

SODO - 6th & Lander

2450 6th Ave S., Units 32 & 33

Seattle, WA 98134



FOR LEASE

Industrial
Warehouse

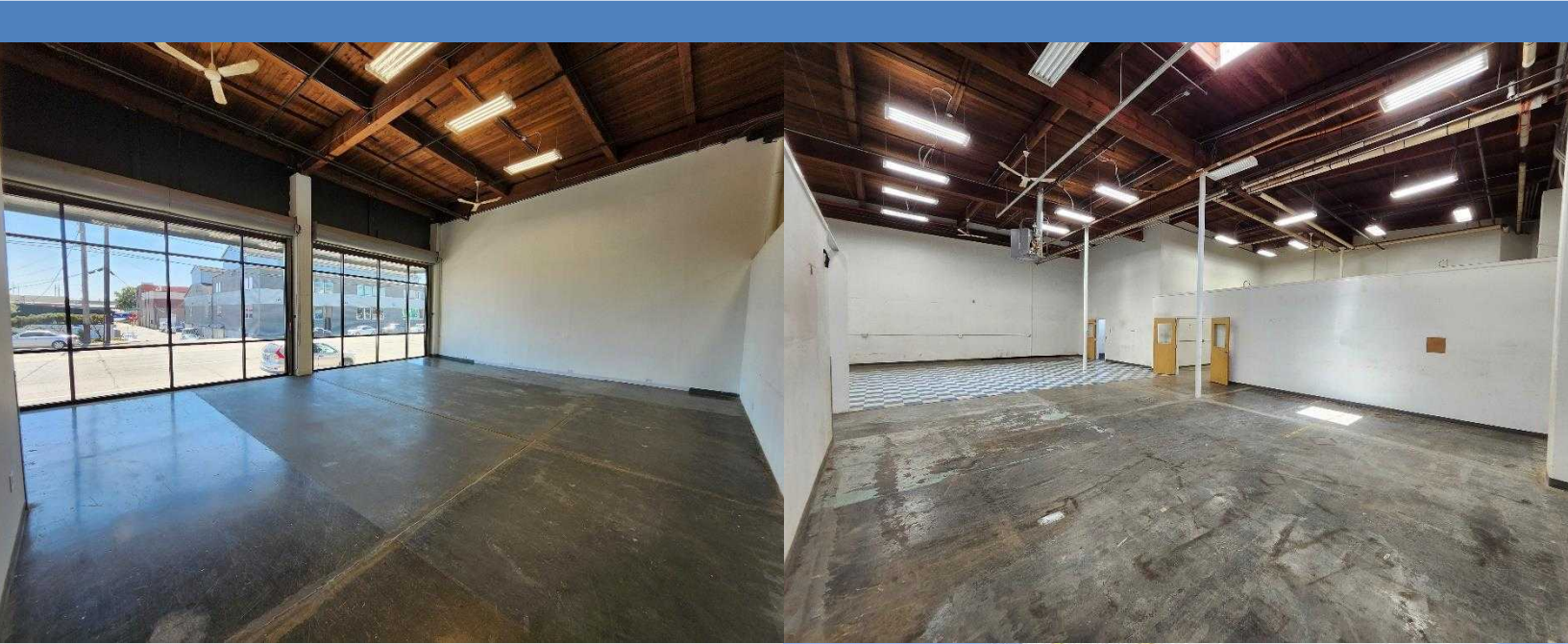
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Temmel Real Estate

SPACE DETAILS

Units 32 & 33 is 6,976 sq.ft. warehouse and office space that is available now. The unit is mostly warehouse with roughly 1,050 SF of office space with two private offices, lots of open space, kitchenette and HVAC. The space can be demised to ~2,050 SF utilizing the natural light and direct customer access. The warehouse ceiling height is roughly 20' and 17' clear. The unit has a private entrance off Lander Street and there are two large roll doors (10' H x 12' W) with direct access to shared, dock high loading dock. Asking base rate is negotiable. NNN's are 0.53¢/SF and include utilities (minus phone/internet/janitorial). The building is located one block from the SODO light rail station. There is free street parking in front of building. Easy access to I-5, Hwy 99, and I-90.

[VIDEO TOUR](#)



Square Feet (BOMA)	2,050 - 6,976
Base Rent	Negotiable
NNN	0.53¢
Available	Now
Units	32 & 33

