

FOR LEASE | 3635 E MARGINAL WAY S, SEATTLE, WA

8,000 SF INDUSTRIAL SPACE FOR LEASE



PROPERTY FEATURES

8,000 SF New Warehouse

800 SF Office

Small Yard Area

16' Clear Height

4 Drive-In Doors

Close-in Seattle Location

\$1.40 PSF/Month, NNN

Available July 1, 2026

LEED Application Pending

JIM KIDDER, SIOR
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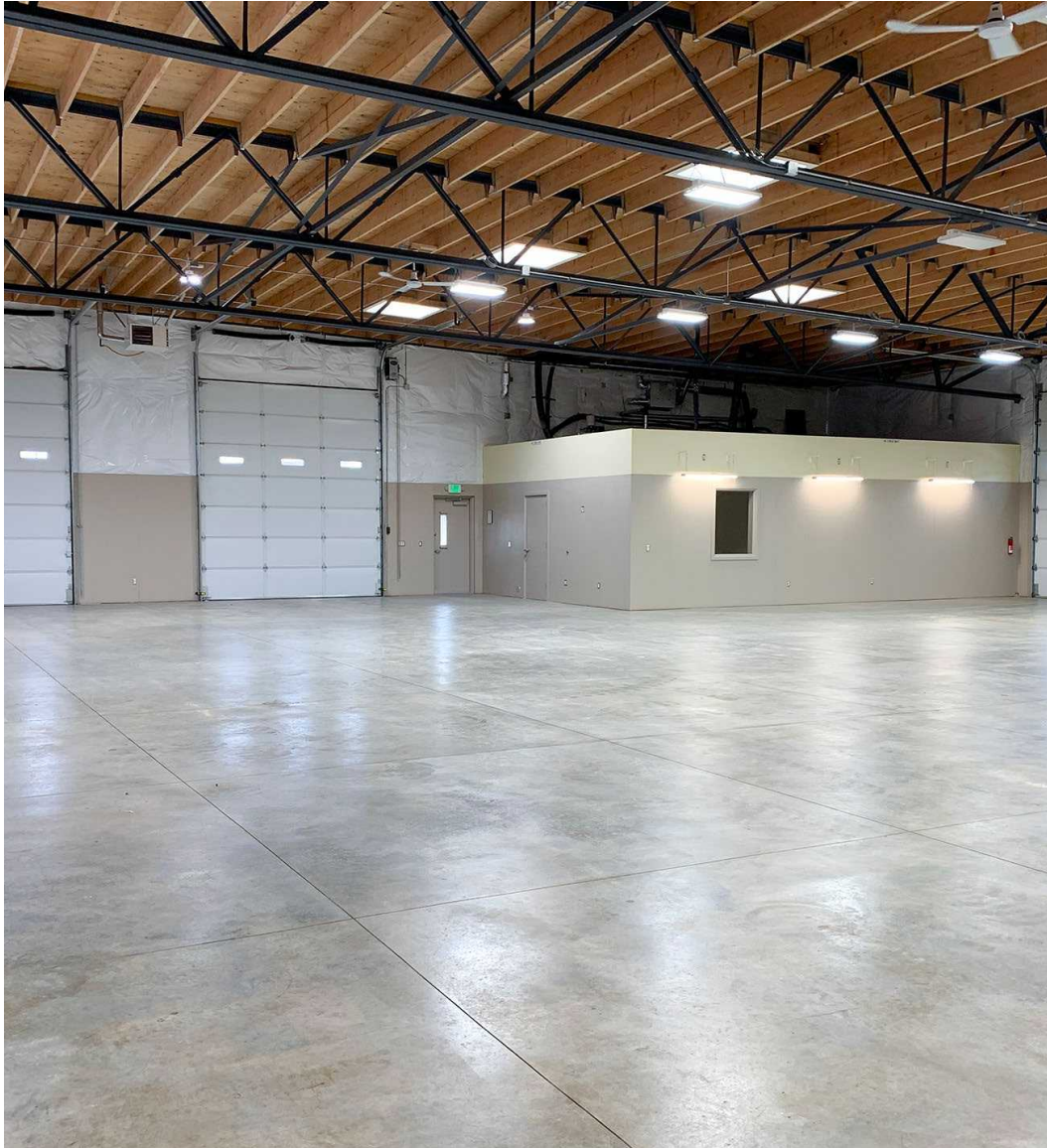
NICK RAMIREZ
206.248.6521 | nick.ramirez@kidder.com

