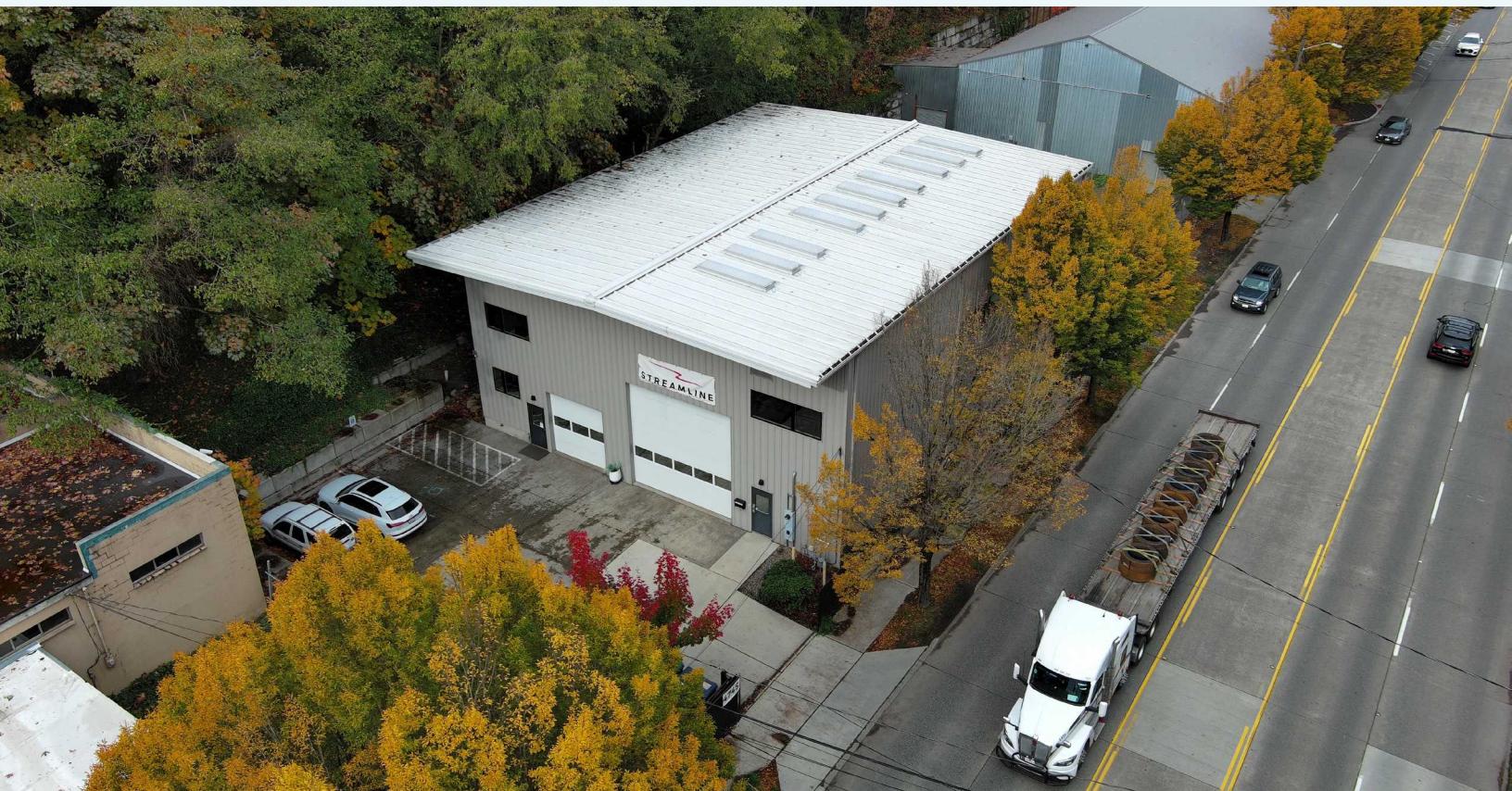


4745 W MARGINAL WAY SW

FOR SALE: \$3,000,000

SEATTLE, WA 98106

WEST SEATTLE INDUSTRIAL OWNER/USER GEM

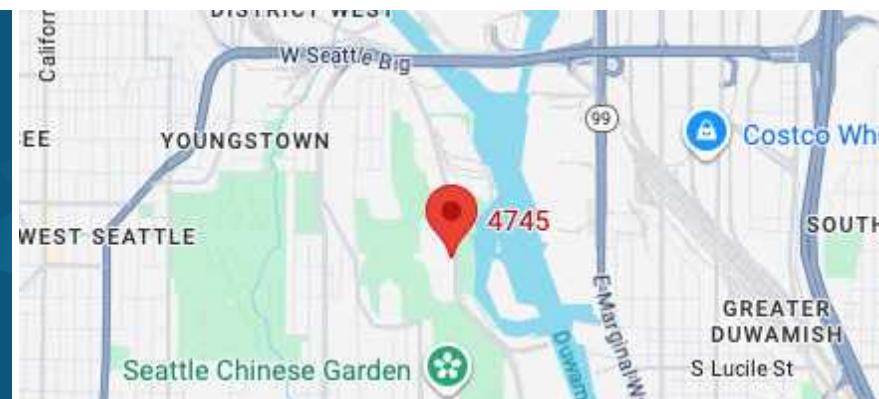


SALE INFORMATION

Land Area	Building Size	Year Built	Zoning	Ceiling Height	Sale Price
0.22 AC (9,370 SF)	4,500 SF	2018	MML U/85	27'-30'	\$3,000,000

PROPERTY FEATURES

- ±4,500 SF Industrial Building
