



WAREHOUSE/
OFFICE SPACE
FOR LEASE

420 SOUTH HINDS STREET

420 South Hinds Street, Seattle, WA 98134

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420 South Hinds Street - SODO Warehouse Available For Lease

Available	Single tenant metal building
Square Feet	9,435 SF (777 SF Office & 8,658 SF Warehouse) 816 SF Mezzanine over offices (not included in rental rate)
Rental Rate	\$1.15/SF/mo. plus NNN (2026 Est. \$0.42/SF/mo.)
Electric Service	Power - 3-Phase (heavy power), tenant to confirm
Grade Level Doors	12' x 17' & 8' x 8'
Clear Height	Approximately 18' at highest point
Parking	Street parking & 9+ City owned alley striped parking stalls
Building Upgrades	Newer roof, front exterior siding, windows, grade level door & LED high bay lighting
Exterior Storage	Small secure fenced area approx. 14' x 80' in back of building
Location	Conveniently located on 4 th Ave. S. next to the bus line. Easy access to I-5, I-90, Hwy 99 & West Seattle Bridge





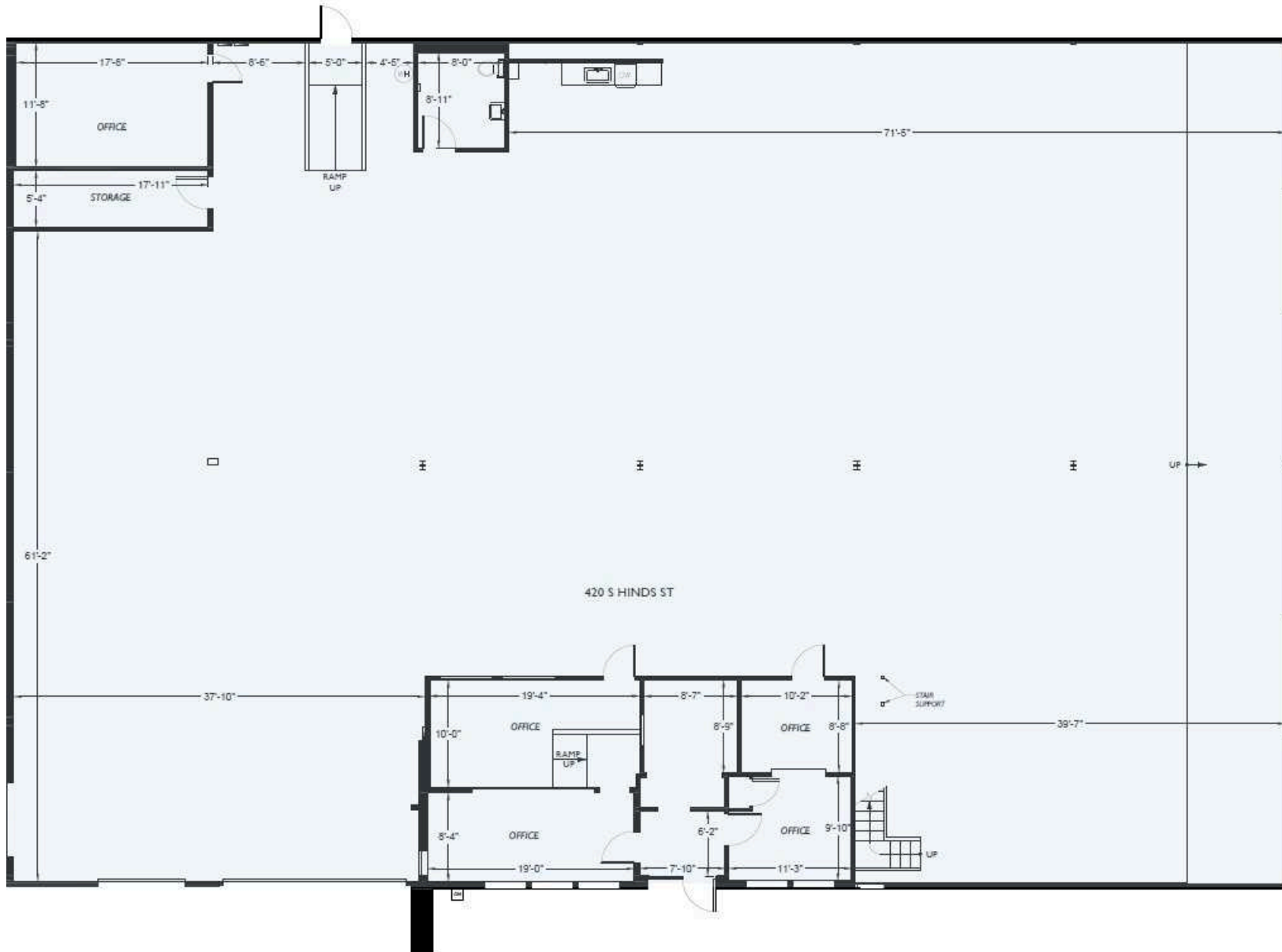
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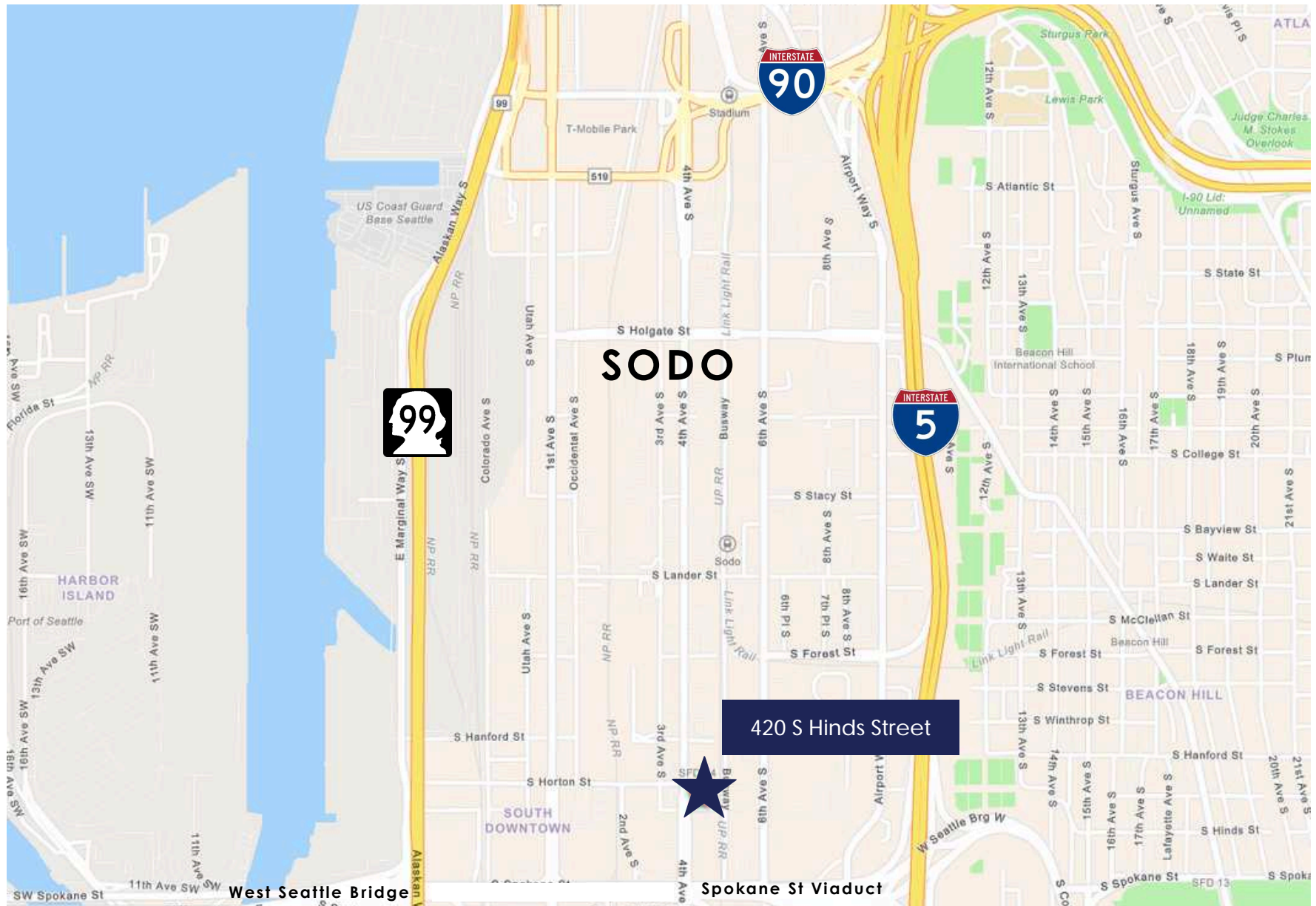
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