

For Sale | Owner-User Opportunity
138,476 SF Warehouse & Manufacturing Facility | 3.46 Acres Site

5901 East Marginal Way South

Seattle, WA 98134



S Michigan St

E Marginal Way



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Property Summary

Address	5901 E Marginal Way S, Seattle, WA 98134
Parcel Number	192404-9091
Zoning	MML U/85, City of Seattle - Maritime, Manufacturing, and Logistics zoning. - FAR 2.5 - Maximum height of 85'
Size Area	3.46 AC 150,717 SF
Total Rentable SF	Approximately 138,476 square feet total - Approximately 119,990 SF of warehouse & manufacturing - Approximately 7,986 SF office - Approximately 10,500 SF high-bay storage
Year Built	1955
Roof	Replacement needed.
Parking	Approximately 26 car parking stalls
Clear Height	26' (per CoStar)
Loading	8 dock-high doors 8 grade-level doors
Truck Court(s)	Approximately 80'-95'
Construction Type	Concrete tilt-up

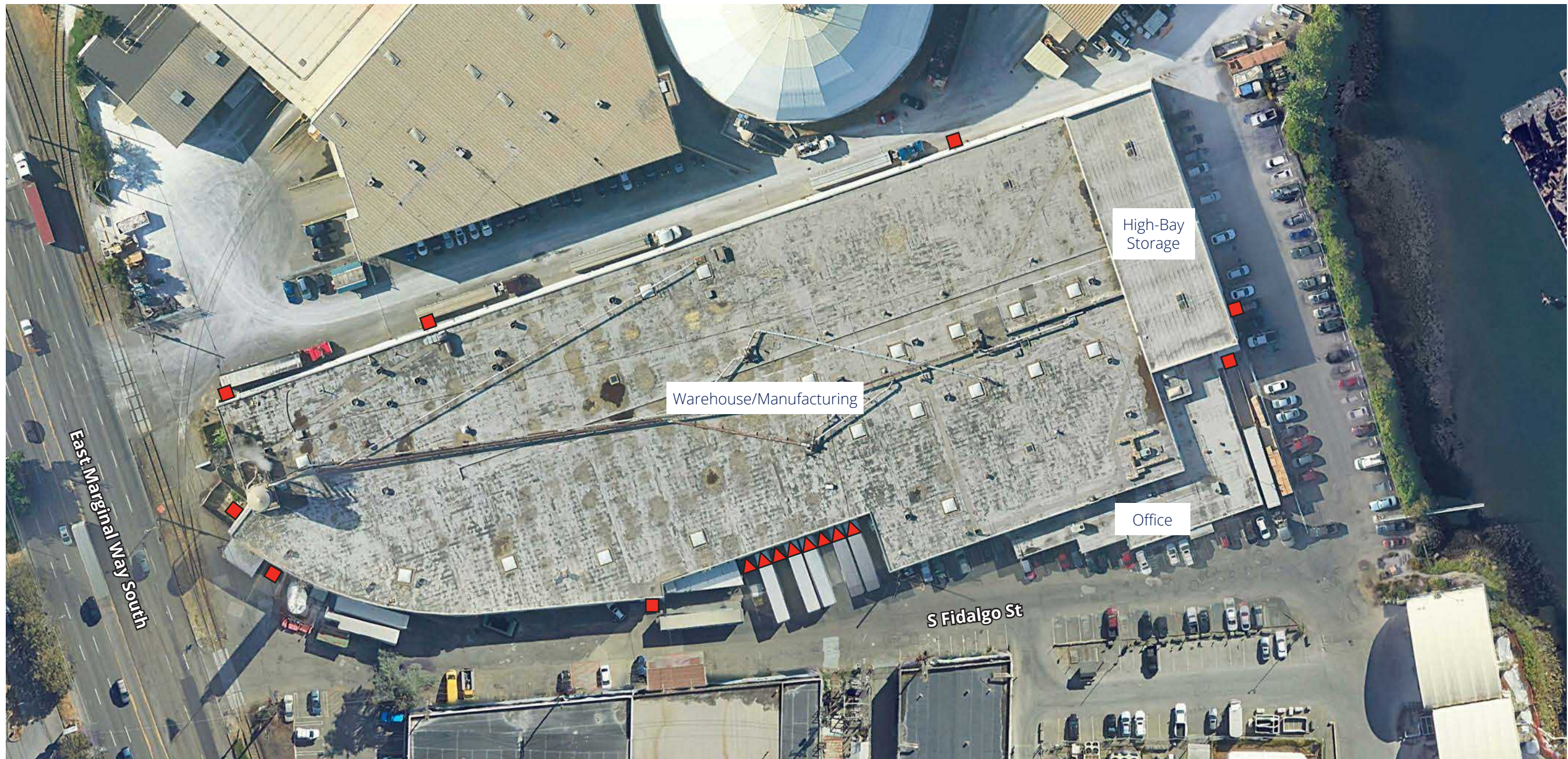


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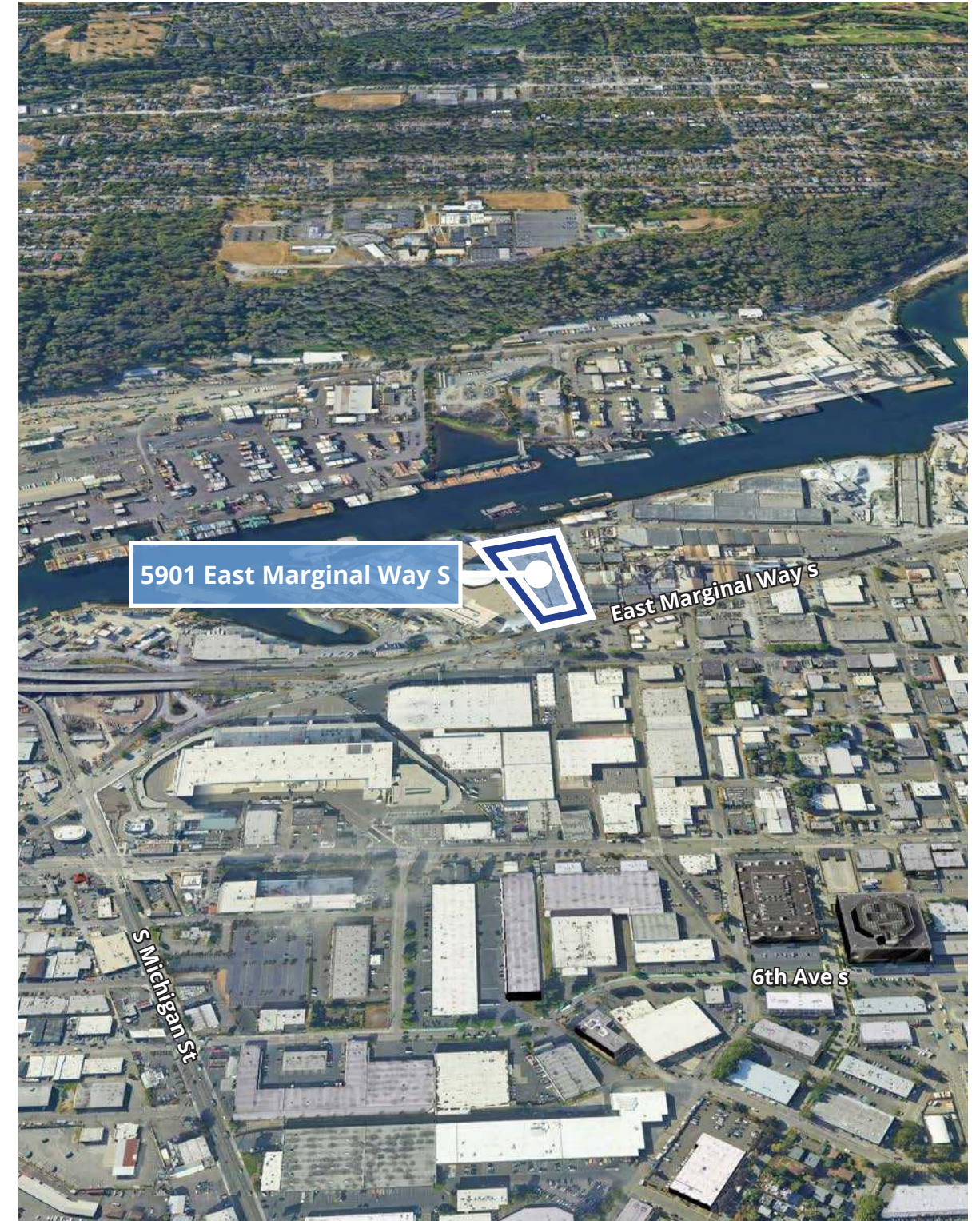
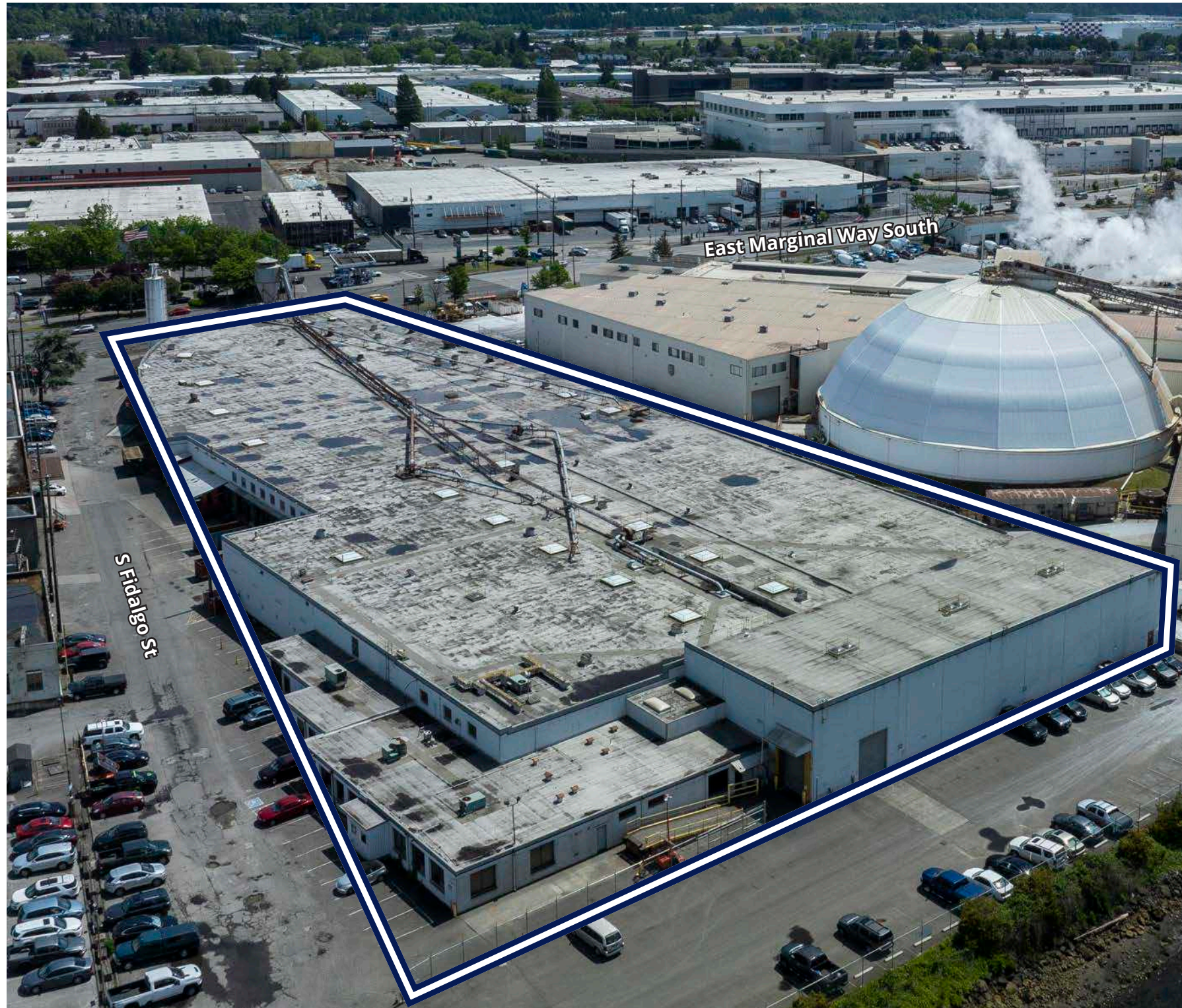
Building and Site Aerial

- ▲ Dock-high Door
- Grade-level Door



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