

SOUTH 96TH BUSINESS PARK

FOR LEASE: 34,560 SF

410 SOUTH 96TH STREET | SEATTLE, WA 98108

THE POWER HOUSE - 1,800 AMPS OF 480 VOLT POWER
WELL SUITED FOR MANUFACTURING USES



South 96th Business Park provides tenants needing distribution space with a South Seattle location, easy access to nearby freeways, Sea-Tac Airport and the Port of Seattle, along with DSL and T-1 phone capability.

PROPERTY FEATURES

- Direct access to SR 599 and I-5, 518 and 509 and near airports, downtown Seattle and Port of Seattle
- Grade level and dock high loading
- No B&O tax
- Zoning classification MH (Heavy Manufacturing)
- Owner managed and well-maintained

SPENCER MEAD

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JIM HONAN

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professionally
managed/owned by:



All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

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Building	Suite	Total SF	Office SF	Available	GL Doors	Pony Docks	Lease Rate
410	Entire Building	34,560 SF	1,500-3,000 SF	Q3 2026	6	4	Call Broker
Power: 2 separate 3-phase 480v services (1 is 600 amps & 1 is 1,200 amps)							



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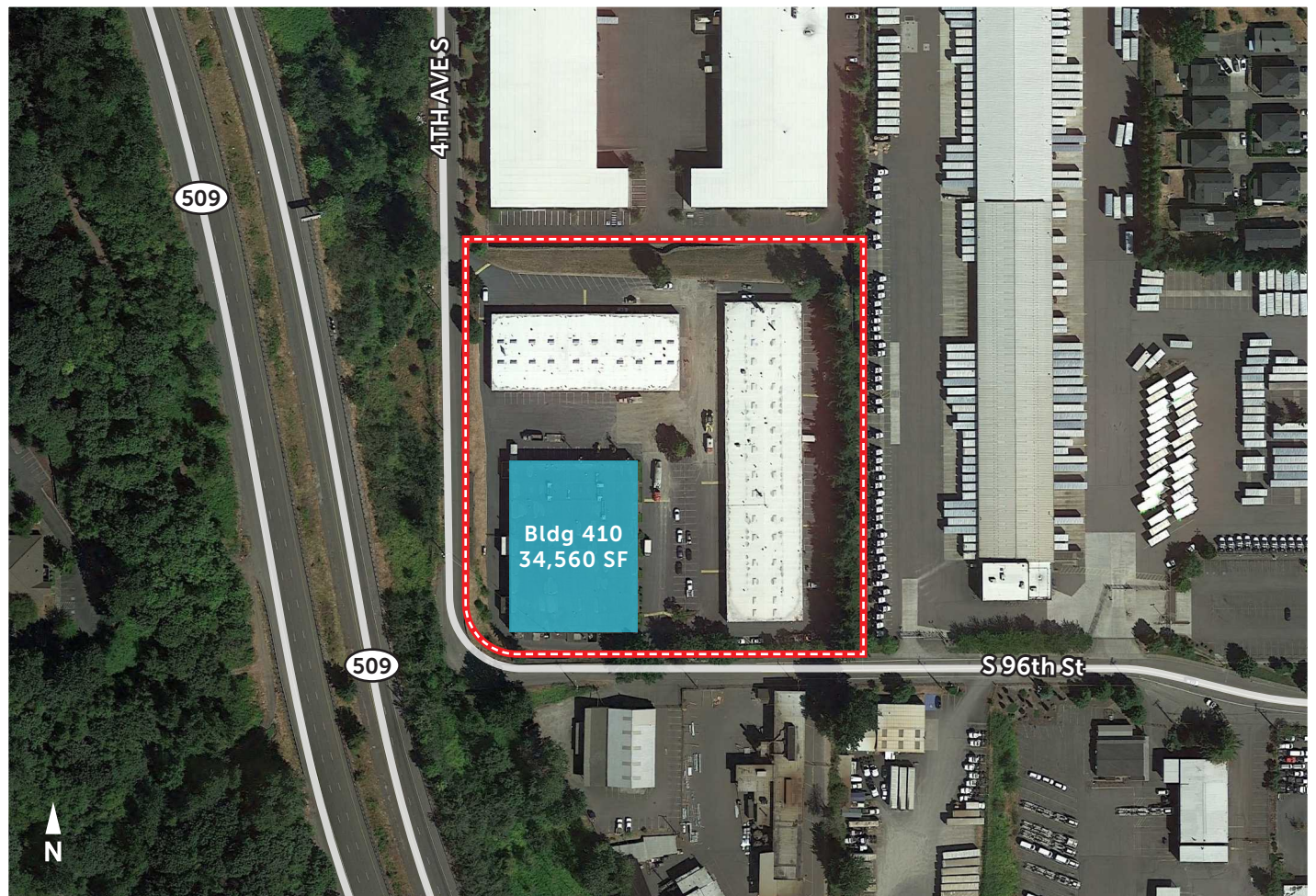
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