

# TRUCK MAINTENANCE FACILITY

FOR LEASE OR SALE

# 3801 7TH AVE S

SEATTLE, WA



## 9,052 SF FREE-STANDING BUILDING WITH YARD

For Lease: \$1.65/SF/Month, NNN | For Sale: Contact brokers for pricing

### Taylor Hudson

Senior Director

T +1 425 201 1205

Taylor.Hudson@cushwake.com

### Greg Millerd

Senior Director

T +1 206 521 0237

Greg.Millerd@cushwake.com



# AVAILABLE NOW

9,052 SF FREE-STANDING BUILDING

0.71 ACRE LOT (30,720 SF)

22,000 SF FULLY PAVED AND FENCED YARD

4 OVERSIZED GRADE LEVEL DOORS

MML U/85 ZONING

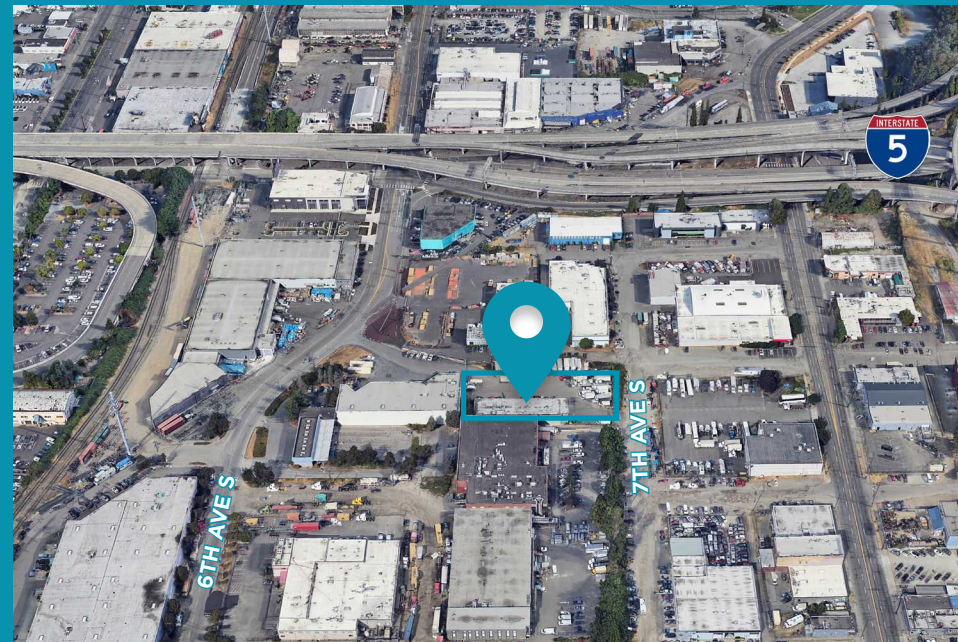
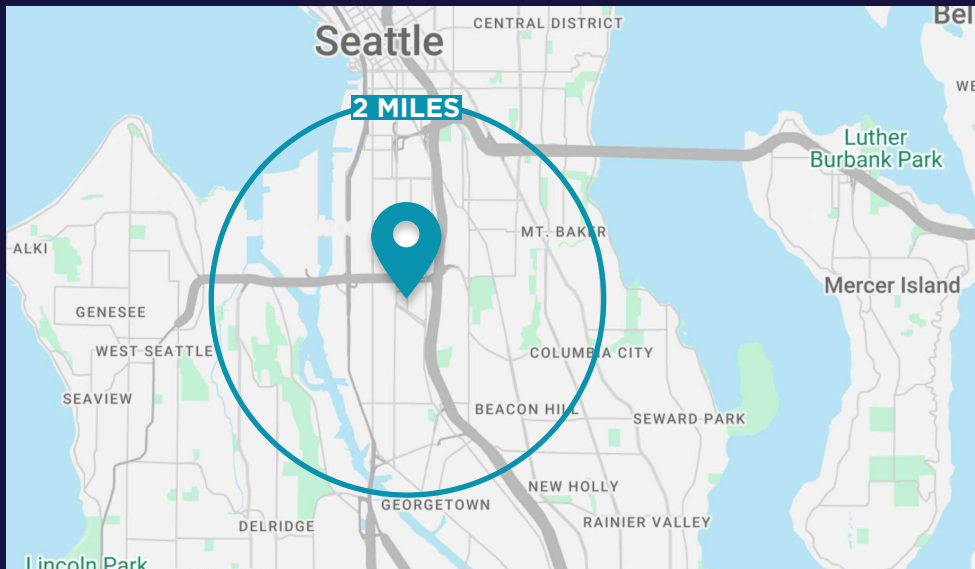
24' CLEAR HEIGHT