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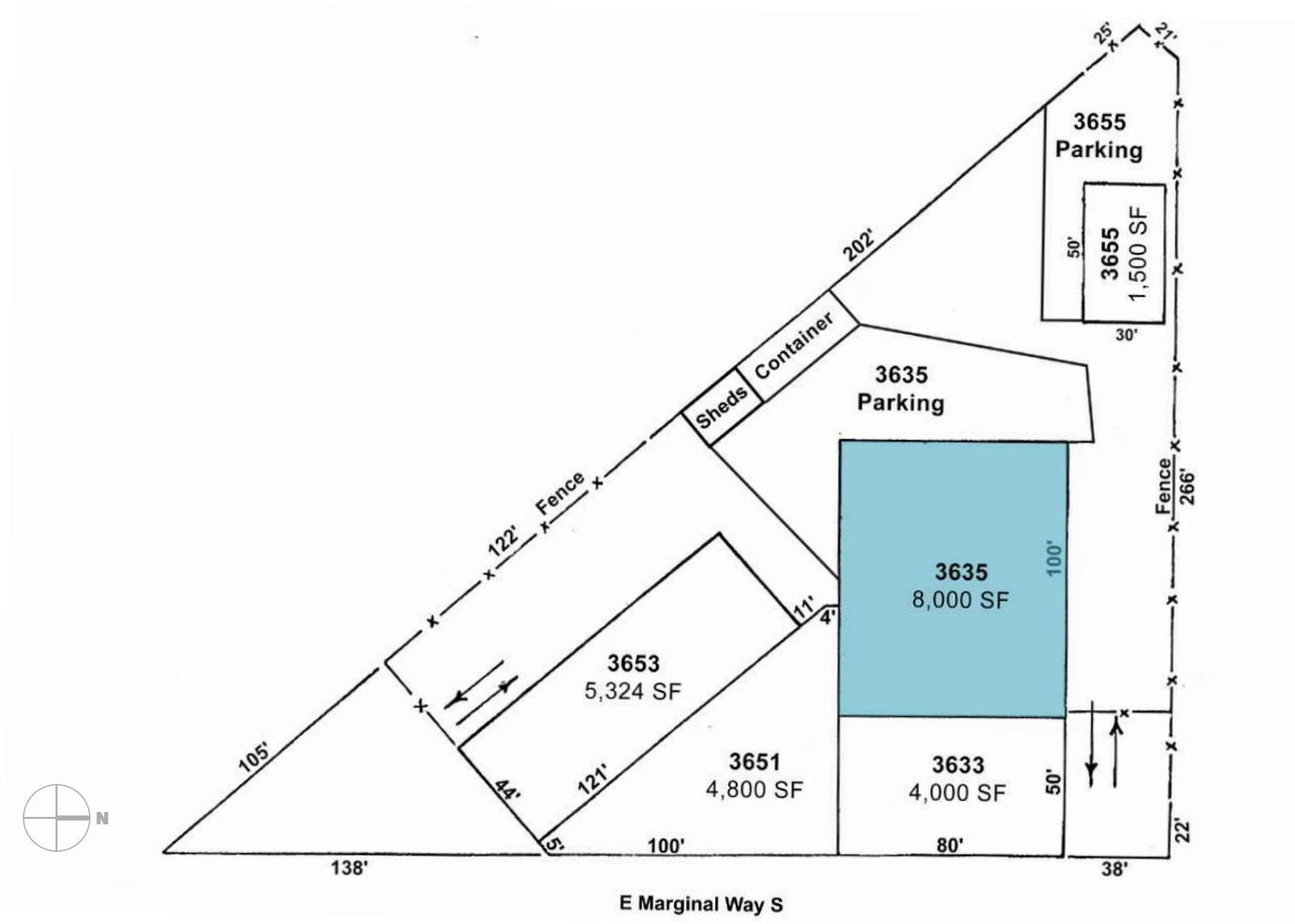
SITE PLAN

