

Single Tenant Industrial Property for Sale

14900 Whitman Avenue North, Shoreline, WA 98133

\$2,200,000



Property Details

Address: 14900 Whitman Ave N. Shoreline, WA
ParcelNumber: 282710-0015
2024PropertyTaxes: \$20,922.15
Zoning: Mixed Business (MB)
AllowedUses: Warehousing, Light Manufacturing, Retail, Office, Single & Multi Family Residential
CurrentUse: Light Manufacturing
LotSize: 22,018 SF
TotalBuildingSize: 8,591 SF
TotalNo.ofBuildings: 2
Building 1 Size: 4,721 SF
Building 2 Size: 3,870 SF
Year Built: 1970
Effective Year Built: 1999
Parking: 14 Uncovered Spaces
Number of Tenants: 1
Type of Lease: NNN



Building 1: 14900 Whitman Ave N

Total Building Size: 4,721 SF
Warehouse Size: 2,793 SF
Office Size: 1,928 SF
Clear Span Warehouse
480V 3-Phase Power
18' Interior Clearance
1 Grade Level Loading Door
6 Private Offices
3 Private Restrooms
Additional Storage

Building 2: 900 N. 149th St

Total Building Size: 3,870 SF
Warehouse Size: 3,375 SF
Office Size: 495 SF
Clear Span Warehouse
Heavy Power
18' Interior Clearance
1 Grade Level Loading Door
1 Private Office
2 Private Restrooms
1 Large Conference Room

Lease Summary

<u>Tenant:</u>	West Coast Industries, Inc.
<u>Lease Type:</u>	NNN
<u>Lease Commencement Date:</u>	June 1, 2021
<u>Lease Expiration Date:</u>	May 31, 2028
<u>Option to Extend:</u>	None
<u>Redevelopment Clause:</u>	Landlord has the right to terminate the lease with at least 18 months written notice to Tenant. Landlord shall reimburse tenant for tenant's reasonable moving expenses.

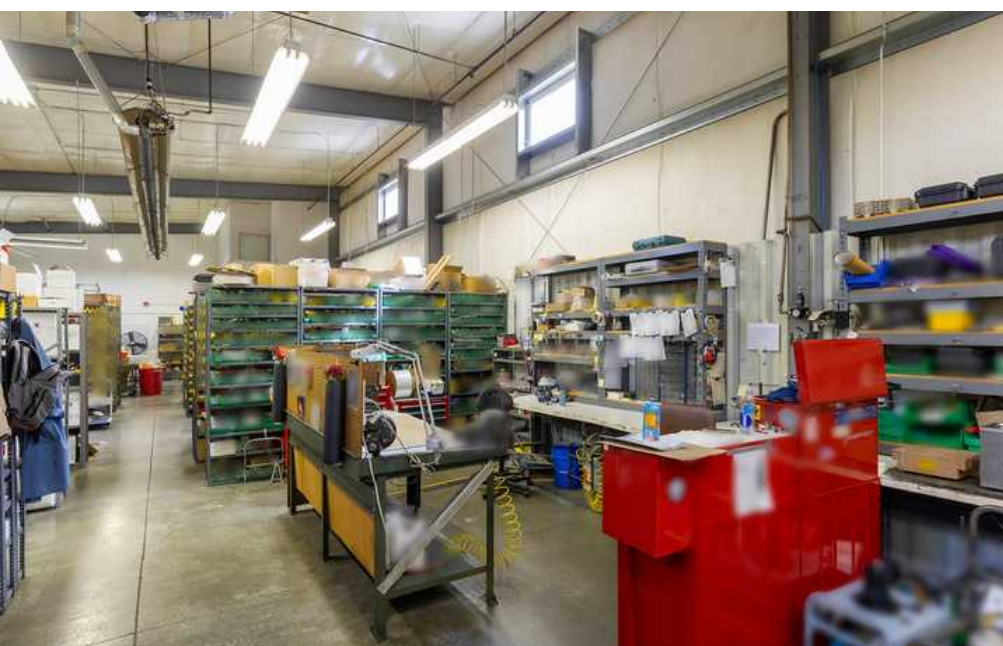
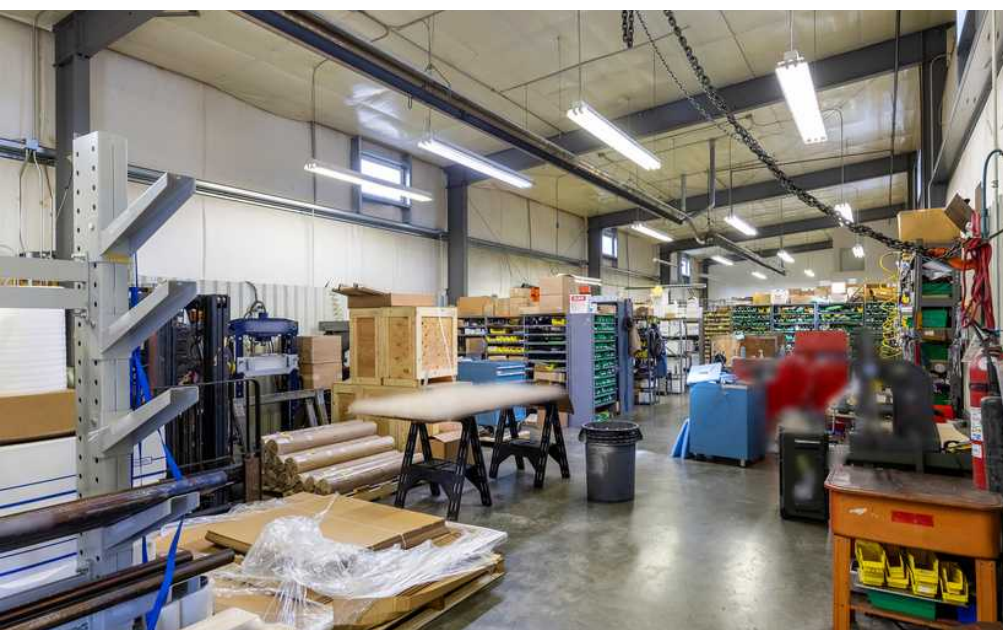
Monthly Base Rent Schedule:

