

401 WEBSTER

SEATTLE INFILL IOS

➡ 401 S WEBSTER ST, SEATTLE, WA 98108



OFFERING MEMORANDUM

Marcus & Millichap
BROWN RETAIL GROUP

SEATTLE | PORTLAND | BOISE

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TABLE OF CONTENTS

01.	EXECUTIVE OVERVIEW	3
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02.	PROPERTY SUMMARY	8
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03.	MARKET OVERVIEW	12
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01.	EXECUTIVE OVERVIEW
	• INVESTMENT OVERVIEW
	• INVESTMENT HIGHLIGHTS

INVESTMENT OVERVIEW

THE BROWN RETAIL GROUP is pleased to present the sale offering for Seattle 401 Webster, a securely fenced, 1.26 Acre site in one of the most active industrial markets in the nation. The 23,281 SF Warehouse features a functional office to warehouse ratio, with 4 dock-high and 3 grade-level doors providing ample loading capacity for fast-paced industrial use.

The Offering's proximity to Rail, Air, and Maritime logistics routes provides businesses with unparalleled access. Less than half a mile from the convergence of SR-509 and SR-

99, the location offers seamless connectivity to I-5, the Port of Seattle, and Sea-Tac International Airport. The designated MML U/85 zoning offers flexible light industrial entitlements while preserving long-term value in a highly supply-constrained market.

As remaining submarket vacancies continue to fill, Seattle 401 Webster offers an attractive opportunity for both Owner-Users and Investors seeking a well-located industrial asset in the Puget Sound Region.

±1.26 ACRE SECURED YARD

Perimeter fencing provides enhanced security, storage capacity, and vehicle maneuverability.



INVESTMENT HIGHLIGHTS



STRATEGIC SUPPLY CHAIN LOCATION

Centrally positioned between the Port of Seattle and Sea-Tac International Airport, providing direct access to regional and global distribution networks while maximizing efficiency.



HIGH BARRIER TO ENTRY

Limited new development and tight inventory in the submarket sustain strong demand, supporting rent growth and long-term value appreciation.



FULLY SECURED YARD

Perimeter fencing provides enhanced security, storage opportunity, and vehicle maneuverability for owner-users and tenants.



OWNER-USER OR INVESTOR OPPORTUNITY

Flexible opportunity for either investors or owner-users to acquire a well-located, functional industrial asset in a supply-constrained corridor.



EXCELLENT LOADING AND DISTRIBUTION CAPABILITY

Efficient warehouse to office ratio, with 4 dock-high and 3 grade-level doors provides ample space and loading capacity for a variety of industrial uses.



ZONING FLEXIBILITY

Rare MML U/85 zoning accommodates a variety of light industrial and commercial applications.

02.

