

FOR LEASE OR SALE

4301

LEARY WAY NW

SEATTLE, WA

ICONIC BUILDING

IDEAL FOR INDUSTRIAL MANUFACTURING/ASSEMBLY,
WAREHOUSING AND OFFICE USERS

5 MONTHS
FREE RENT*

ON A 5 YEAR DEAL

*DEAL DEPENDENT

TOTAL BUILDING: 34,711 SF



BREWERY & PUB

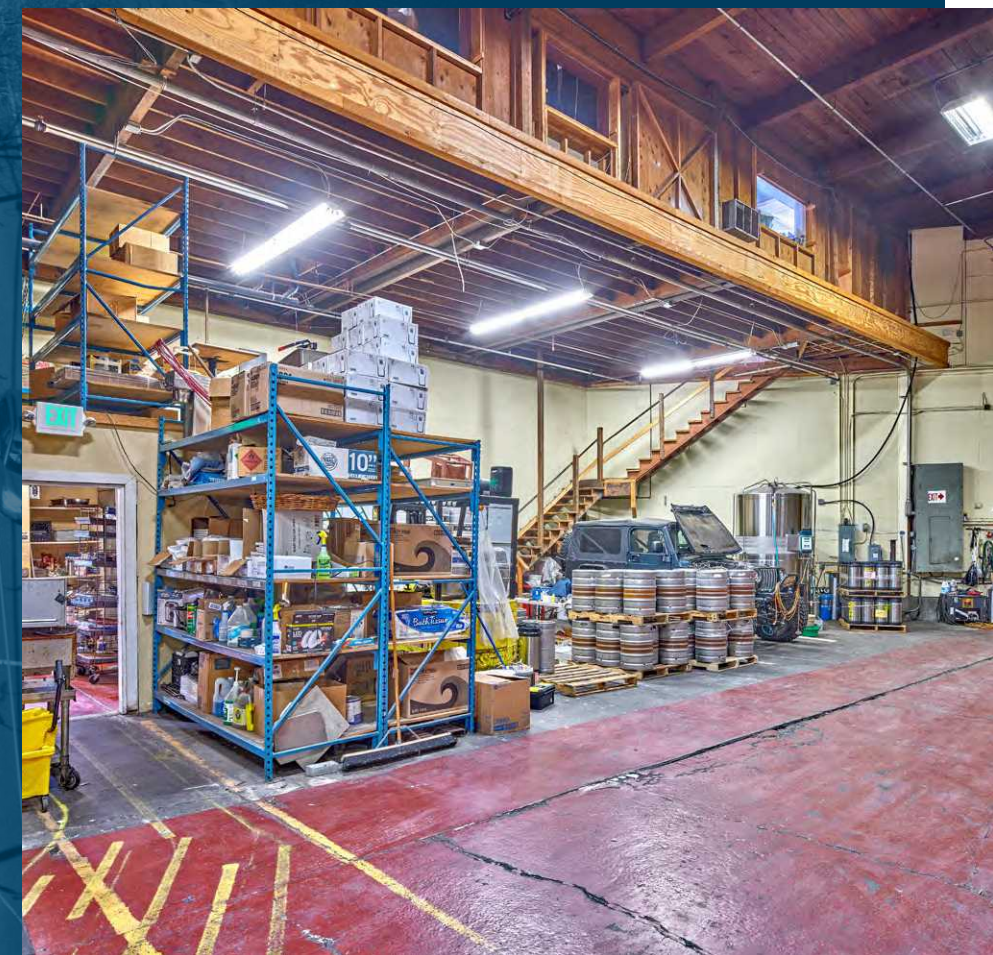
HIGH VISIBILITY INDUSTRIAL STAND ALONE BUILDING ON LEARY WAY

BALLARD

BURKE GILMAN TRAIL

LEARY WAY

FREMONT





PROJECT OVERVIEW

INCREDIBLE OPPORTUNITY TO TAKE ADVANTAGE OF THE EXISTING INFRASTRUCTURE AND IMPROVEMENTS TO CREATE, STORE AND PRODUCE A WHOLE NEW DESTINATION

