



DOWNTOWN
SEATTLE

BUILDING AVAILABLE FOR
LEASE - ASK FOR DETAILS

2ND AVE S

HOLDEN ST

7601 2ND AVE S, SEATTLE

1.51 AC Seattle IOS Yard For Lease or For Sale

MATT MCLENNAN, SIOR, CCIM
Executive Vice President
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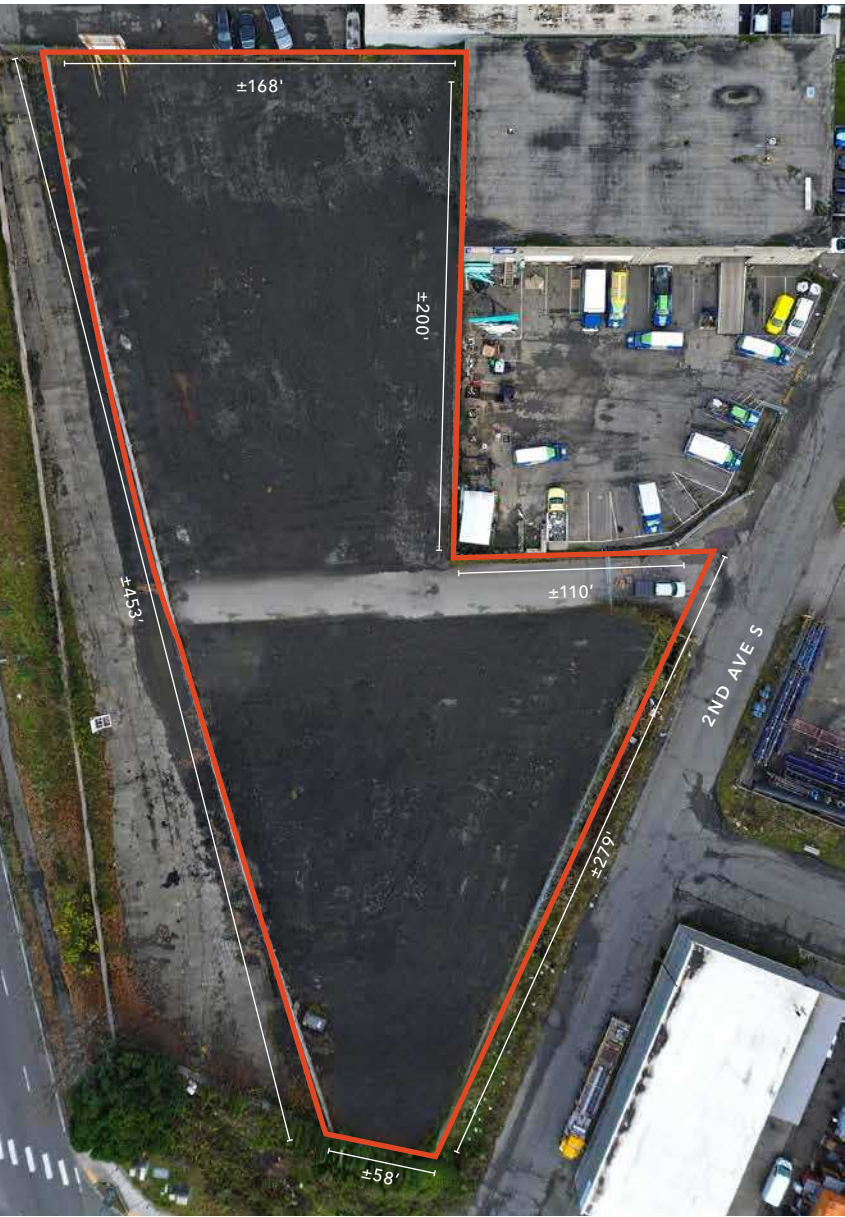
MATT MURRAY, SIOR
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PRICING

LEASE RATE	\$0.28 YARD
MONTHLY BASE RENT	\$18,500/MO. + NNN
MONTHLY NNN	\$3,593/MONTH
TOTAL MONTHLY RENT	\$22,453
SALE PRICE	\$2,995,000

