

TRUCK MAINTENANCE FACILITY

FOR LEASE OR SALE

3801 7TH AVE S

SEATTLE, WA



9,052 SF FREE-STANDING BUILDING WITH YARD

For Lease: \$1.65/SF/Month, NNN | For Sale: Contact brokers for pricing

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NAI Puget Sound
Properties

**CUSHMAN &
WAKEFIELD**

AVAILABLE NOW

9,052 SF FREE-STANDING BUILDING

0.71 ACRE LOT (30,720 SF)

22,000 SF FULLY PAVED AND FENCED YARD

4 OVERSIZED GRADE LEVEL DOORS

MML U/85 ZONING

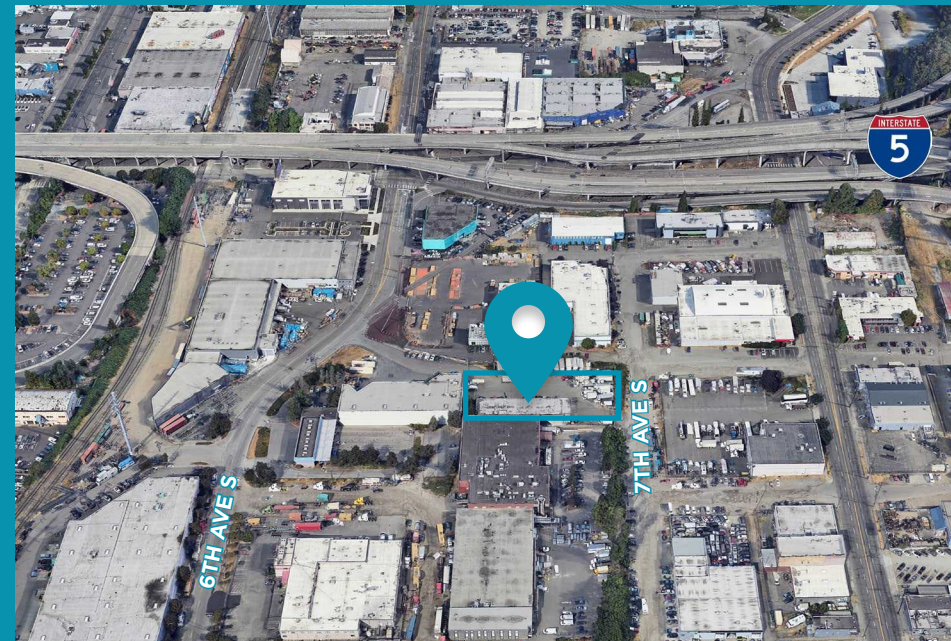
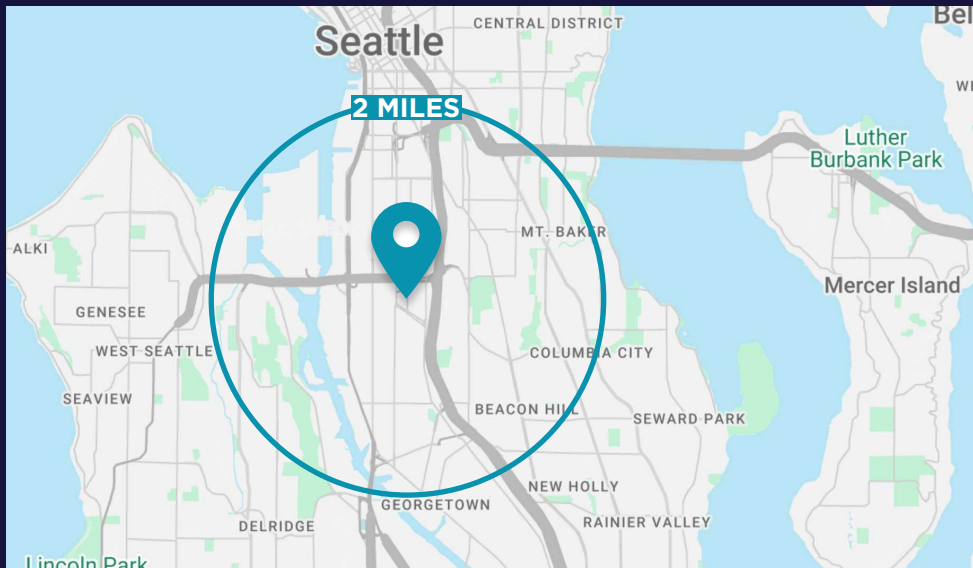
24' CLEAR HEIGHT