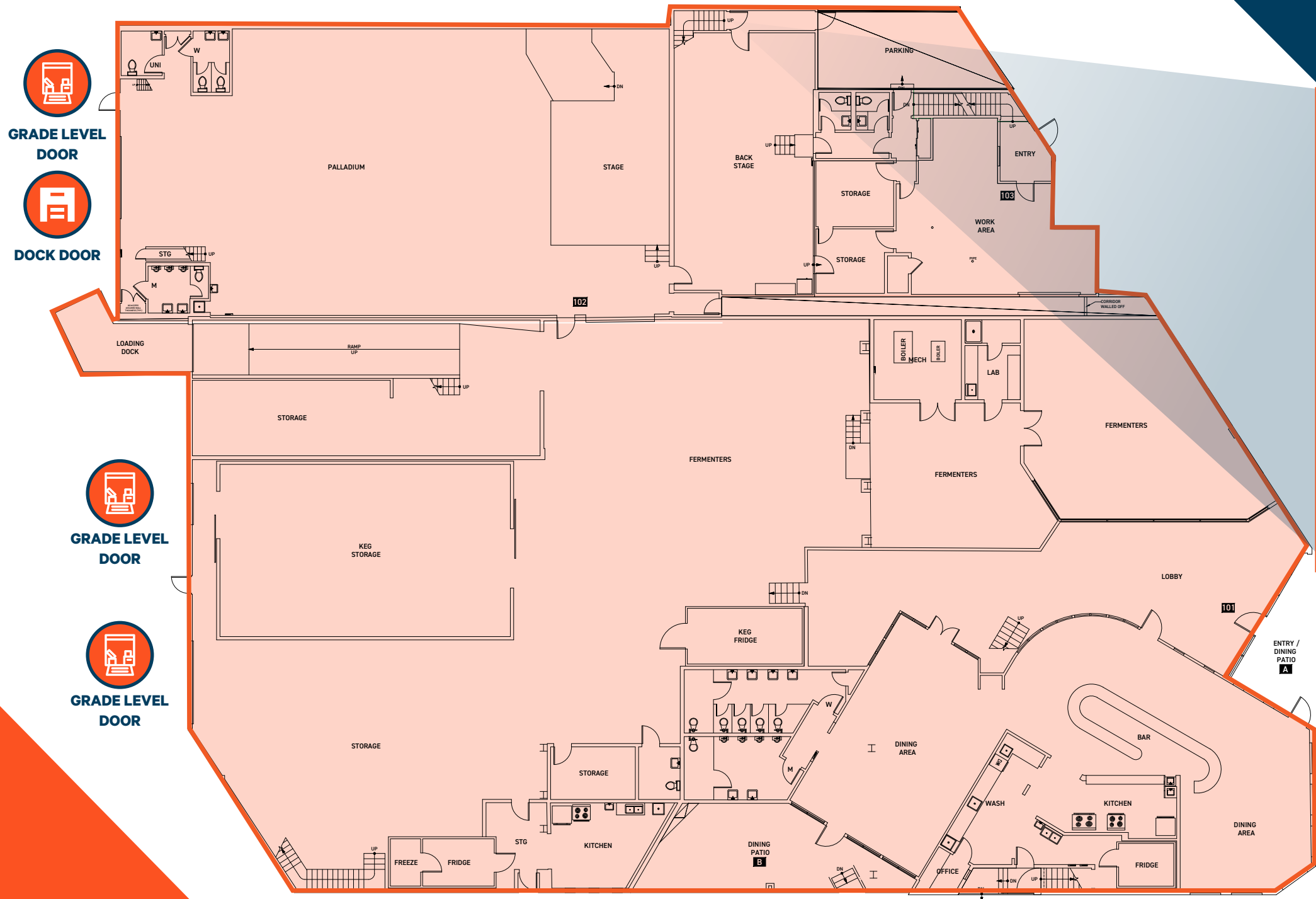
RARE IN-CITY INDUSTRIAL OPPORTUNITY

- Total Space – 34,711 SF (divisible)
- Two 14 x 14 grade doors
- One 14 x 16 grade doors
- One 8 x 8 pony dock
- One 8 x 8 dock high
- 22' - 24' Clear height
- Fully sprinklered with floor drains
- 277/480v Power
- 1,500 SF Cooler and 200 SF Cooler
- Various office sizes and configurations
- Brewery equipment (potentially) available
- Event space ready
- Ample restrooms
- Warehouse restroom / locker room

