

# SOUTH 96TH BUSINESS PARK

AVAILABLE FOR LEASE

410 SOUTH 96TH STREET | SEATTLE, WA 98108

## SOUTH SEATTLE WAREHOUSE SPACE IN GATED BUSINESS PARK



South 96th Business Park provides tenants needing smaller distribution space with a South Seattle location, easy access to nearby freeways, Sea-Tac Airport and the Port of Seattle, along with DSL and T-1 phone capability.

### PROPERTY FEATURES

- Three-building office and warehouse complex of 97,864 SF with gated access, providing spaces from 1,375 SF to 20,000 SF.
- Direct access to SR 599 and I-5, 518 and 509 and near airports, downtown Seattle and Port of Seattle
- 15' and 22' clear height
- Grade level and dock high loading
- No B&O tax
- Zoning classification MH (Heavy Manufacturing)
- Owner managed and well-maintained

**SPENCER MEAD**  
206.787.1476  
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**JIM HONAN**  
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*professionally  
managed/owned by:*



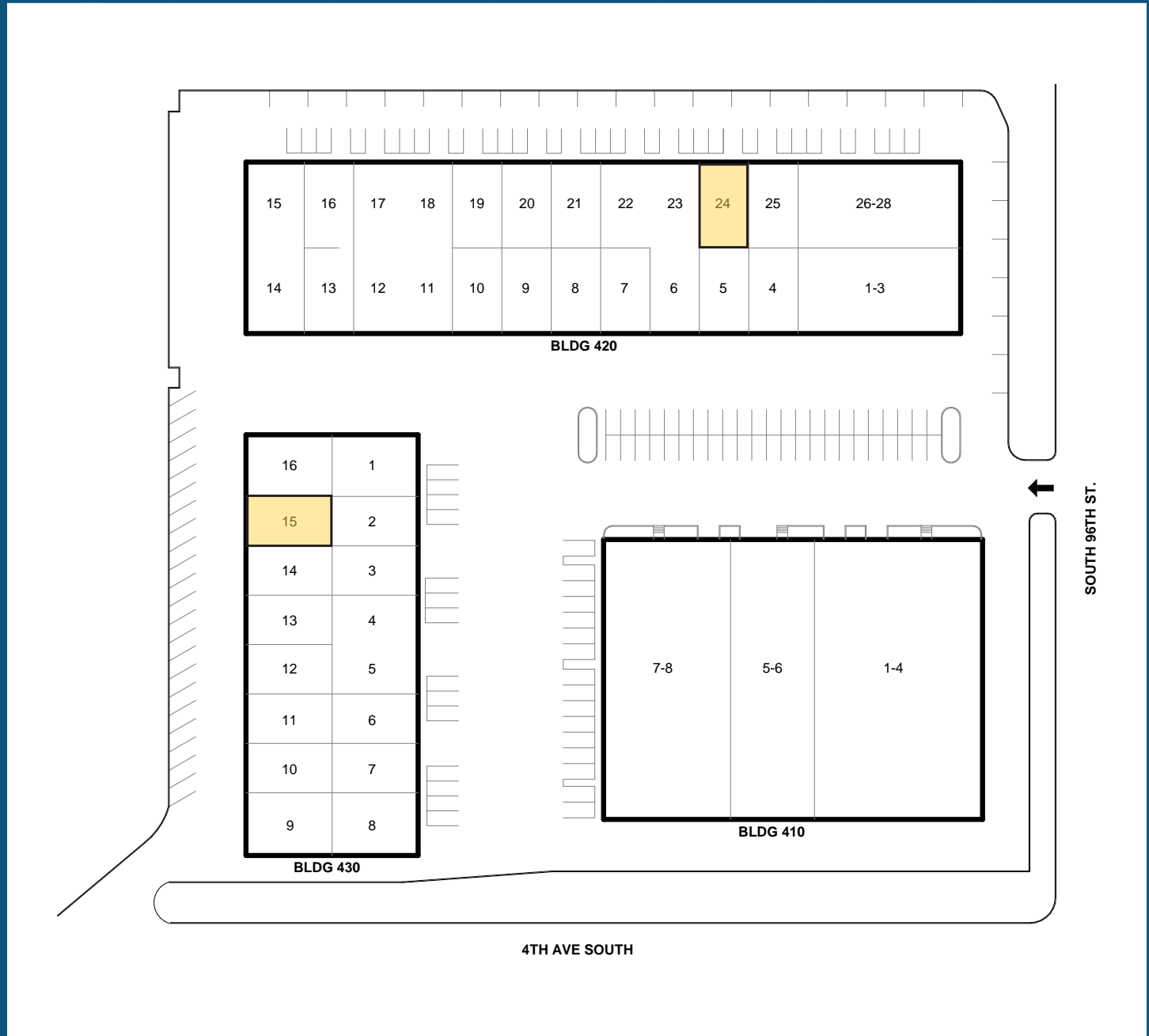
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## Current Lease Opportunities

