



\$1,100,000 | Interbay Owner/User or Investment Opportunity

For Sale: 3439 16th Avenue W  
Seattle, WA 98119

**NEWMARK**

**Levi Bundrant**

*Associate*

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**Marty Leith**

*Executive Managing Director*

*Multifamily Capital Markets*

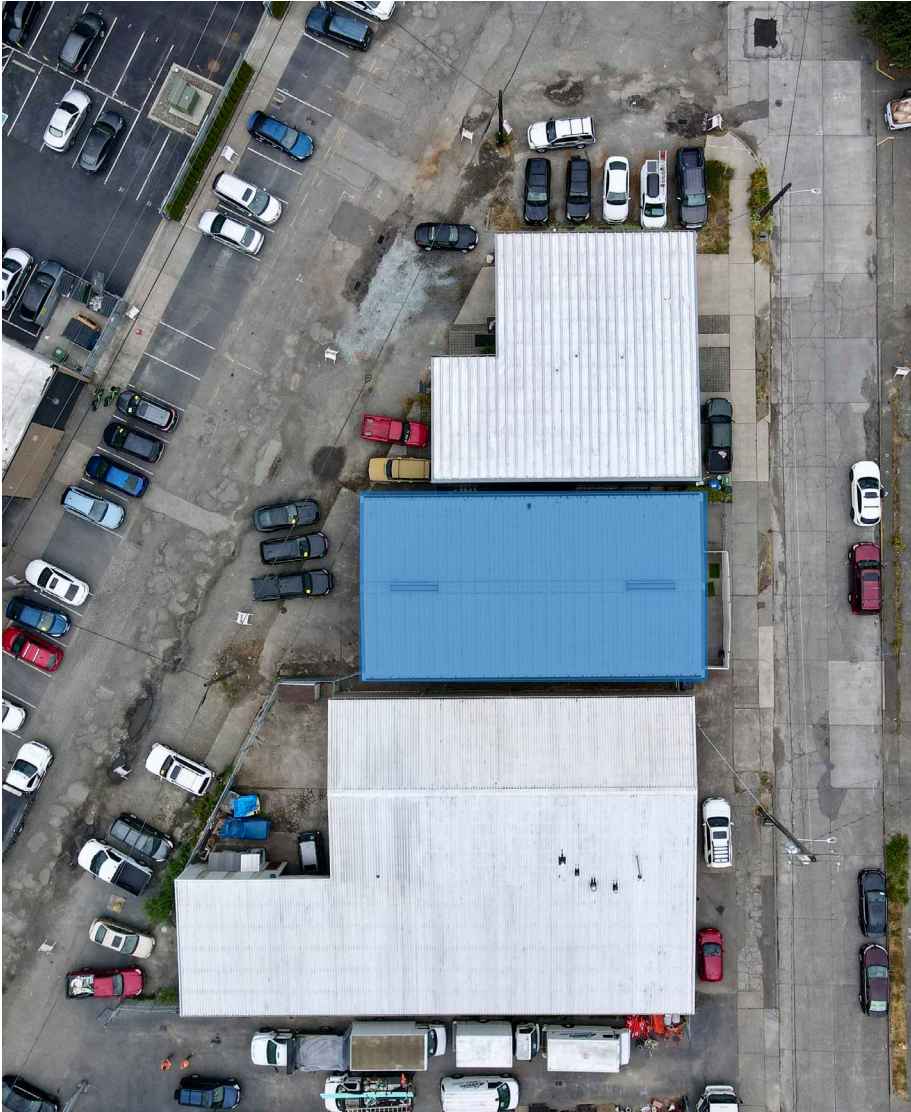
*Investment Sales*

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# Sale Details



3439 16TH AVE W | SEATTLE, WA 98119

## PROPERTY HIGHLIGHTS

- Total Building Size: 2,925 SF
- Additional Mezzanine: ~750 SF (not included in building square footage)
- Two Grade-Level Roll-Up Doors
- Clear Height: 18'–20'
- Zoning: UI U/45
- Lot Size: 3,440 SF (per King County)
- Rare small-bay warehouse in the heart of Interbay
- Excellent access to Ballard, Magnolia, and Downtown Seattle
- Potential for full owner-user occupancy