BREWERY, WAREHOUSE, INDUSTRIAL SPACE

WAREHOUSE AND DISTRIBUTION OPPORTUNITY WITH OFFICES

FULL BUILDING OPPORTUNITY
34,711 SF TOTAL



GRADE LEVEL DOOR



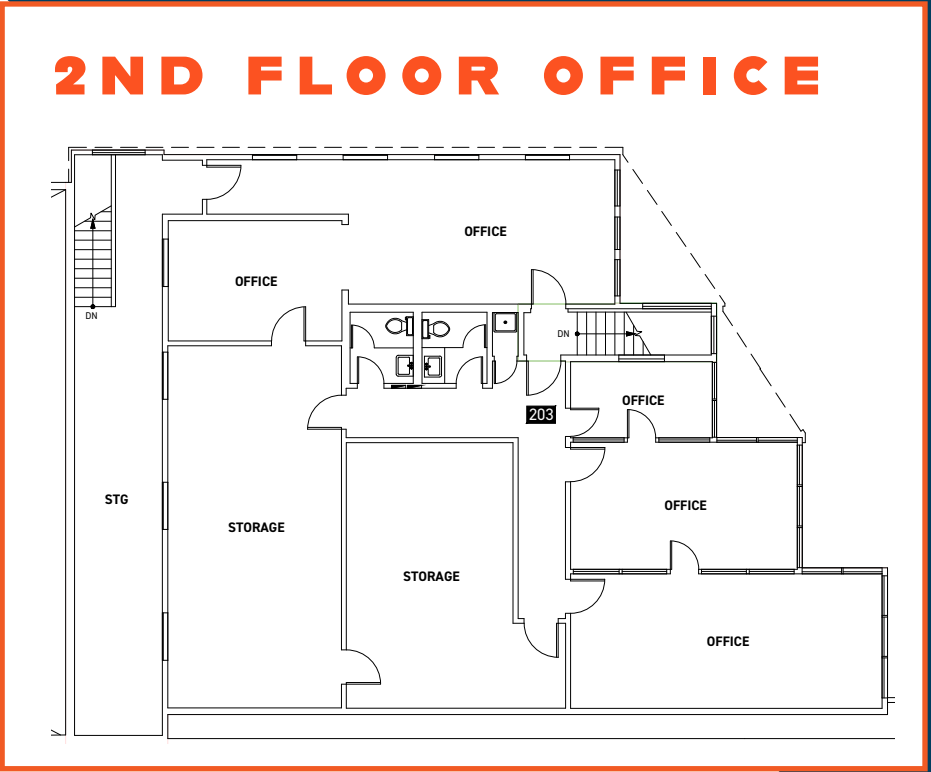
DOCK DOOR



GRADE LEVEL DOOR



GRADE LEVEL DOOR

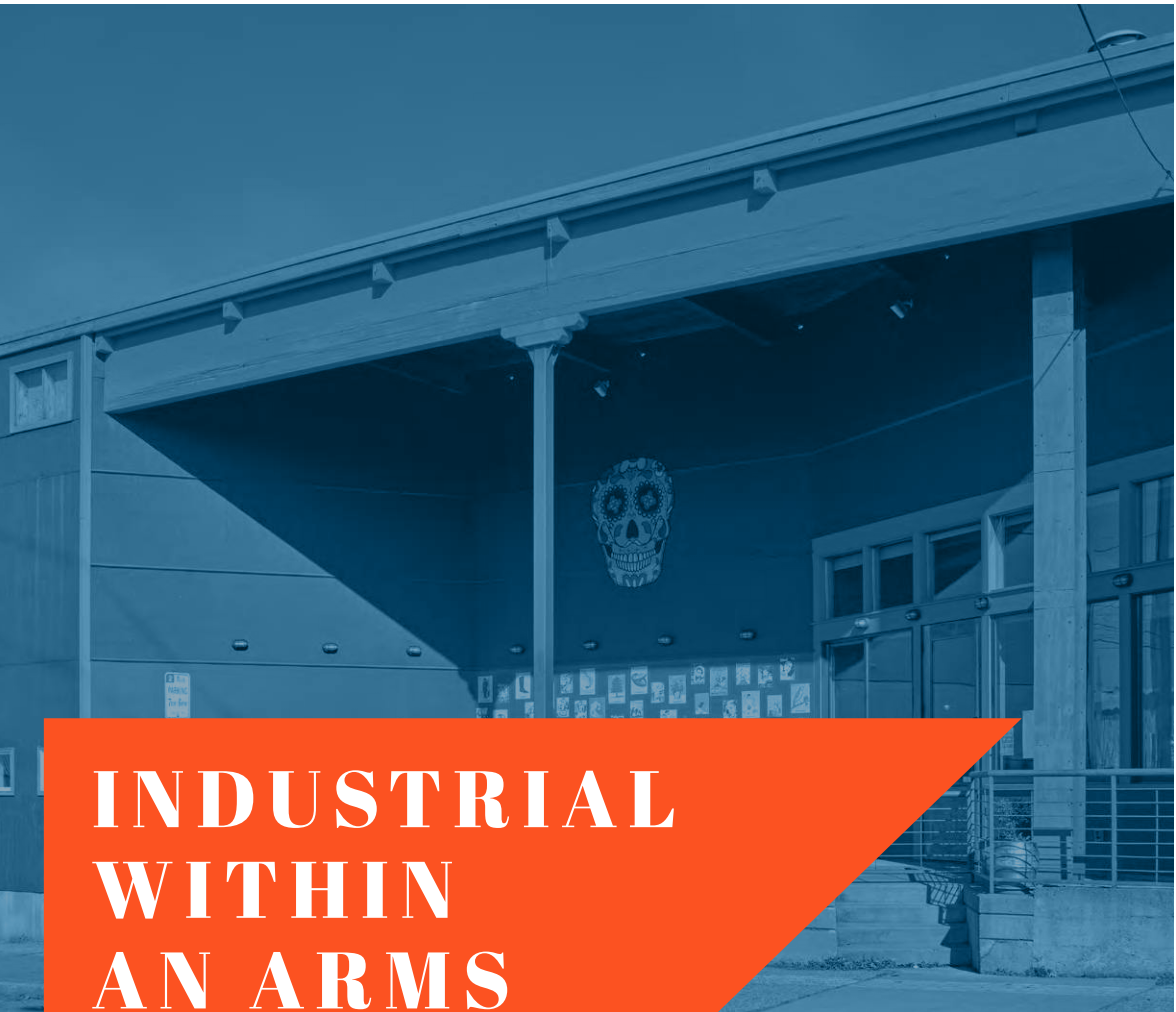


2ND FLOOR OFFICE

VIRTUAL TOUR



*NOTE: TWO DEMISING OPTIONS POSSIBLE



**INDUSTRIAL
WITHIN
AN ARMS
REACH**



SEATTLE



**4301
LEARY WAY NW**

BOTHELL

KIRKLAND

REDMOND

202

520

405

99

BAINBRIDGE ISLAND

BELLEVUE

SAMMAMISH

SEATTLE

MERCER ISLAND

I-90

ISSAQUAH

RENTON

BURIEN

VASHON

SEATAC



AREA PARKING

45 ADJACENT PARKING STALLS



FOR SALE OPPORTUNITY

SBA 504 LOAN SAMPLE STRUCTURE

CAPITAL ACCESS GROUP

SBA 504 LOAN SAMPLE STRUCTURE

PREPARED FOR: REDCO DEVELOPMENT
 PROPERTY ADDRESS: 4301 LEARY NW, SEATTLE
 DATE PREPARED: 3/4/2024

PROJECT DETAILS

PURCHASE PRICE	\$13,500,000	PROPERTY ADDRESS	4301 LEARY NW, SEATTLE
IMPROVEMENTS		BUILDING SIZE (S.F.)	33,500
		PRICE PER SQ. FT.	\$402.99
TOTAL PROJECT COST	\$13,500,000		

SBA 504 FINANCING STRUCTURE

SOURCE OF FUNDS	% OF TOTAL PROJECT	AMOUNT	RATE	AMORTIZATION	MATURITY	MONTHLY PAYMENT
5YR FIXED RATE	54%	\$7,262,000	6.25%	25	25	\$47,905
SBA (2ND)*	36%	\$5,000,000	6.36%	25	25	\$33,324
