

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 August 1, 2026

LEED Application Pending

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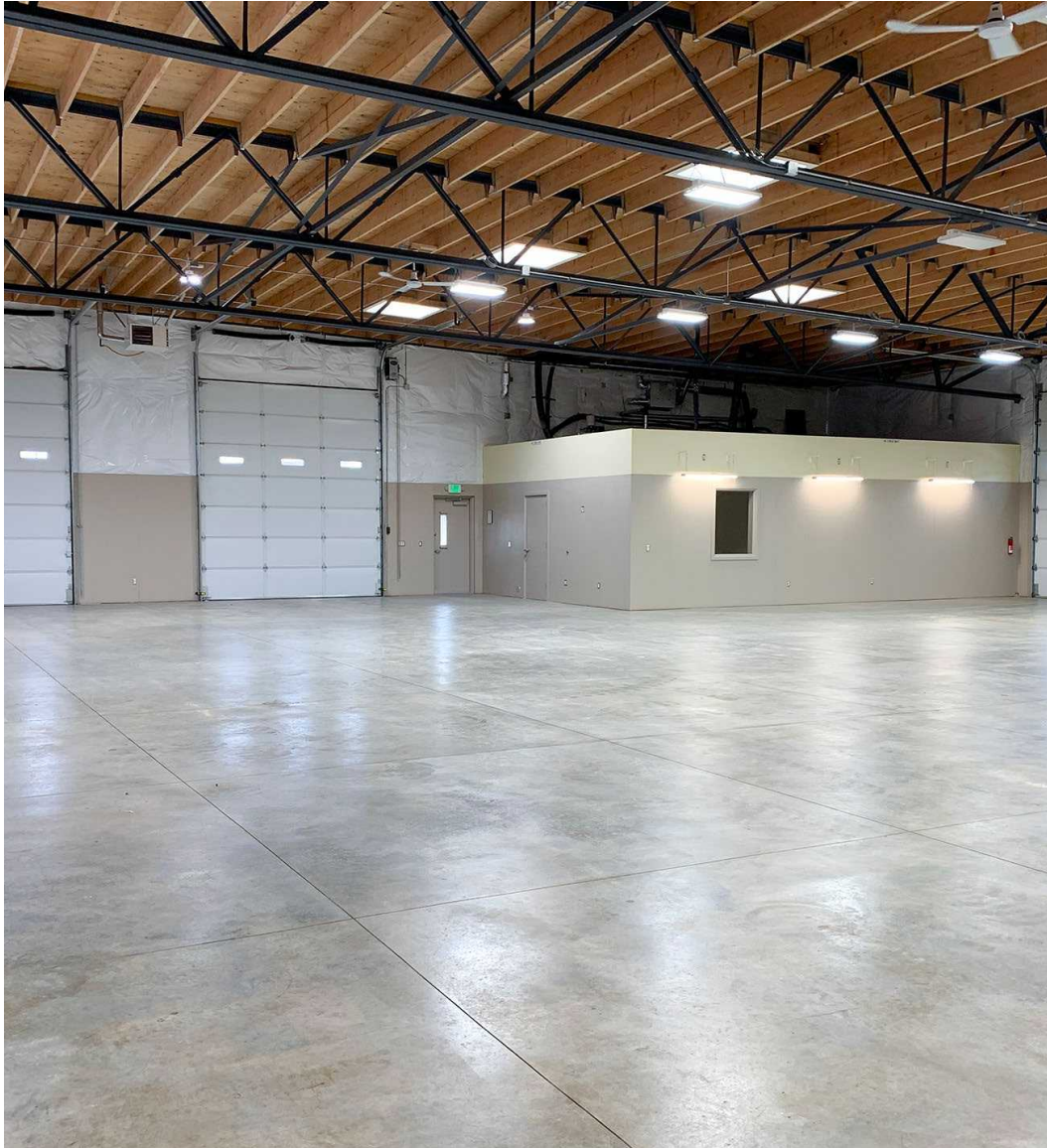
**NICK RAMIREZ**  
206.248.6521 | nick.ramirez@kidder.com