## TENANCY OVERVIEW

West Suite | 1,170 SF

Current use: Auto storage

Lease expires: 4/1/2027

Early termination negotiable

East Suite | 1,755 SF

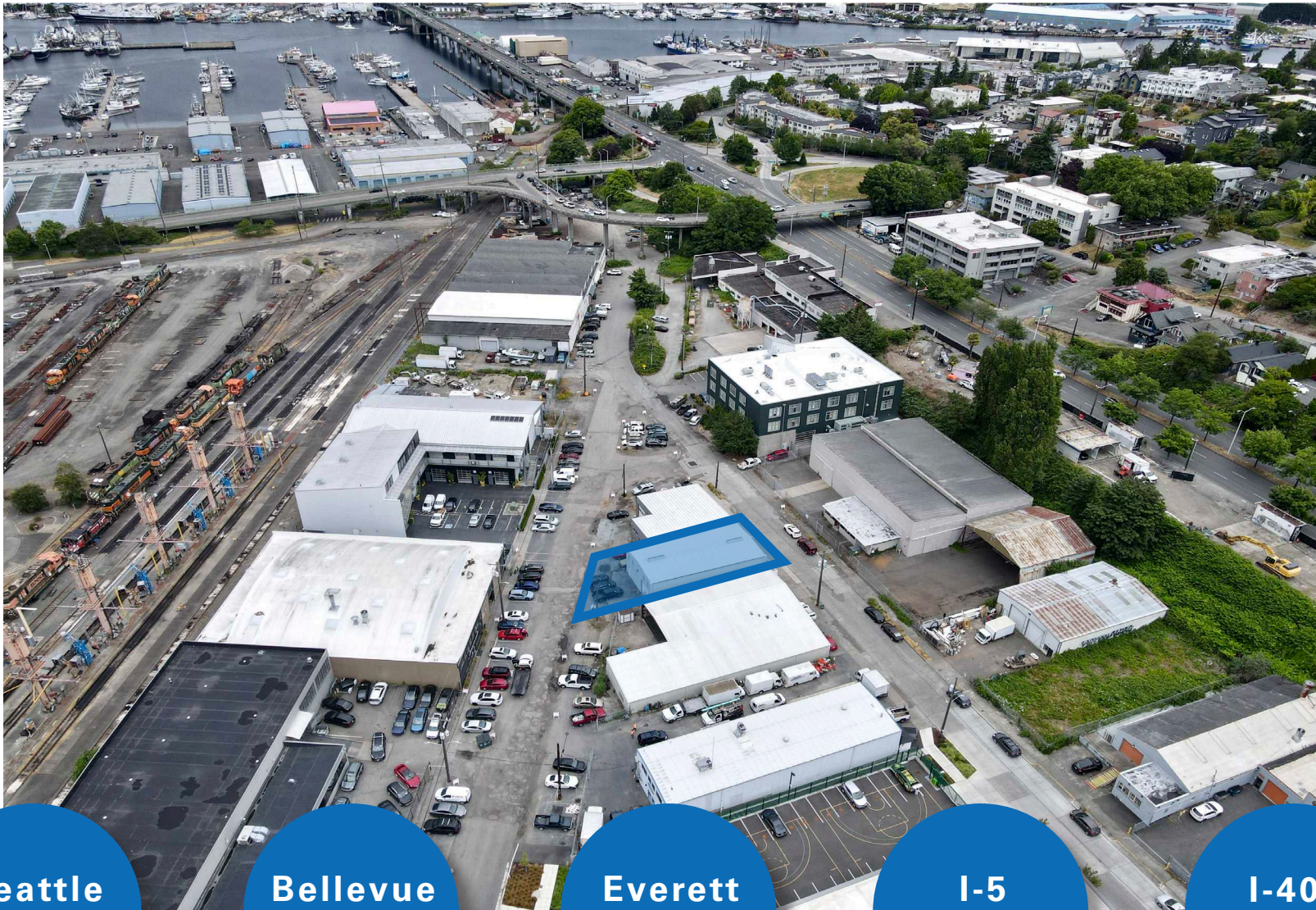
Current use: Dog training facility

Lease expires: 6/30/2027

Early termination negotiable



- Unique opportunity to acquire a well-located industrial asset in the heart of Interbay.
- Ideal for an owner-user or investor, the property offers flexibility for partial or full building occupancy. With two tenants in place and potential for early termination, this is a versatile offering in one of the Puget Sound's most supply-constrained small-bay industrial markets.