PROPERTY SUMMARY

- PROPERTY OVERVIEW
- EXTERIOR & INTERIOR PHOTOS

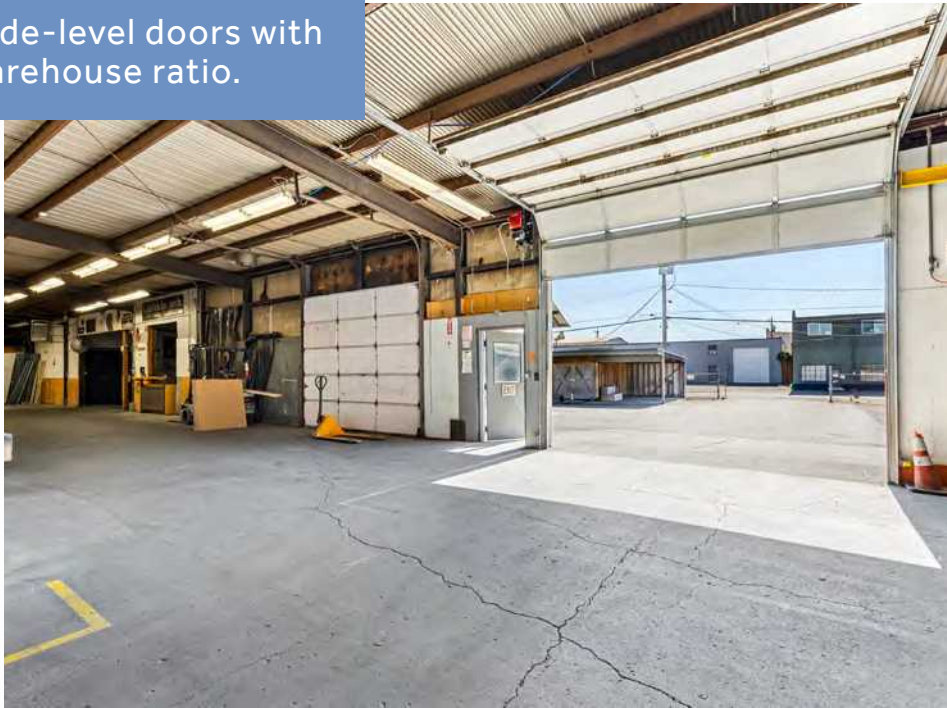
PROPERTY OVERVIEW

Pricing	
List Price	\$5,510,000
Price Per Square Foot	\$236.67
Price Per Land SF	\$100.18
Location	
Property Street Address	401 S Webster St
City, State, Zip	Seattle, WA 98108
Parcel Number(s)	732790-5955
Product Type	Industrial
Zoning	Maritime Manufacturing and Logistics (MML U/85)
Construction Overview	
Construction	Prefab Steel
Roof	Metal

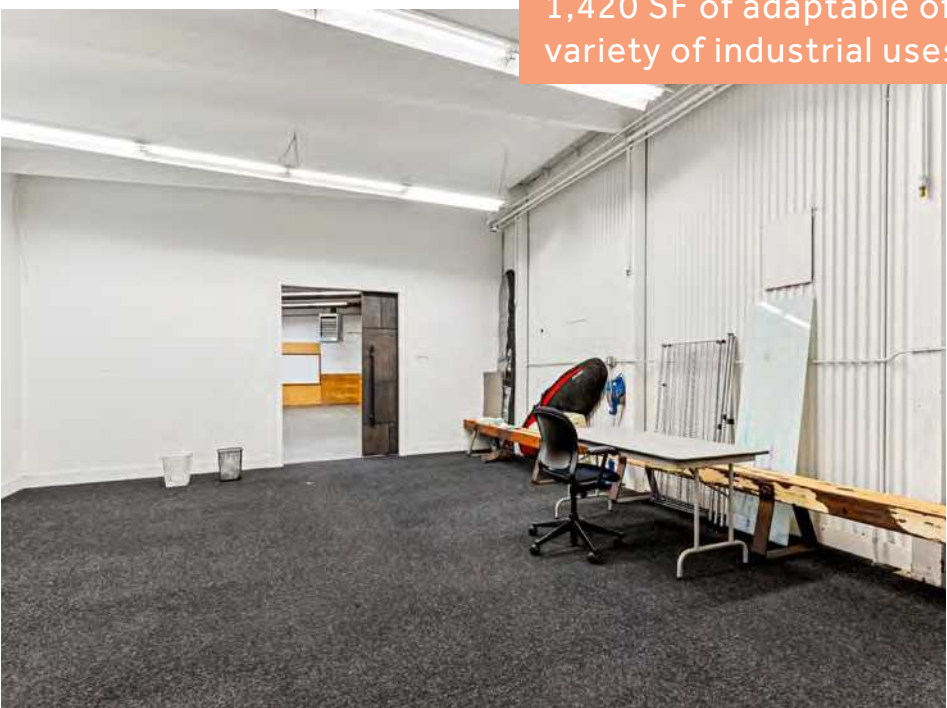
Building Size	
Rentable Building Area	23,281 SF
Warehouse SF	21,861 SF
Office SF	1,420 SF
Land Area	55,000 SF (1.26 Acres)
Building Features	
Year Built	1968
Loading Capacity	4 Dock-High, 3 Grade-Level
Clear Height	15'6" - 10'



EXCELLENT LOADING & DISTRIBUTION CAPABILITY
4 dock-high and 3 grade-level doors with efficient office-to-warehouse ratio.



FUNCTIONAL OFFICE SPACE
1,420 SF of adaptable office space supporting a variety of industrial uses.



03.

