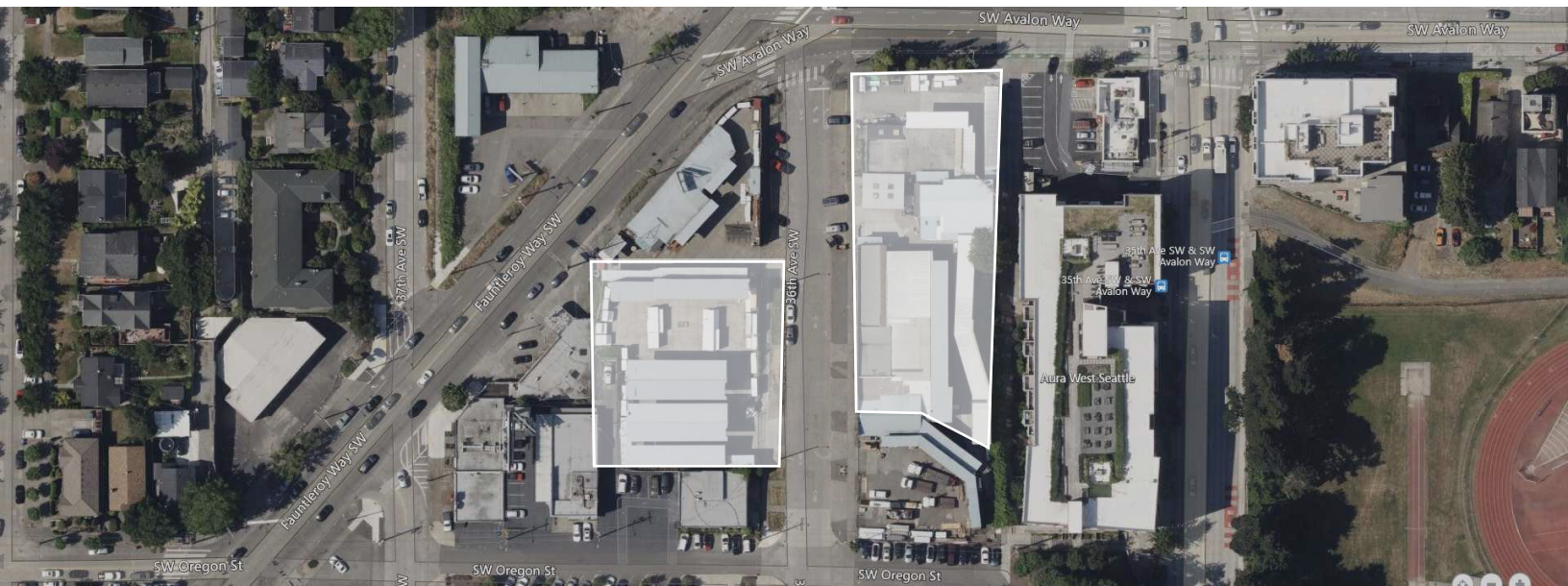




## FOR LEASE: WEST SEATTLE YARD/WAREHOUSE SPACE

4406 36th Ave SW & 4440 Fautleroy Way SW, Seattle, WA

Secured Yard Space positioned at the entrance to West Seattle. With over 45,000sf of available yard and additional horizontal storage space, the property appeals to a variety of users with requirements for storage, distribution, and additional light-industrial needs. An additional 5,000sf of Retail and Office showroom space combines storage with customer facing operations to seamlessly blend operations within a centralized location in West Seattle. Office/Retail can be leased separately. Flexible terms and size configurations, Landlord requires a development clause. Contact broker for more details.



<b>NAME</b>	<b>West Seattle Yard/ Warehouse Space</b>
<b>ADDRESS</b>	4406 36th Ave SW & 4440 Fauntleroy Way SW Seattle, WA 98126
<b>YARD SIZE</b>	55,000 SF Can be demised
<b>BUILDING SIZE</b>	2,900 SF office & 2,100 SF Retail store
<b>CONSTRUCTION TYPE</b>	Prefab Steel
<b>EXTERIOR</b>	Fenced & Partially Covered Yard; Horizontal storage
<b>LOT SIZE</b>	55,000 SF
<b>ZONING</b>	NC3-75
<b>ASKING RENT PER MONTH</b>	\$0.75 / RSF / Month
<b>RENT PER SF PER YEAR</b>	\$9 / RSF / Year Gross



**MITCH BATTISON**  
206812.9137  
Mitch@paragonREA.com