- Excellent access to SR-99 & Port of Seattle
- Ideal for service or light industrial use
- Flexible industrial zoning
- Two (2) Grade Level Doors



MAX WHITE
206.787.1463
mwhite@neilwalter.com

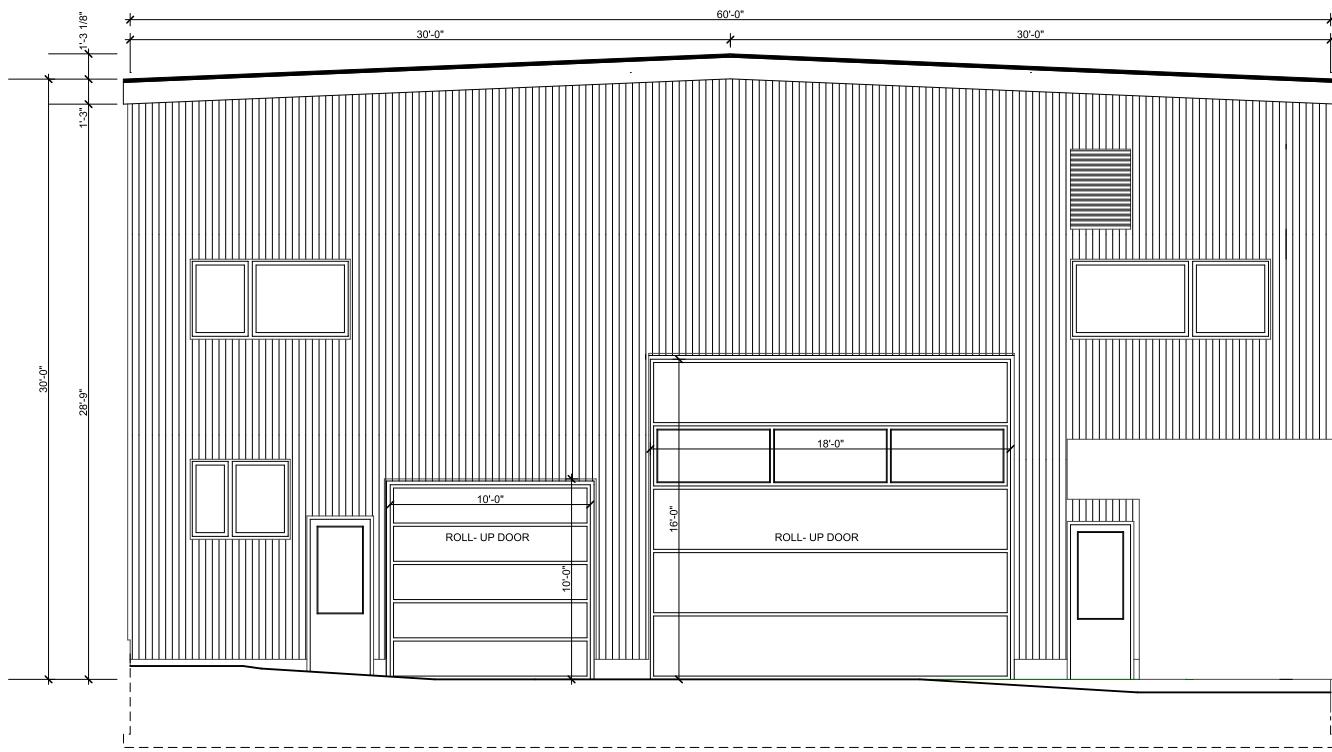
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SEATTLE, WA 98106



SOUTH ELEVATION PLAN



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