June 1, 2023 - May 31, 2024:	\$11,382.55
June 1, 2024 - May 31, 2025:	\$11,724.00
June 1, 2025 - May 31, 2026:	\$12,075.72
June 1, 2026 - May 31, 2027:	\$12,437.99
June 1, 2027 - May 31, 2028:	\$12,811.13



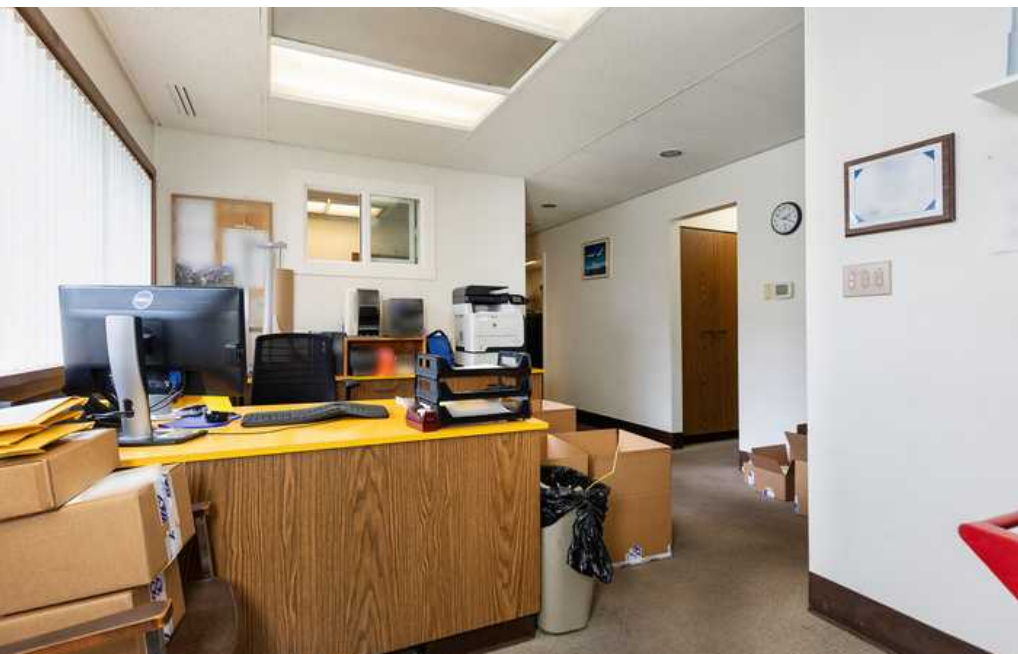
Property Photos

14900 Whitman Ave N.



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