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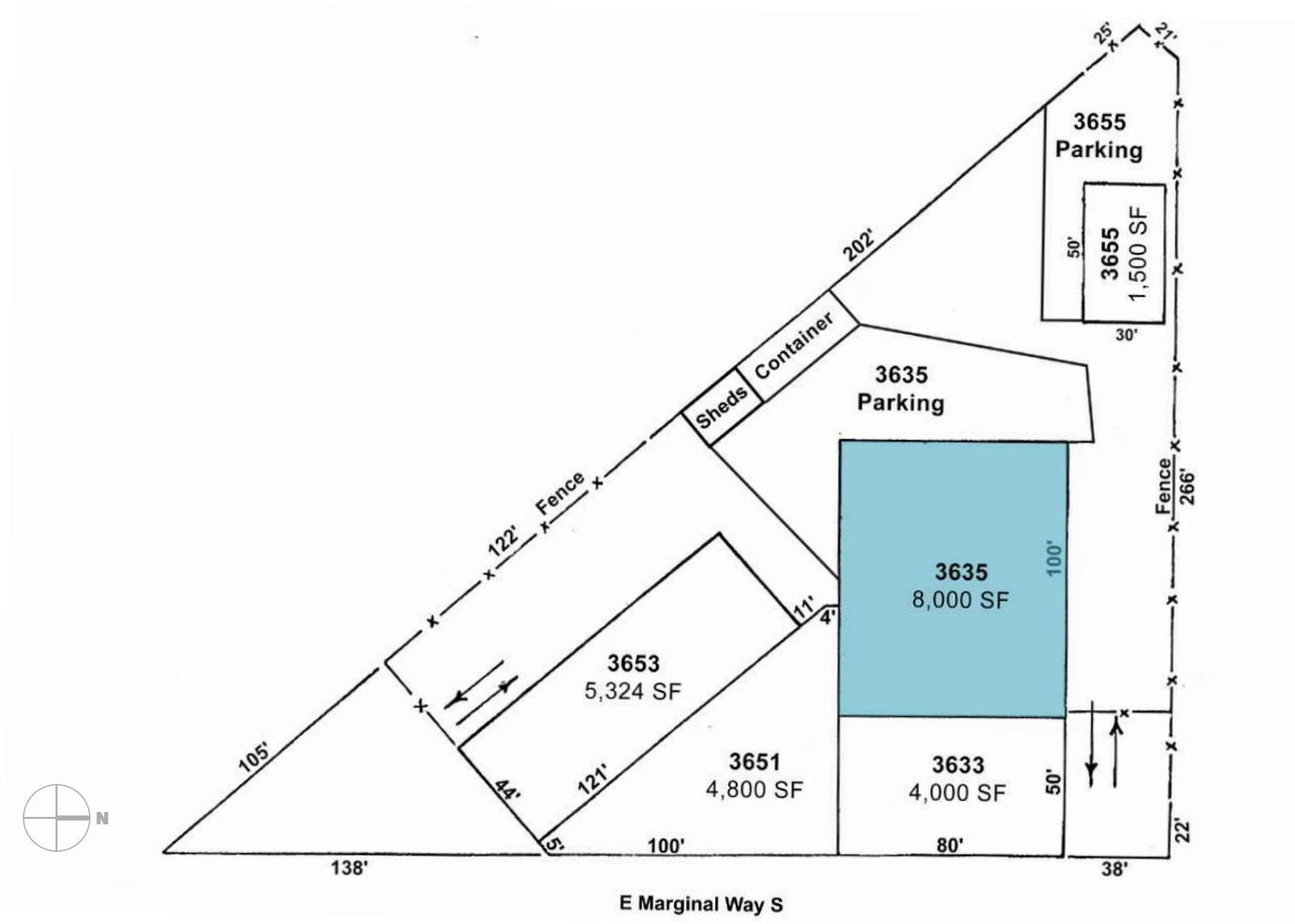
# SITE PLAN

16'