MARKET OVERVIEW

- LOCAL DEMOGRAPHICS
- NEARBY DEVELOPMENTS
- REGIONAL MAP
- REGIONAL ECONOMIC DRIVERS

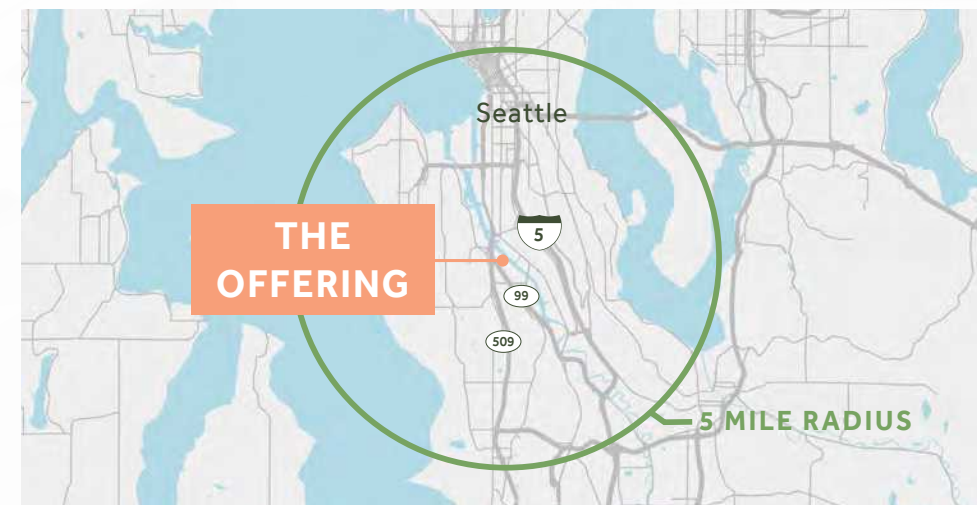
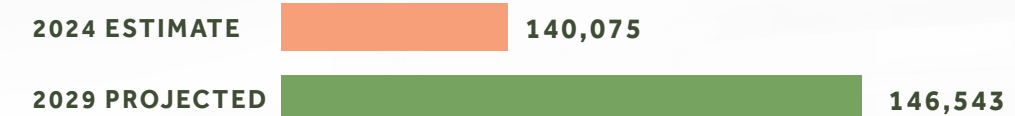
LOCAL DEMOGRAPHICS IN A 5-MILE RADIUS