16'

CLEAR HEIGHT

8,000

SF WAREHOUSE



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FOR LEASE

1 MIN

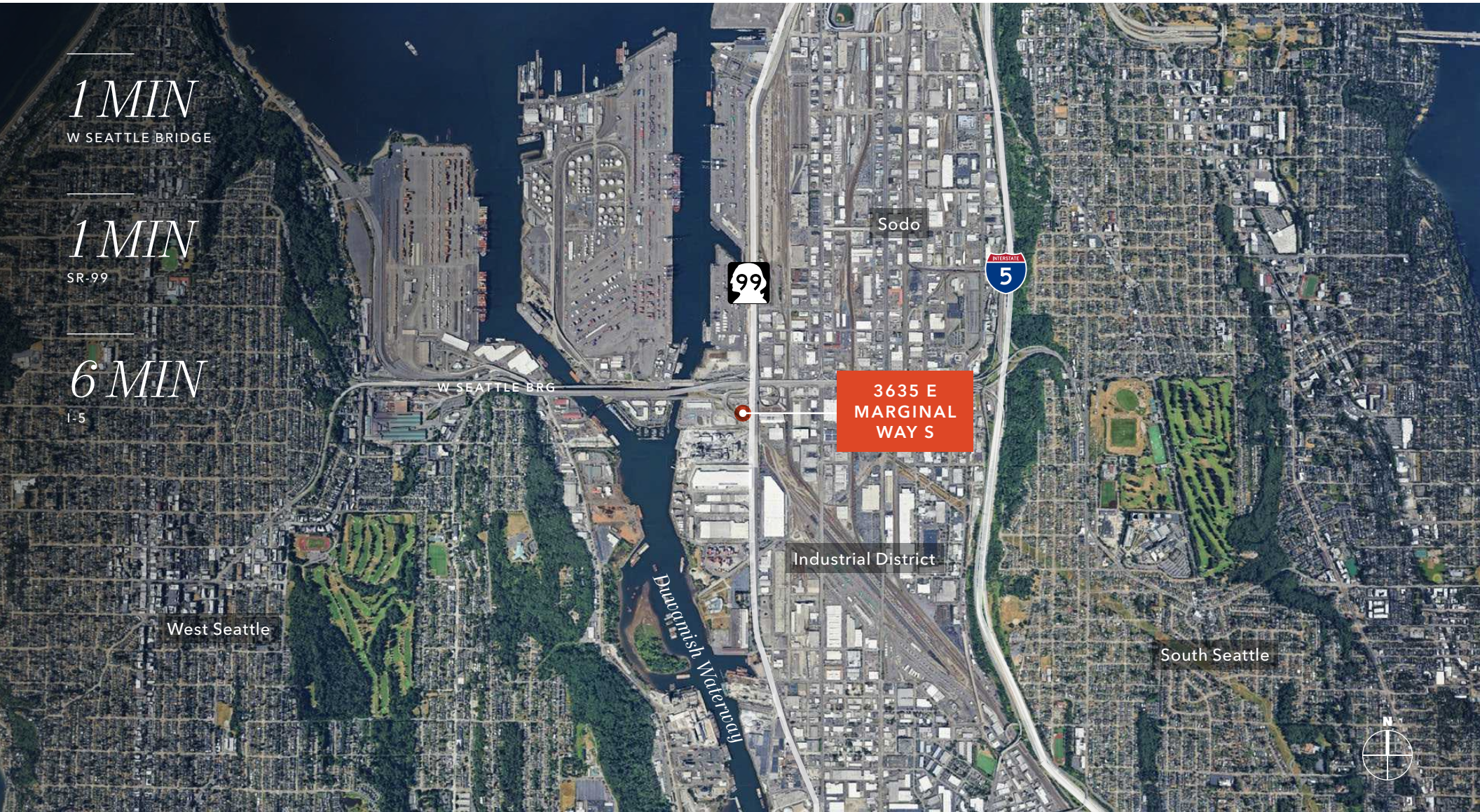
W SEATTLE BRIDGE

1 MIN

SR-99

6 MIN

I-5



3635 E
MARGINAL
WAY S

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Mathews