600 AMPS POWER

2 BLOCKS FROM I-5 RAMP

FOR LEASE: \$1.65/SF/MONTH, NNN

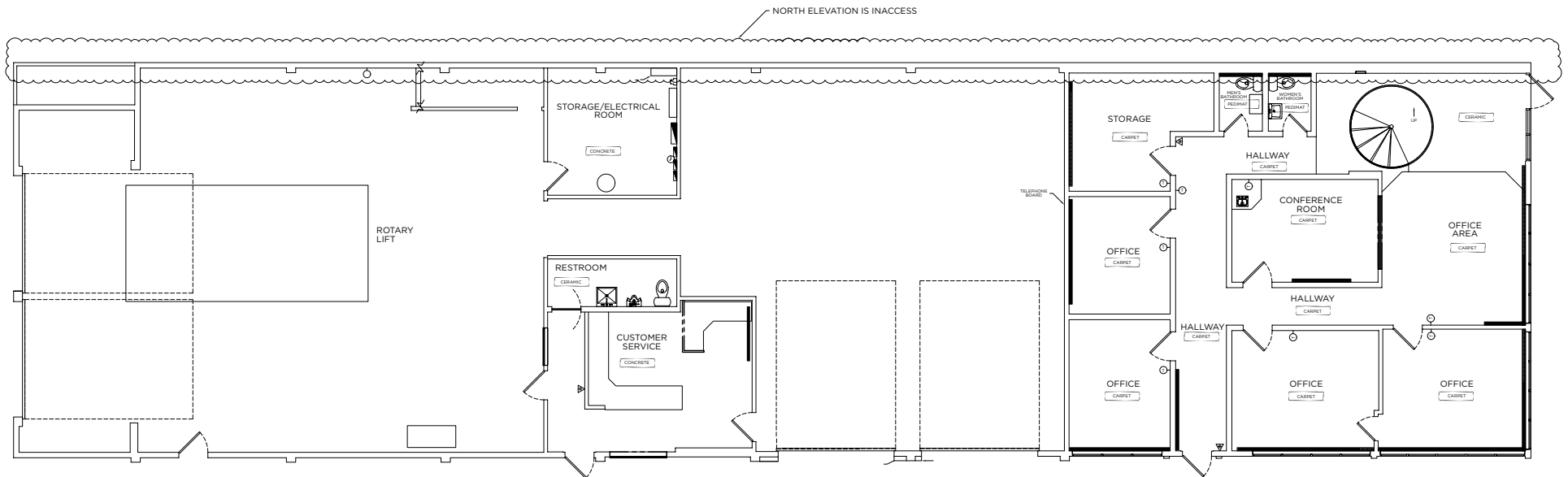
FOR SALE: CONTACT BROKERS FOR PRICING



# FLOOR PLAN

**9,052 SF FREE-STANDING BUILDING ON 0.71 ACRE  
WITH 22,000 SF FULLY FENCED AND PAVED YARD AREA**

For Lease: \$1.65/SF/Month, NNN | For Sale: Contact brokers for pricing



## Taylor Hudson

Senior Director

T +1 425 201 1205

Taylor.Hudson@cushwake.com

## Greg Millerd

Senior Director

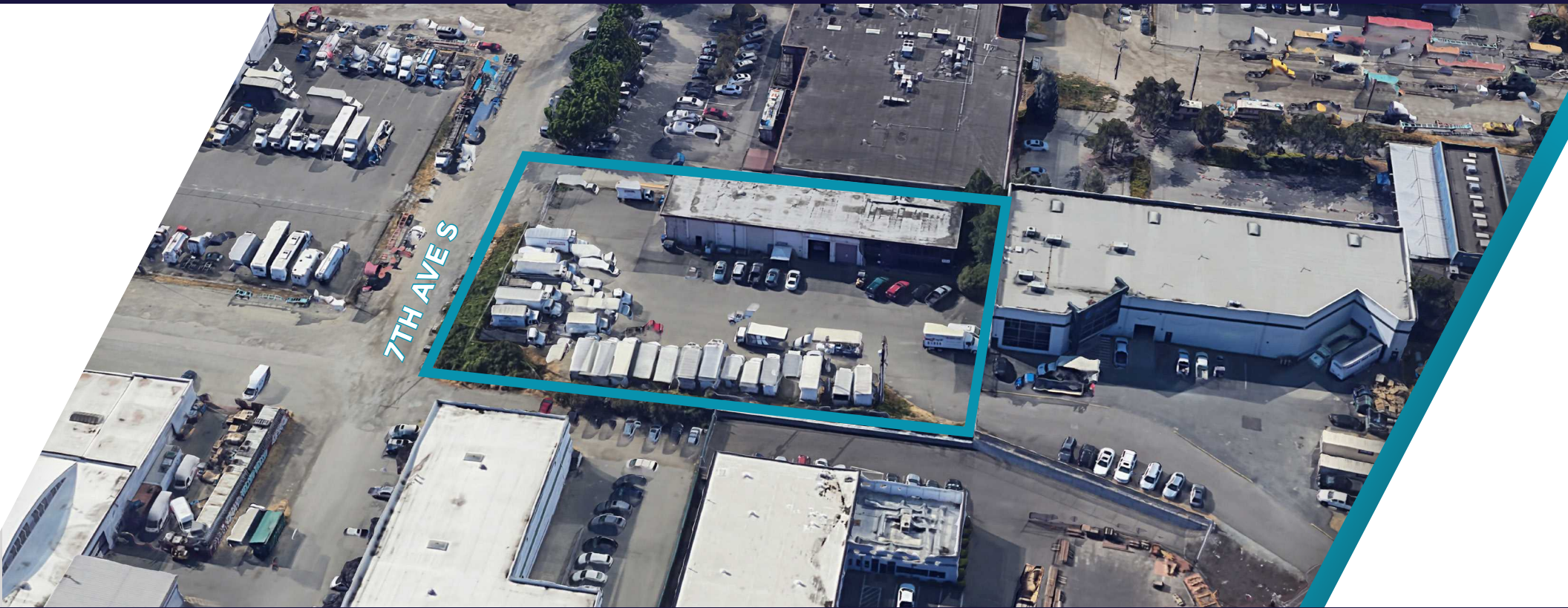
T +1 206 521 0237

Greg.Millerd@cushwake.com



# 9,052 SF BUILDING ON 0.71 ACRE LOT

For Lease: \$1.65/SF/Month, NNN | For Sale: Contact brokers for pricing



For more information, please contact:

## Taylor Hudson

Senior Director

T +1 425 201 1205

Taylor.Hudson@cushwake.com

## Greg Millerd

Senior Director

T +1 206 521 0237

Greg.Millerd@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