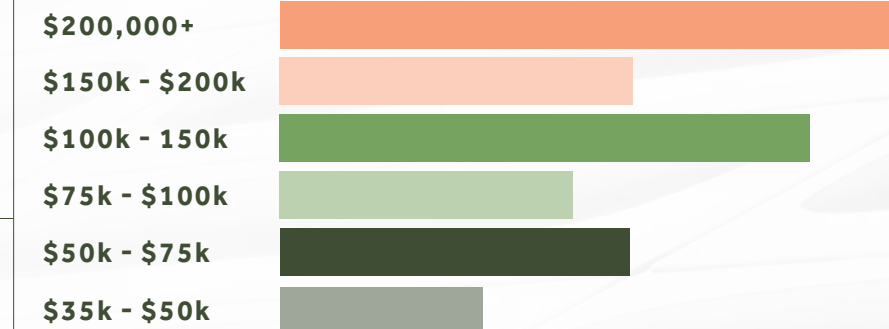
POPULATION



HOUSEHOLDS



INCOME BY HOUSEHOLD



\$135,688

AVERAGE
HH INCOME

\$109,842

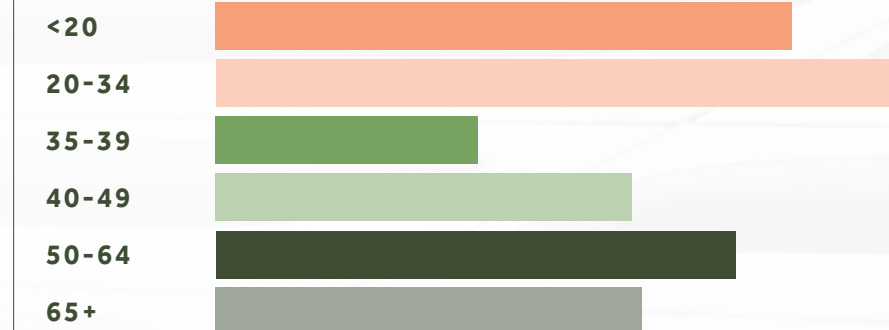
MEDIAN
HH INCOME

\$57,661

PER CAPITA
INCOME



AGE



Port Gardner

NEARBY DEVELOPMENTS







SOUTH PARK FAMILY HOUSING

-  UNIT COUNT
78 UNITS
-  GROSS BUILDING SIZE
130,000 SF
-  DISTANCE FROM THE OFFERING
1.3 MILES
-  DELIVERS
MAY 2027



WHITE CENTER COMMUNITY HUB

-  UNIT COUNT
76 UNITS
-  GROSS BUILDING SIZE
80,050 SF
-  DISTANCE FROM THE OFFERING
3.3 MILES
-  DELIVERS
Q4 2025

NEARBY DEVELOPMENTS



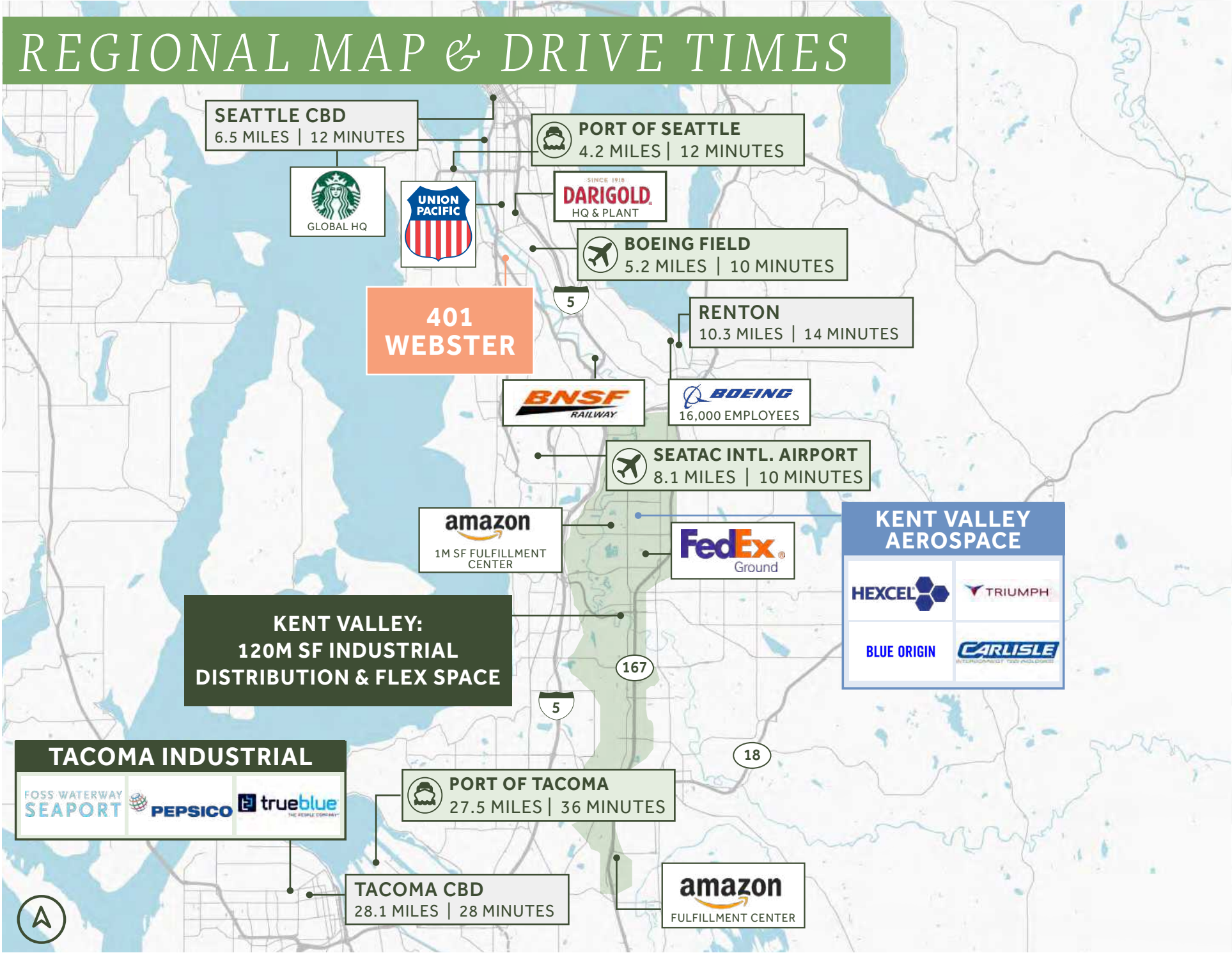
ATRIUM COURT

-  UNIT COUNT
271 UNITS
-  GROSS BUILDING SIZE
271,000 SF
-  DISTANCE FROM THE OFFERING
6.7 MILES
-  DELIVERS
2026



KEYSTONE APARTMENTS

-  UNIT COUNT
74 UNITS
-  GROSS BUILDING SIZE
45,000 SF
-  DISTANCE FROM THE OFFERING
3.1 MILES
-  DELIVERS
AUGUST 2025



REGIONAL ECONOMIC DRIVERS

NW SEAPORT ALLIANCE

The Northwest Seaport Alliance is a cornerstone of the South Seattle industrial corridor, connecting Georgetown and South Park businesses to global trade through the Ports of Seattle and Tacoma. Its aviation and maritime divisions sustain thousands of jobs and drive billions in economic output across the region.



174K JOBS
PROVIDED BY
MARITIME DIVISIONS

\$14.4 BILLION
GENERATED IN
LABOR INCOME

\$45.9 BILLION
IN BUSINESS
REVENUE

REGIONAL ECONOMIC DRIVERS

AEROSPACE & ADVANCED MANUFACTURING

South Seattle's proximity to Boeing Field and major aerospace suppliers positions the Offering at the heart of Washington's global aerospace and manufacturing cluster. Boeing alone employs tens of thousands in the area, while the broader industry generates billions in revenues and tax contributions.



77,400
WORKERS EMPLOYED
STATEWIDE

\$71 BILLION
IN BUSINESS REVENUE
GENERATED ANNUALLY

\$580 MILLION
CONTRIBUTED IN STATE
TAX REVENUE



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