

For Sale

122 South Mead Street

SEATTLE, WA 98108



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NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties is pleased to present for sale 122 South Mead Street in Seattle, WA. Located in the highly desirable Georgetown industrial market, the property is situated in the heart of Seattle's industrial district, with direct access to multiple freeways and the Port of Seattle. The property consists of 3,824 square-foot warehouse building on a 4,792 square-foot lot, zoned MML U/85. The property will be delivered vacant, creating an opportunity for an owner-user buyer.



\$1,500,000

ADDRESS	122 South Mead Street, Seattle, WA 98108
BUILDING AREA	3,824 SF
LOT SIZE	4,792 SF
ZONING	MML U/85
YEAR BUILT/RENOVATED	1974





Investment Highlights

+ IDEAL “CLOSE-IN” SEATTLE LOCATION

Situated in the highly sought after Georgetown industrial market.

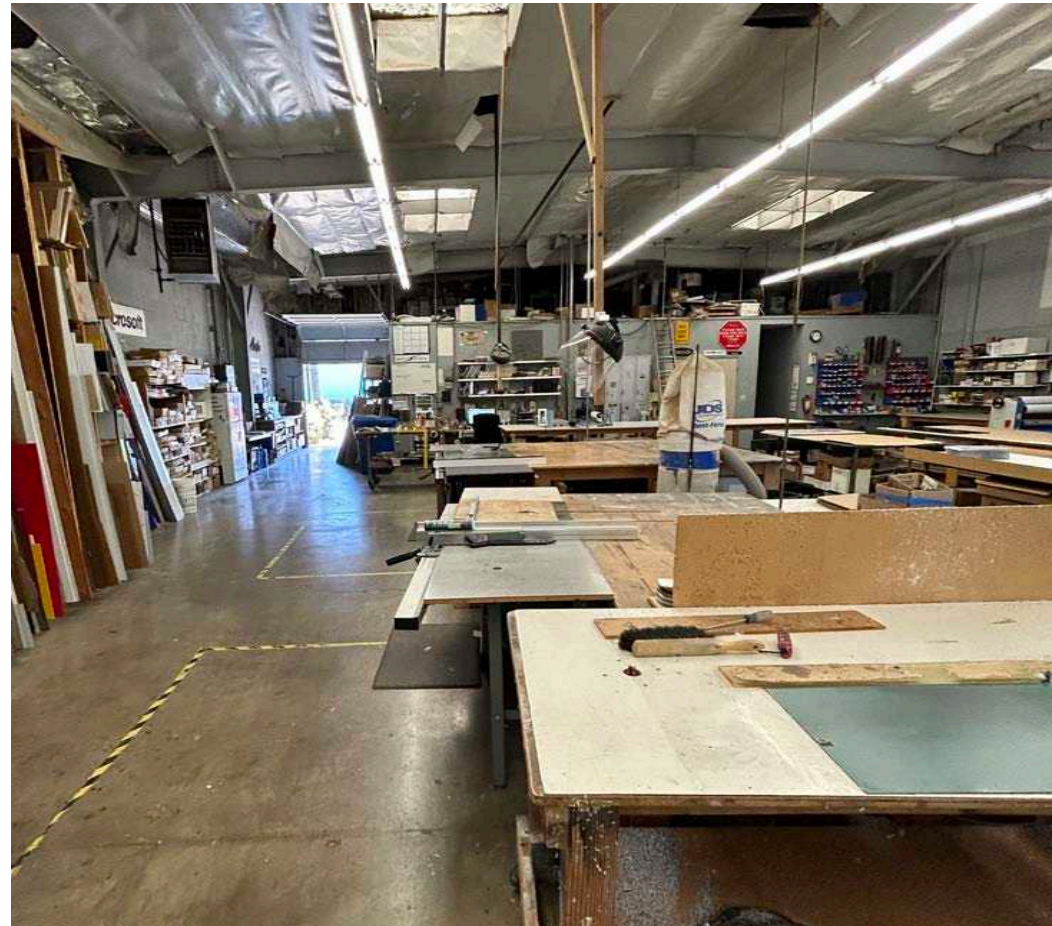
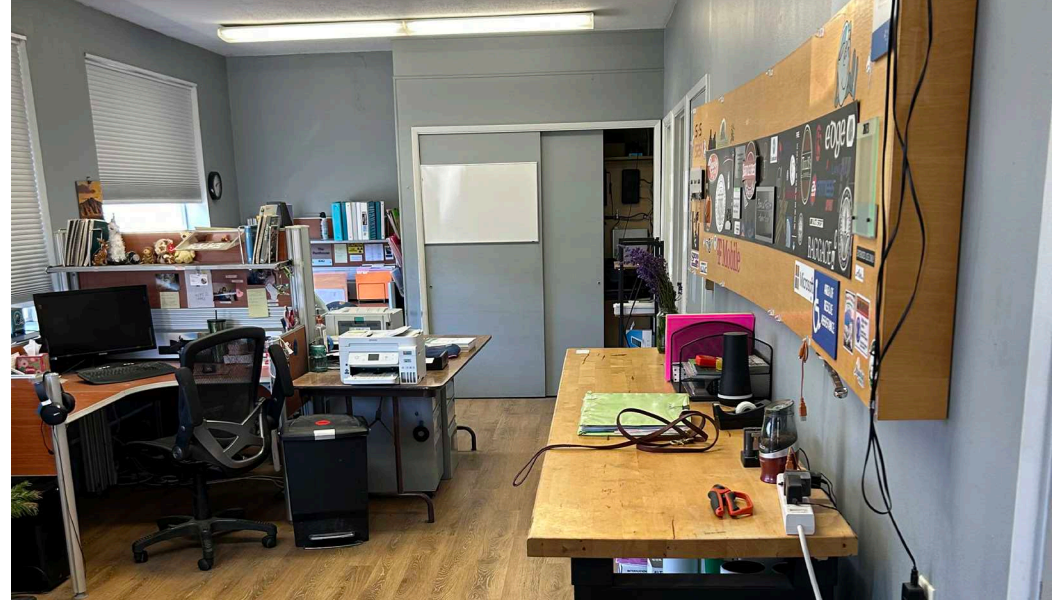
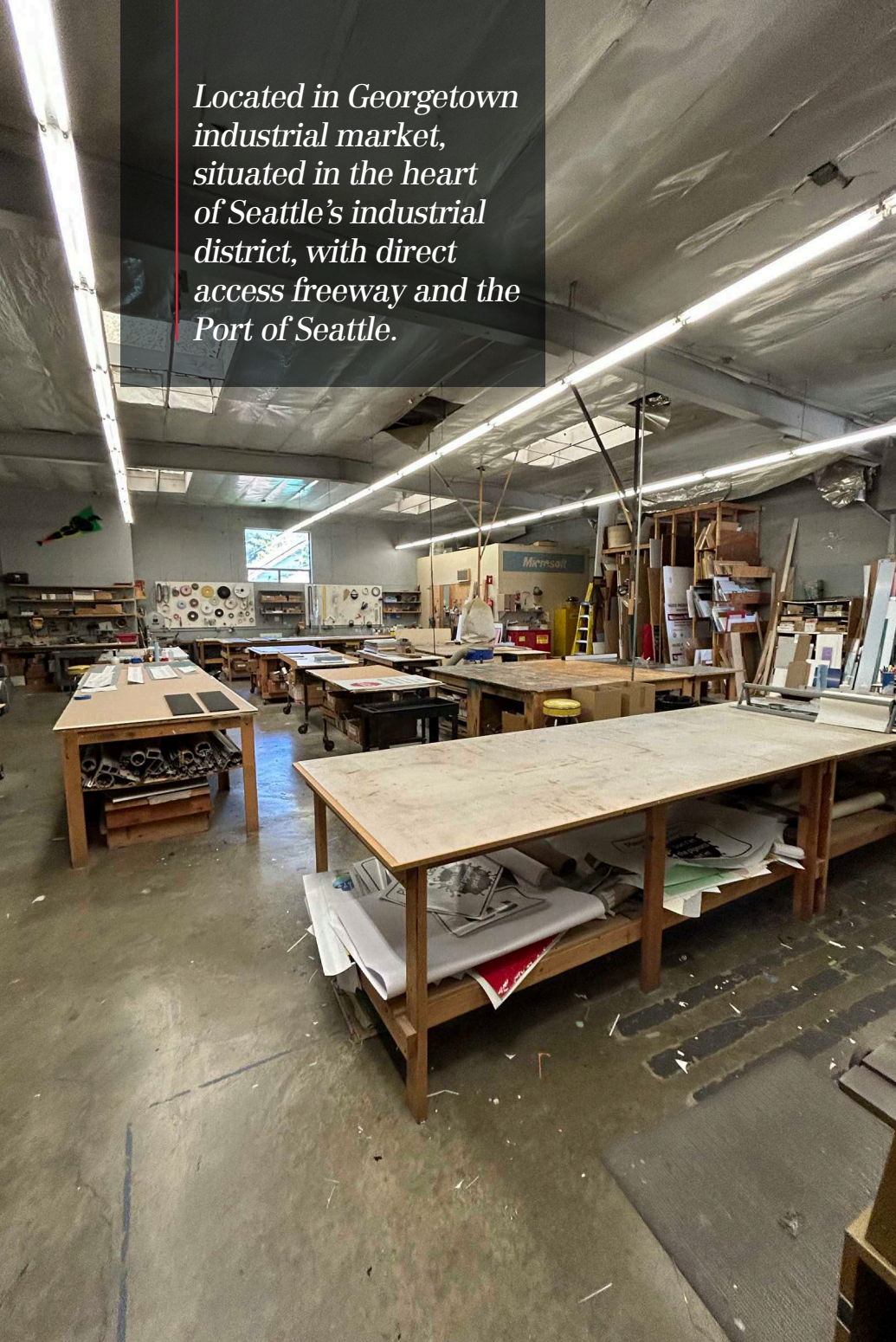
+ RARE SMALL-BUILDING OWNER-USER OPPORTUNITY

