

# 735 SOUTH MONROE STREET

SEATTLE, WA 98108

FOR SALE: \$1,650,000

## SOUTH PARK INDUSTRIAL BUILDING FOR SALE

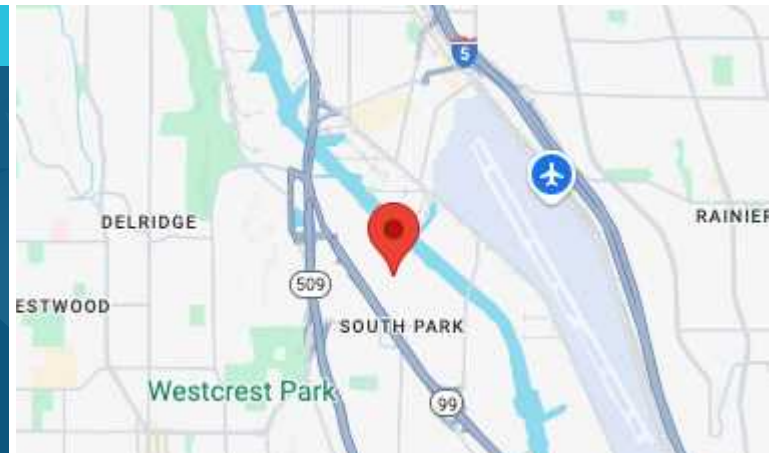


### SALE INFORMATION

Building Size	Office Size	Land Size	Loading	Clear Height
4,802 SF	Minimal	10,000 SF	2 GL (12' x 12')	16'

### SALE INFORMATION

- Central South Park location
- Concrete-tilt construction
- Portion of yard area is fenced
- UI U/45 zoning
- Well suited for many industrial/manufacturing uses
- 3 phase power
- New roof within past 10 years
- Sale Price: \$1,650,000



**GRIFFIN DAY**  
206.261.4012  
gday@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.



# 735 SOUTH MONROE STREET

SEATTLE, WA 98108



**GRIFFIN DAY**  
206.261.4012  
gday@neilwalter.com

550 S Michigan St  
Seattle, WA 98108  
206.787.1800  
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.