

FOR LEASE OR SALE

700-733 **S CHICAGO ST**
SEATTLE

LOT: 85,000 SF

BUILDING: 29,521 SF



NEWMARK

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PROPERTY DETAILS

- **High-Exposure Industrial Facility:** A rare opportunity to lease or purchase a ±29,521 SF functional warehouse in the heart of Seattle's premier industrial district.
- **Integrated Office Space:** Includes approximately 1,800 SF of built-out office area to support administrative staff and operations.
- **Expansive Operational Footprint:** The ±65,000 SF lot provides significant space for parking, equipment storage, and easy vehicle maneuvers.
- **Flexible Zoning:** MML U/85 zoning accommodates a wide variety of industrial, manufacturing, and distribution uses.
- **Logistical Advantage:** Centrally located in Georgetown with immediate access to Highway 99, Highway 509, and the Port of Seattle.

Combined Lot Area: ±85,000 SF • Building Area: ±29,521 SF

700, 722, 730 S Chicago St:
29,521 SF Building (1,800 SF Office)
65,000 SF Lot

721, 733 S Chicago St:
20,000 SF Lot (fenced & graveled)

Lease Rate:
\$55,000 / Month, NNN

Sales Price:
\$7,500,000

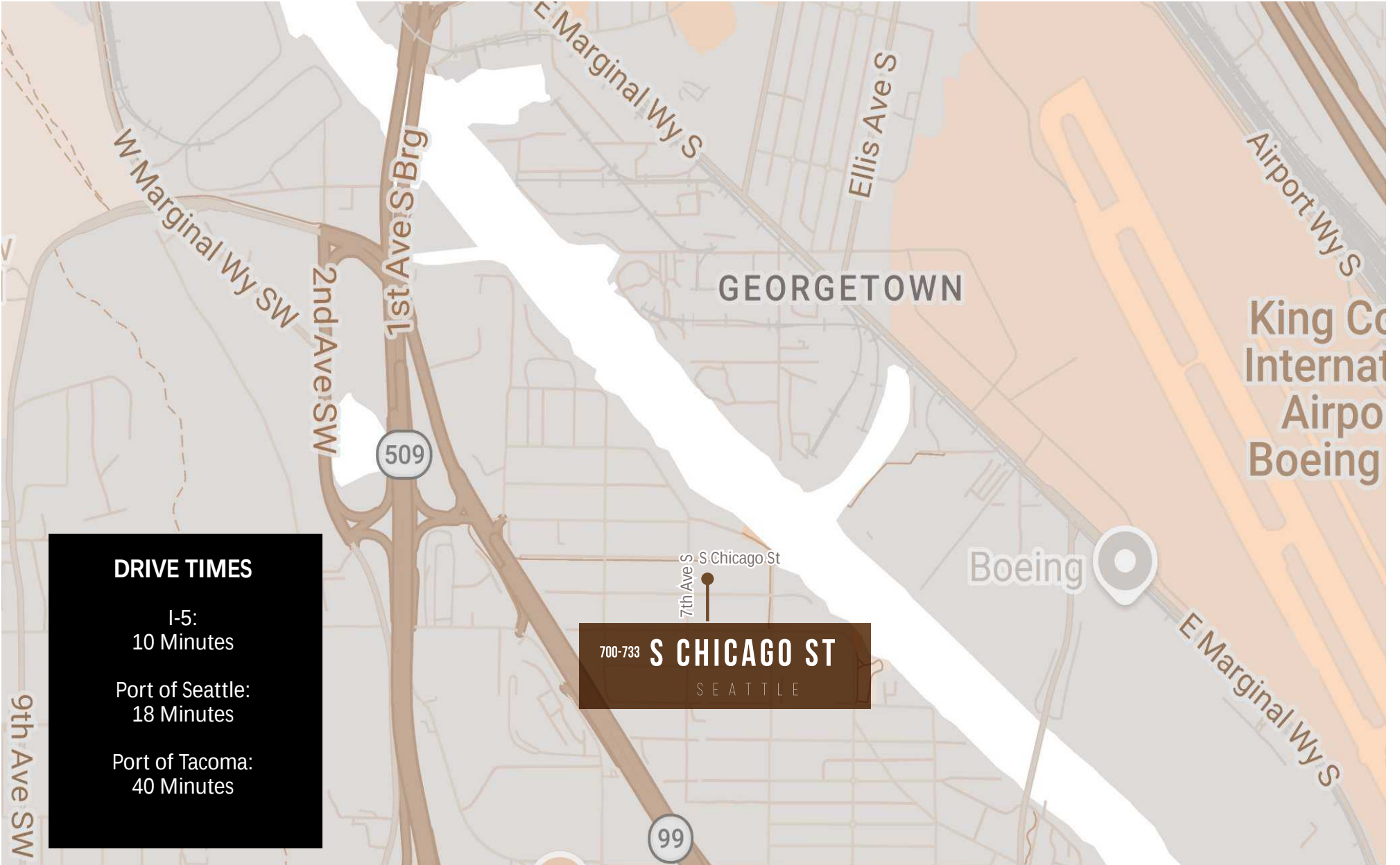


PARCEL MAP

The property offers seamless connectivity to Seattle's major arterial highways and maritime hubs. When combined with the $\pm 20,000$ SF fenced and graveled yard across the street, the site provides a total of $\pm 85,000$ SF of land area.



LOCATION MAP



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