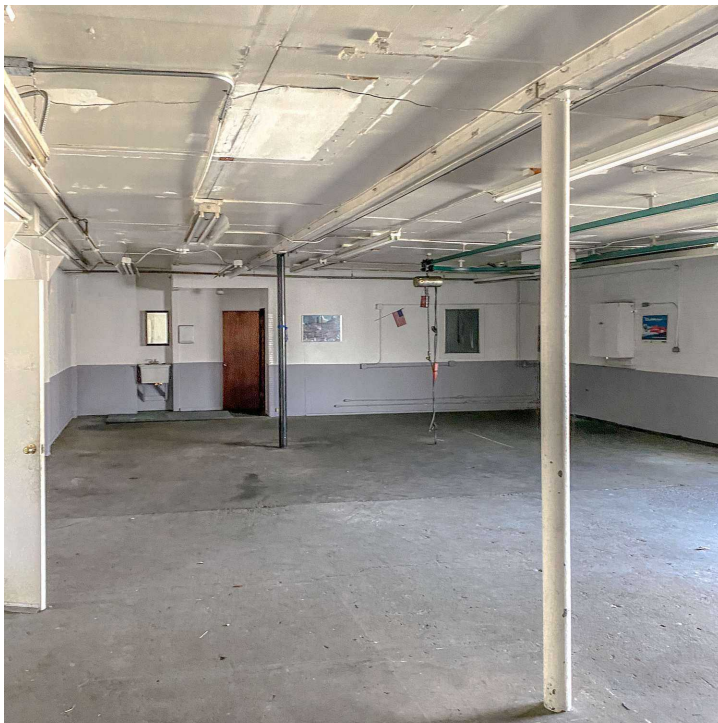


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## PHOTOS



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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