600 AMPS POWER

2 BLOCKS FROM I-5 RAMP

FOR LEASE: \$1.65/SF/MONTH, NNN

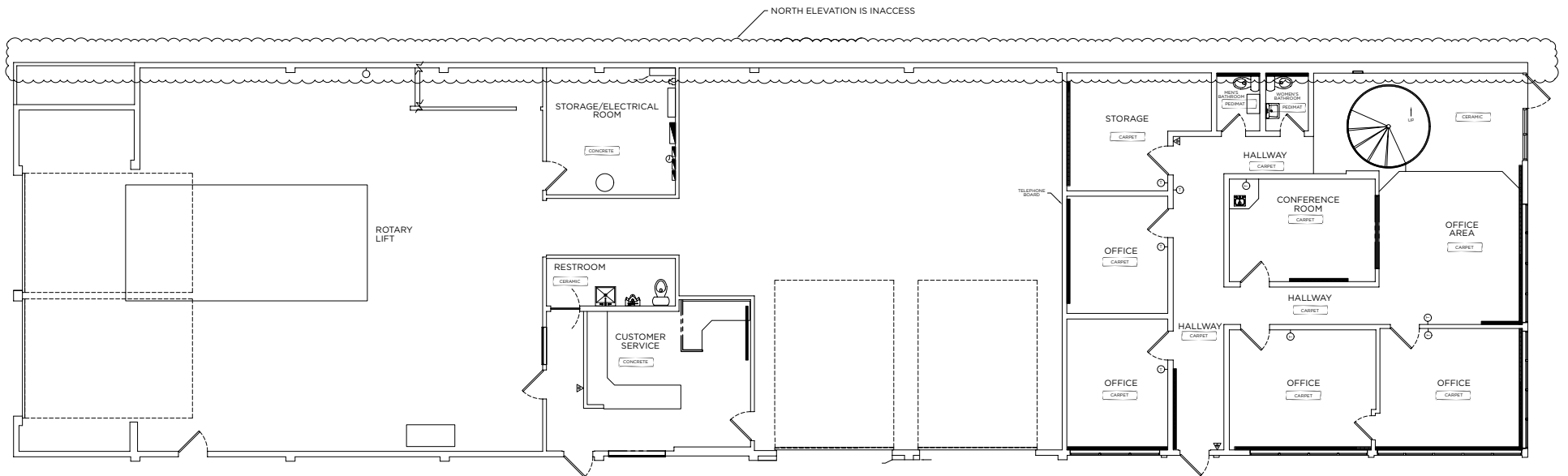
FOR SALE: CONTACT BROKERS FOR PRICING



FLOOR PLAN

**9,052 SF FREE-STANDING BUILDING ON 0.71 ACRE
WITH 22,000 SF FULLY FENCED AND PAVED YARD AREA**

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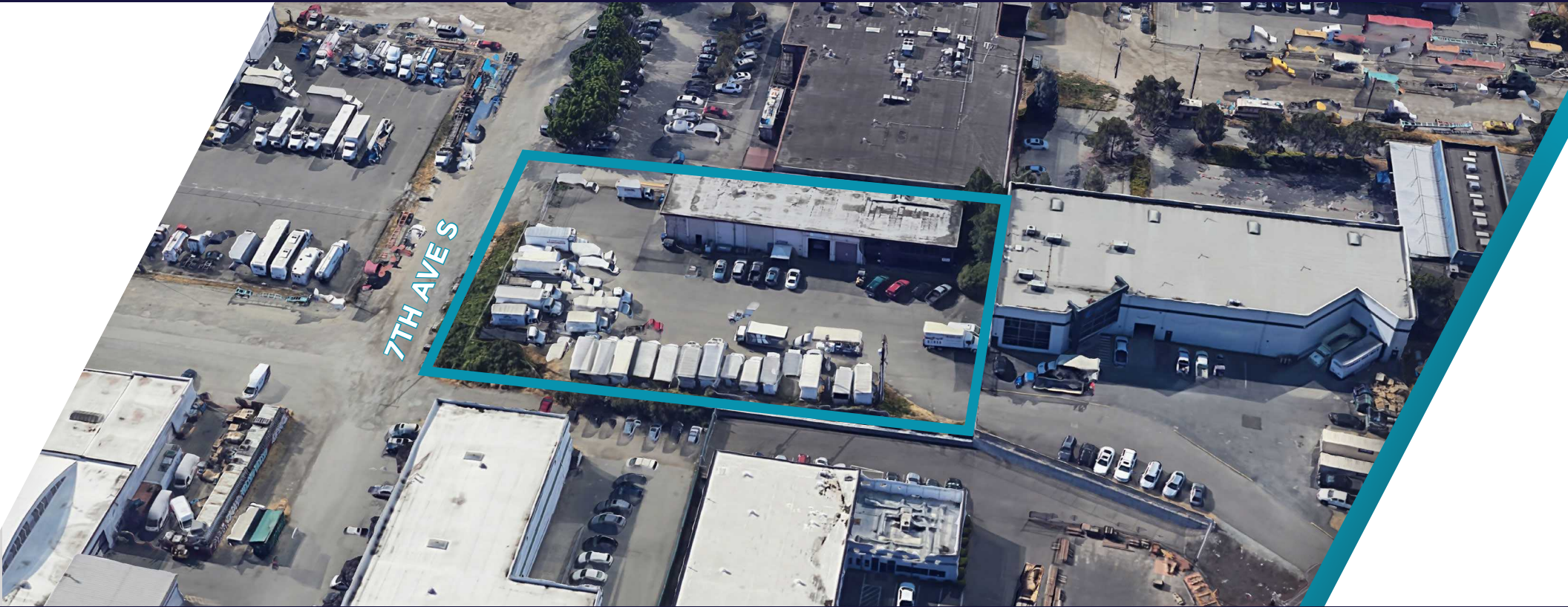


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9,052 SF BUILDING ON 0.71 ACRE LOT

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WAKEFIELD**