

FOR SALE | \$2,250,000

Triple Net Leased Investment

6,500 SF Industrial Flex Building

5201
4TH AVE S

Seattle, WA



NEWMARK

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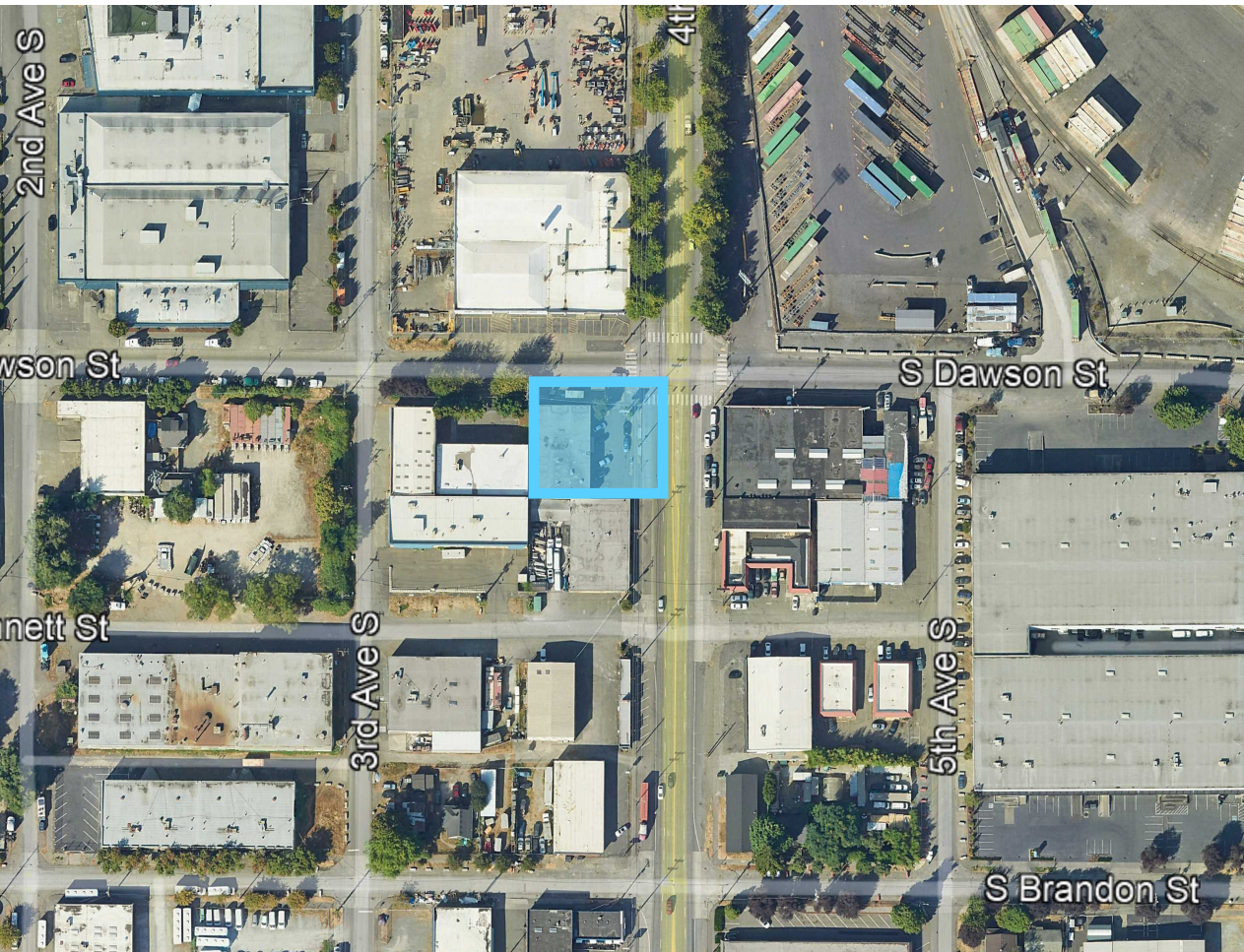
Seattle, WA

PROPERTY HIGHLIGHTS

- 0.25 Acres (11,000 SF)
- Clear Height: 14'
- Loading: 2 Grade Level Doors
- Zoning: MML U/85
- Year Built: 1973
- New Roof in 2024

INVESTMENT HIGHLIGHTS

- New five (5) year lease with 3.75% annual increases
- Year 1 NOI - \$130,356



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