CLEAR HEIGHT

8,000

SF WAREHOUSE



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FOR LEASE

1 MIN

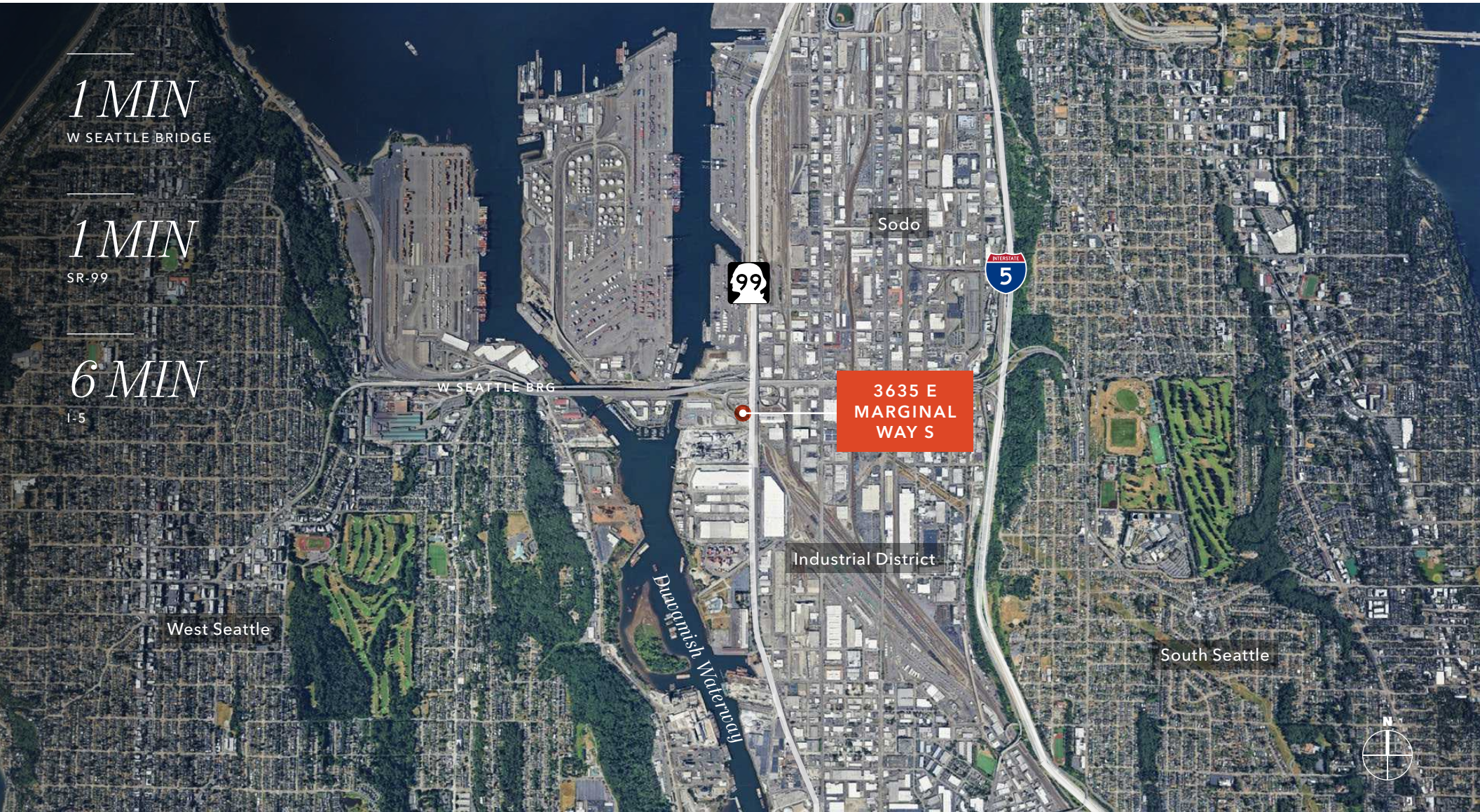
W SEATTLE BRIDGE

1 MIN

SR-99

6 MIN

I-5



3635 E  
MARGINAL  
WAY S

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**km** Kidder  
Mathews