→ VIEW PHOTOS

→ PROPERTY VIDEO



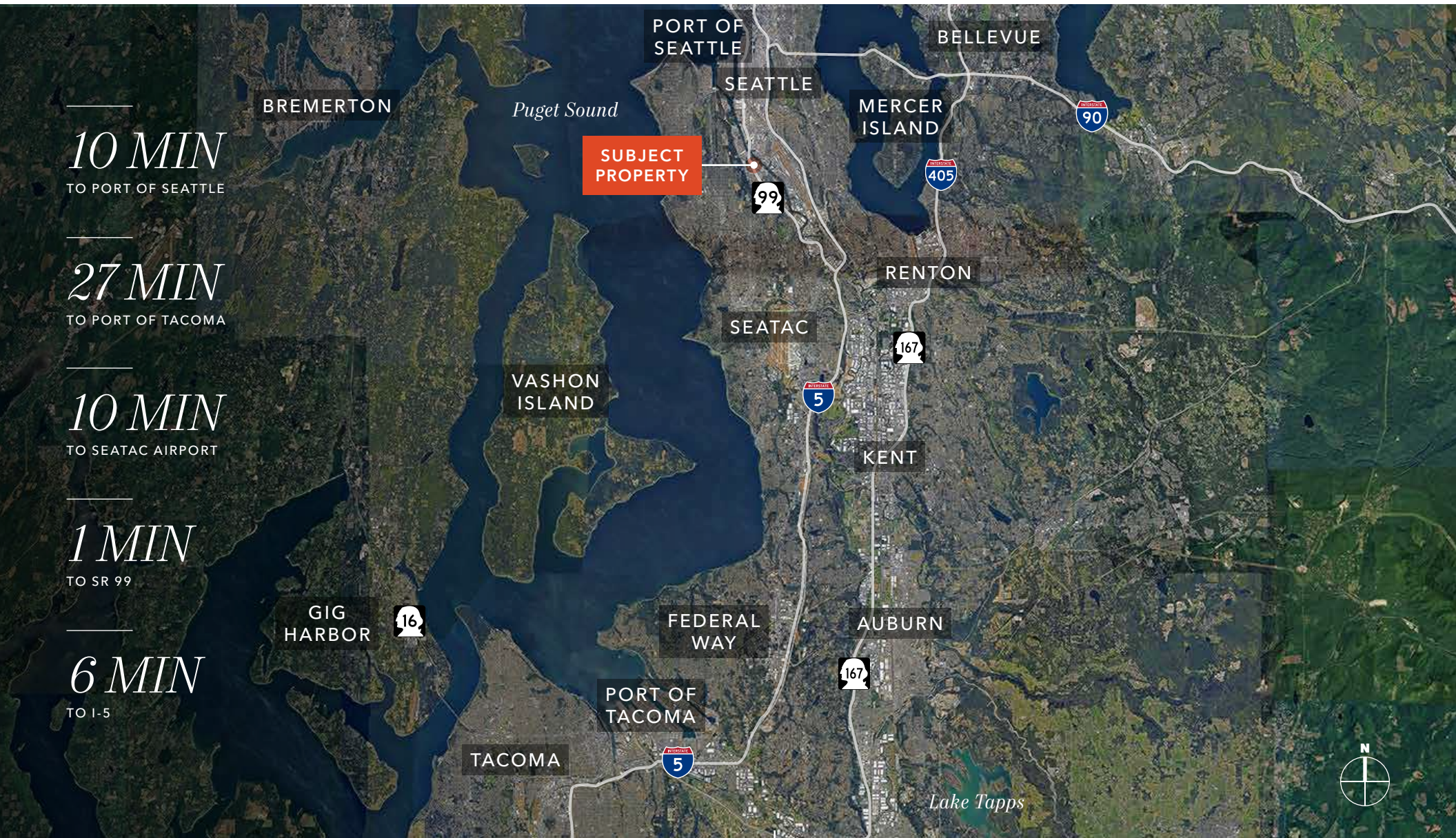
PROPERTY OVERVIEW

LAND AC	1.51 AC
LAND SF	65,918 SF
FENCING, LIGHTS, SECURITY, ETC	Fully fenced and secured • Graveled
FEATURES	• Close to Port of Seattle and Seattle CBD • Immediate access to SR 509 and SR 99
ZONING	MML U/85 (Industrial and Maritime)
ZONING MUNICIPALITY	City of Seattle

→ ZONING USE

→ ZONING MAP







SUBJECT
PROPERTY

7601 2ND AVE S

*For more information on
this property, please contact*

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