**Seattle**  
20 min

**Bellevue**  
30 min

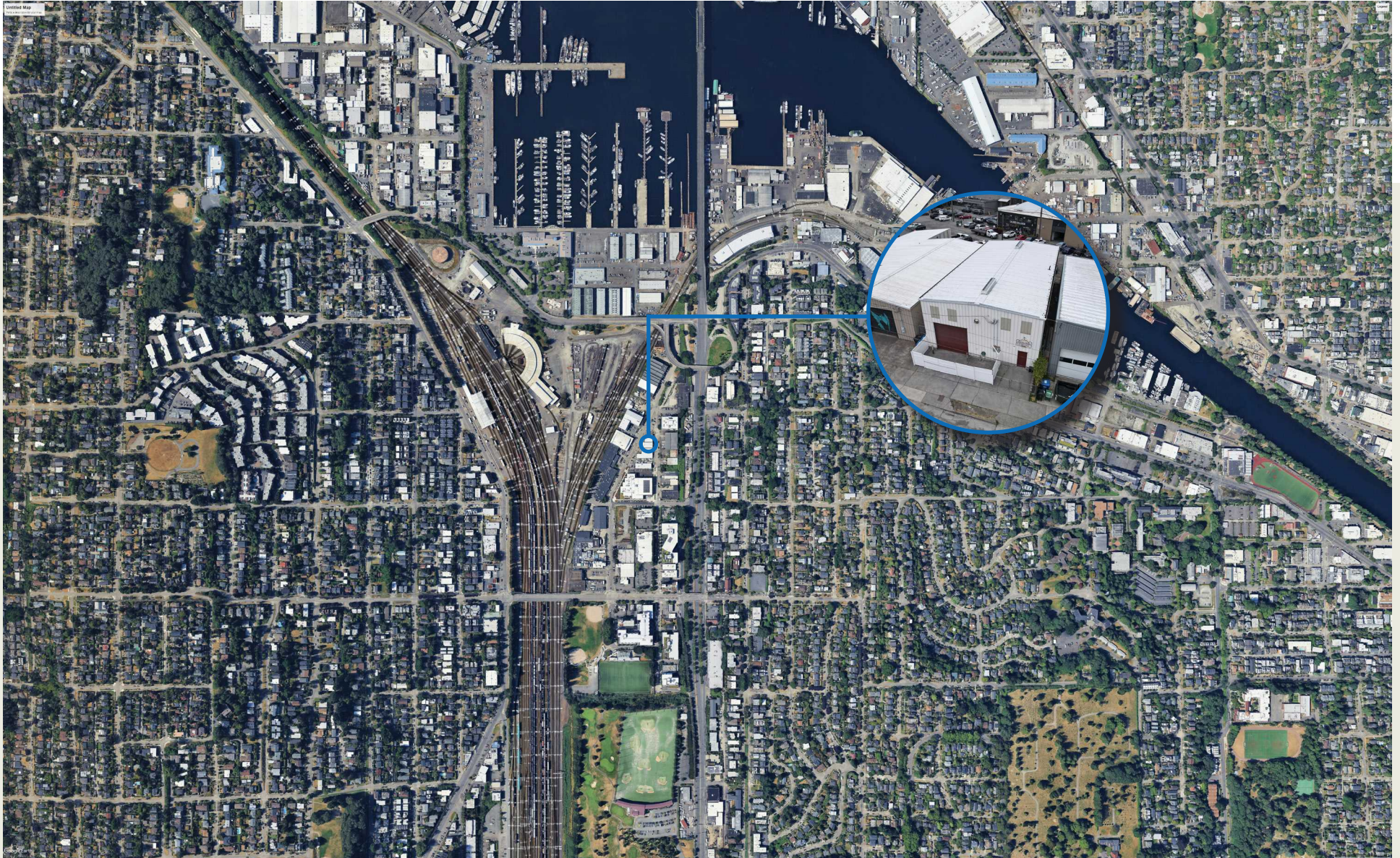
**Everett**  
45 min

**I-5**  
10 min

**I-405**  
30 min



# Location Details







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