DOWN PAYMENT	10%	\$1,350,000				
					TOTAL MONTHLY PAYMENT	\$81,229
					TOTAL PAYMENT PSF	\$2.42

* INCLUDES FINANCED SBA FEE OF \$112,000

MONTHLY OWNERSHIP COSTS

MORTGAGE PAYMENTS	\$81,229
INSURANCE & PROPERTY TAX	\$14,625
TOTAL MONTHLY CASH OUTLAY:	\$95,854
5-YR AVERAGE PRINCIPAL PAYDOWN BENEFIT:	\$(19,809)

OUT OF POCKET COSTS

DOWN PAYMENT	\$1,350,000
ESTIMATED BANK FEES	\$36,310
APPRAISAL & ENVIRONMENTAL REPORTS	\$5,400

TOTAL EFFECTIVE MONTHLY COSTS: \$76,045

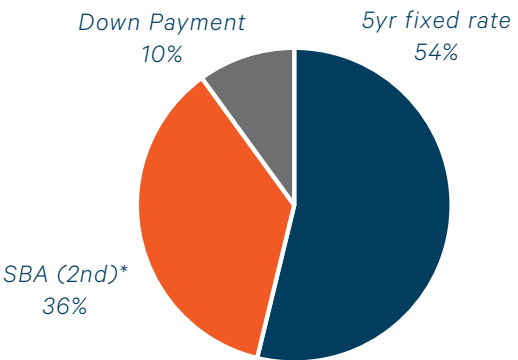
TOTAL OUT OF POCKET COSTS \$1,391,710

ASSUMPTIONS

- The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.
- Bank rate, terms, and fees are estimates and vary depending on lender.
 - SBA fee is 2.15% of the SBA loan amount plus a \$5,000 attorney flat fee and \$1,000 documentation fee. These fees are financed.
 - The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
 - All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
 - Bank Fees are estimated at .5% of bank loan amount.
 - Insurance & Property Tax estimated at 1.3% of purchase price.
 - Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

90% FINANCING

FOR MORE INFORMATION CONTACT:



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