Building	Suite	Total SF	Office SF	Available	Loading	Lease Rate
430	15	1,384 SF	205 SF	30-60 Days	1 GL Door	Call Broker
420	24	1,376 SF	TBD	Now	1 GL Door	Call Broker



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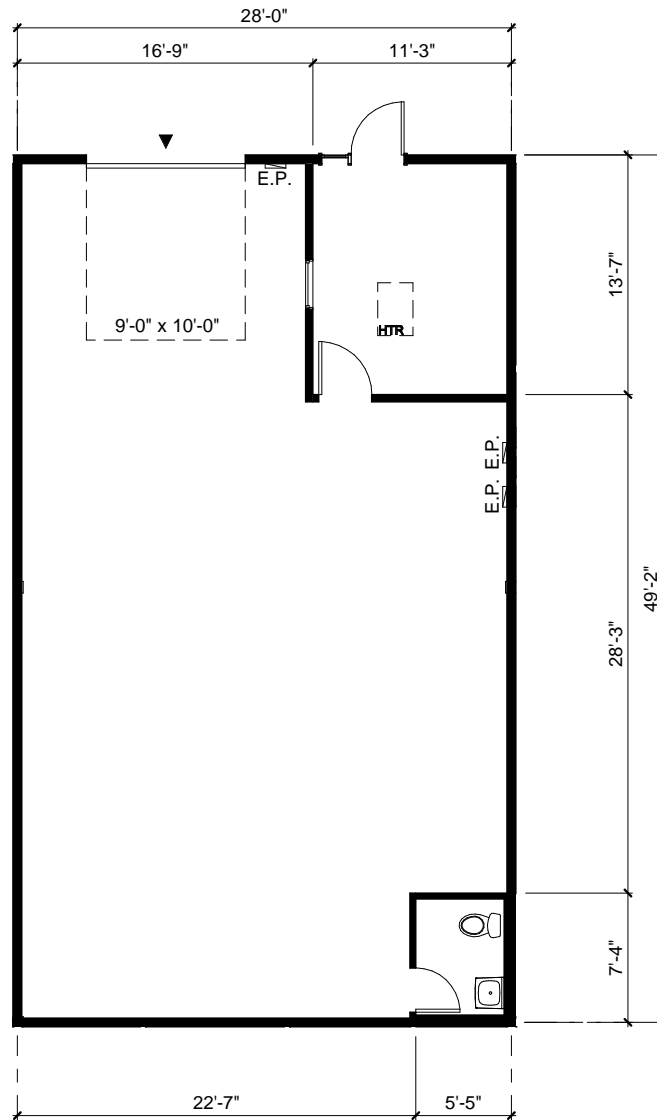
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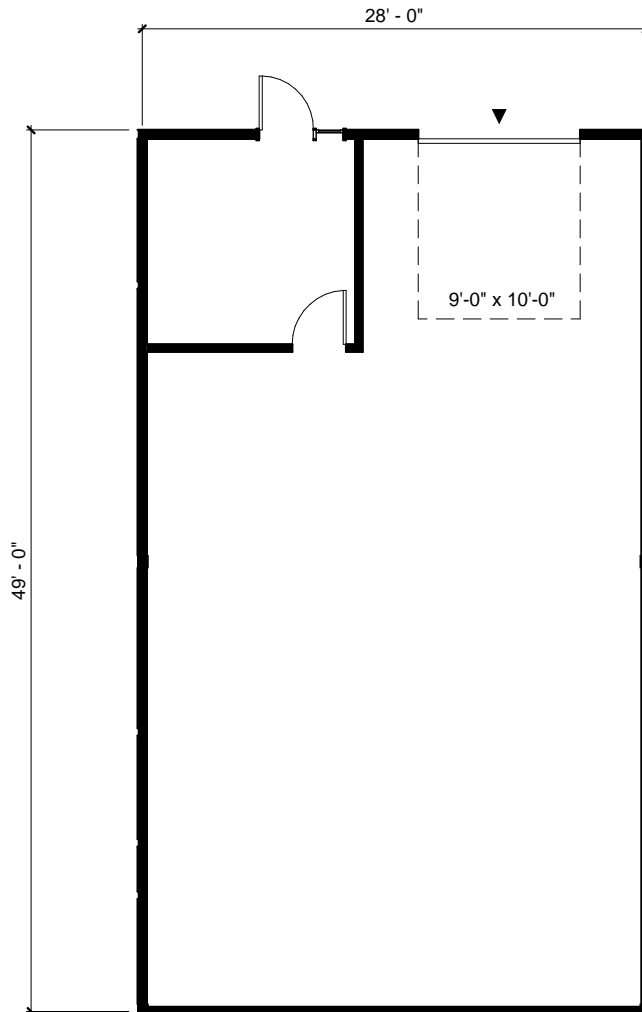
