

# FOR LEASE

South Seattle  
Industrial Building &  
Yard

## 7501 2nd Avenue S

Seattle, WA 98108

*Rare stand-alone dock-high building  
with fenced truck court/yard.*

### PROPERTY HIGHLIGHTS

- + 5 dock doors; 1 forklift ramp
- + Ceiling height: 20'
- + Yard is paved and fenced
- + Zoning: Seattle MML U/85
- + 400 amps, 480 V, 3 Phase Power
- + Note: The adjacent 66,000 SF yard is also for lease by different owner. Please call for details.



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

TOTAL SF

**12,240 SF**

OFFICE SF

**1,500 SF** (1st floor)  
(1,440 SF of office/storage mezzanine)

LOT SIZE

**30,100 SF**

LEASE RATE

**Call for Rates**

2026 NNN

**+/- \$0.30/SF**

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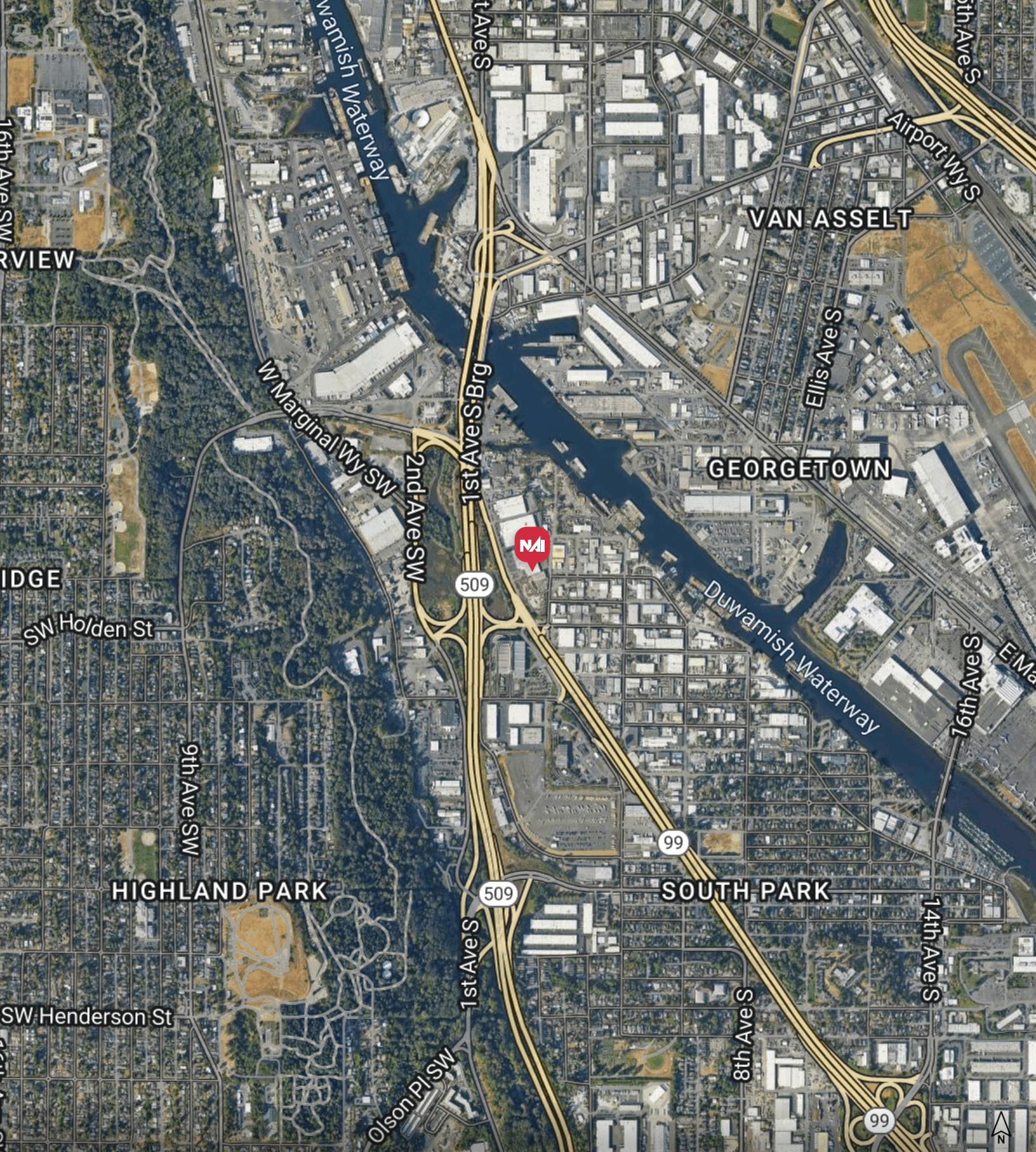
Warehouse area



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