The property will be delivered vacant at closing, creating the opportunity for a small business to owner-occupy a prime warehouse & office building.

+ FANTASTIC FLOOR PLAN & BUILDING CONDITION FOR INDUSTRIAL USER

The building includes 3,144 SF of warehouse space with 640 SF of office space, a dock-high loading door, 14ft clear height, and heavy 3-phase power.

Located in Georgetown industrial market, situated in the heart of Seattle's industrial district, with direct access freeway and the Port of Seattle.



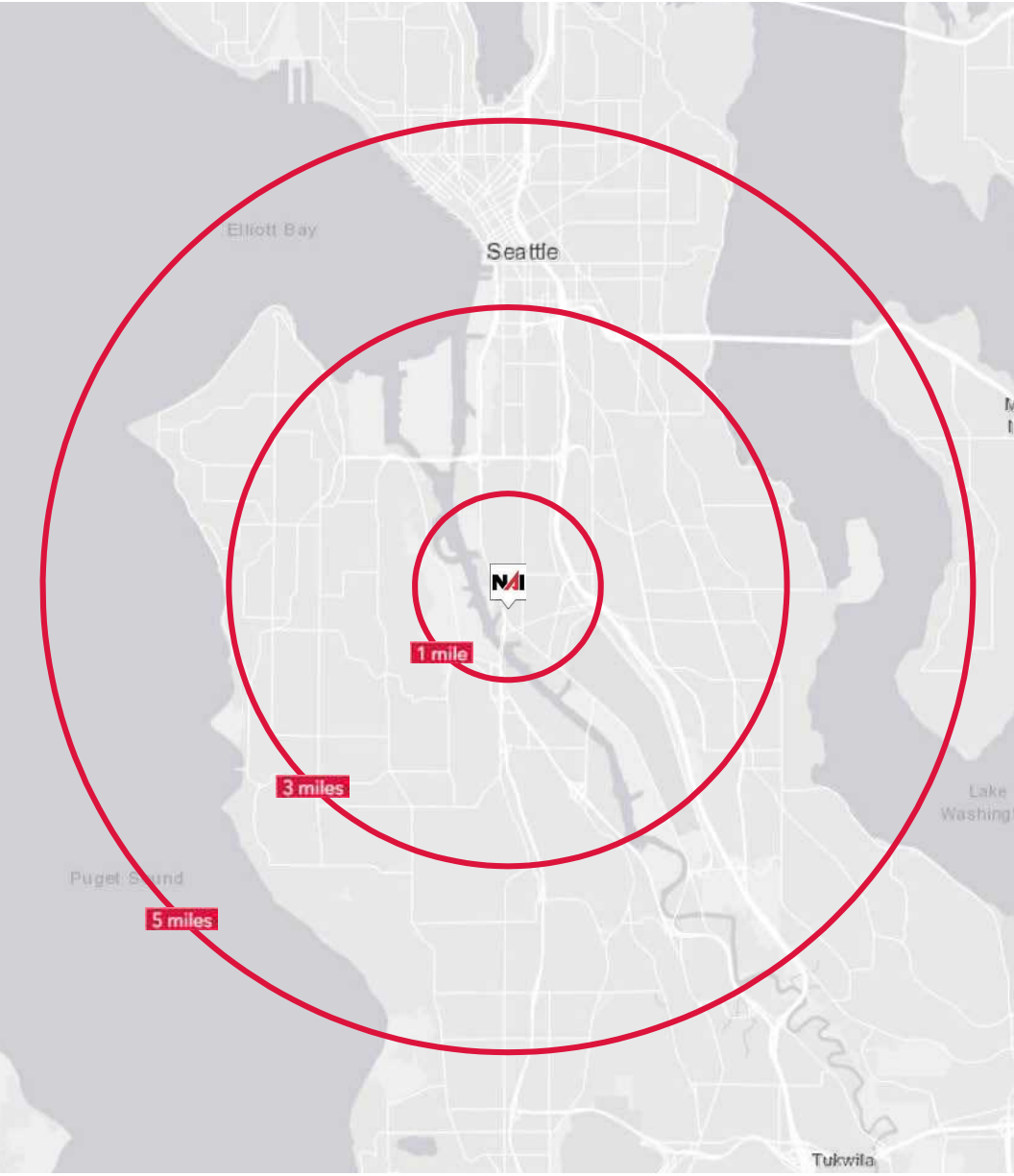
Market Overview

The Puget Sound Region is considered one of the fastest growing markets in the United States — home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Located within the industrial market, SODO is one of Seattle's oldest neighborhoods. Don't let the label fool you, the neighborhood has a sizable number of office and retail establishments in addition to manufacturing-oriented businesses. Food connoisseurs can enjoy an array of dining options in addition to an assortment of breweries in the area.

Due to its convenient location near the Port of Seattle and the urban core, SODO has seen robust growth and leasing activity with low vacancy rates. The area is centrally located with easy access to I-5, Boeing Field, Hwy 99 and minutes from downtown Seattle.





Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	3,246	149,629	386,202
Households	1,331	61,460	179,391
Median Age	40.4	38.6	38.9
Median HH Income	\$103,952	\$105,531	\$107,766
Avg. HH Income	\$135,390	\$146,218	\$155,059
Renter Occupied Housing Units	570	29,495	107,979

MARTIN SIGNS
& FABRICATION, INC.

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EXCLUSIVELY LISTED BY:

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