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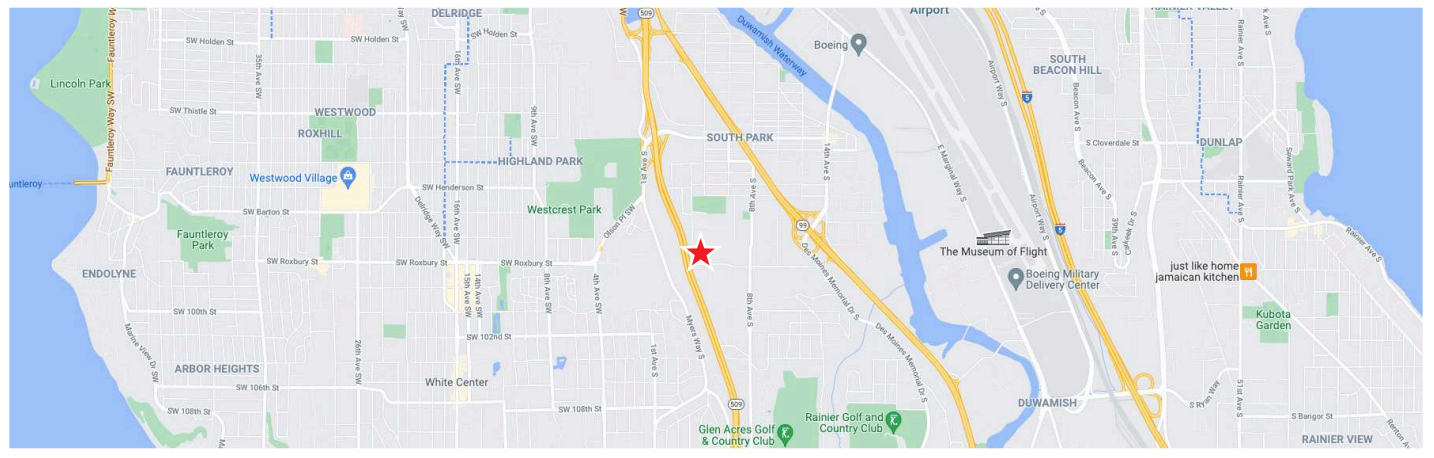
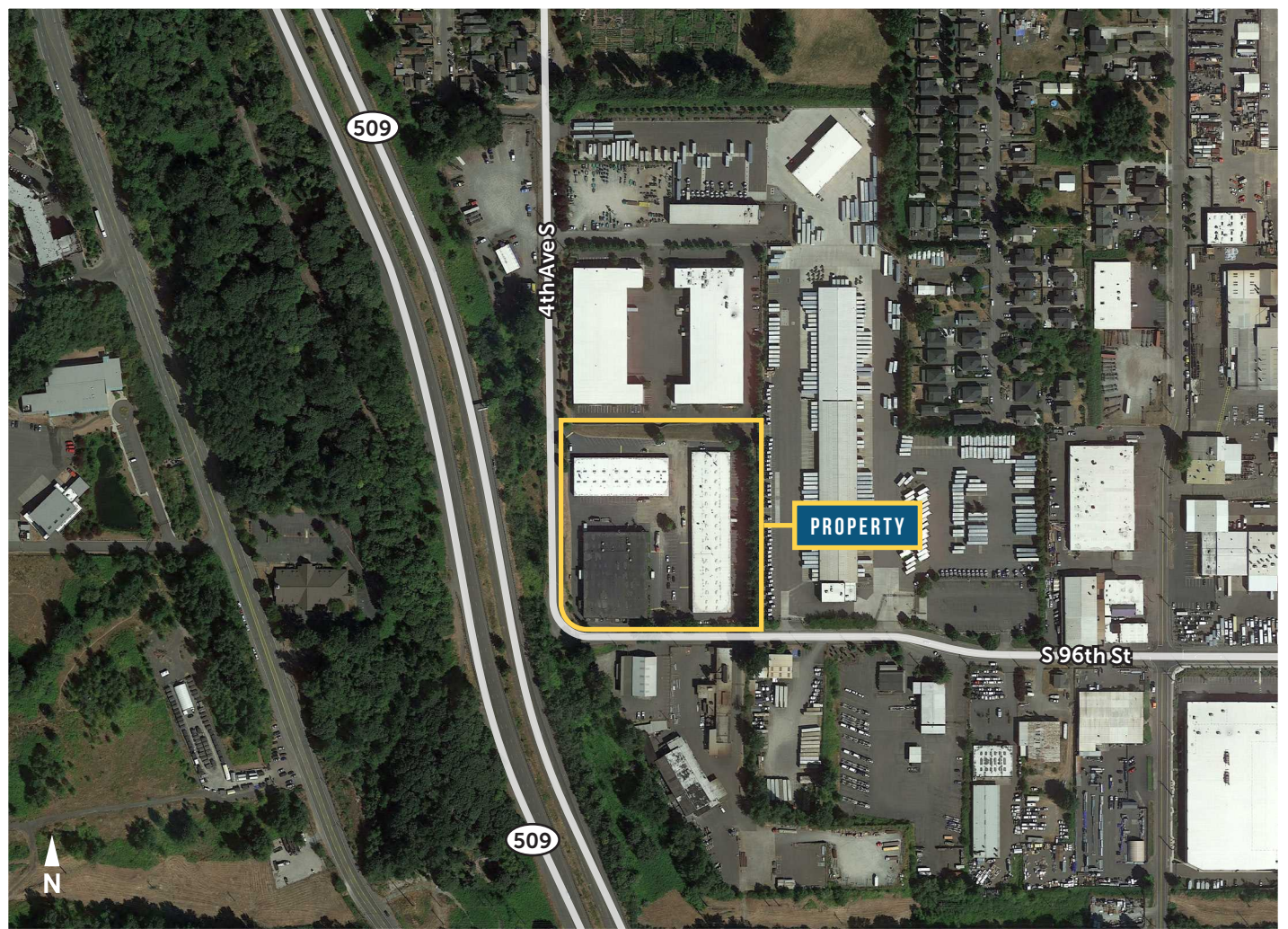
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