

401 WEBSTER

SEATTLE INFILL IOS

→ 401 S WEBSTER ST, SEATTLE, WA 98108



OFFERING MEMORANDUM

Marcus & Millichap
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SEATTLE | PORTLAND | BOISE

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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-



±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

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)

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)

Building Features

Year Built	1968
Loading Capacity	4 Dock-High, 3 Grade-Level
Clear Height	15'6" - 10'

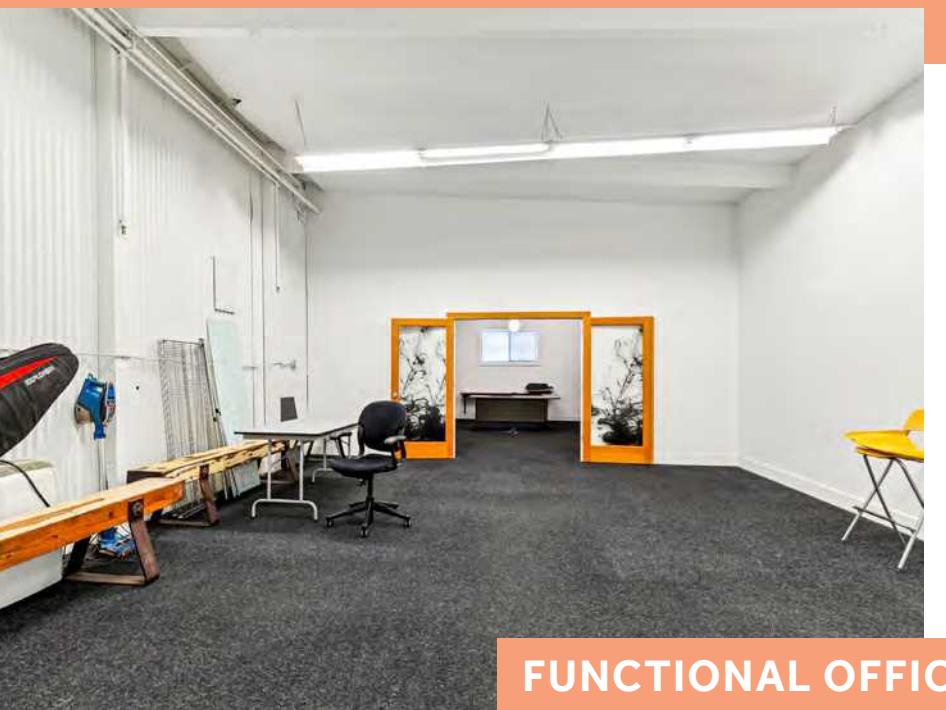
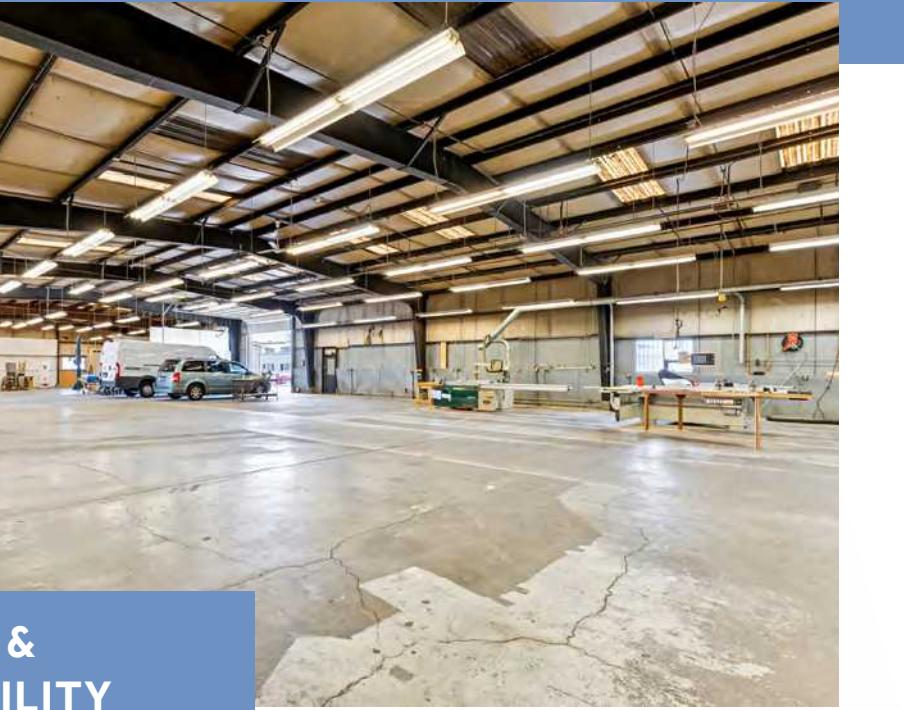
Construction Overview

Construction	Prefab Steel
Roof	Metal



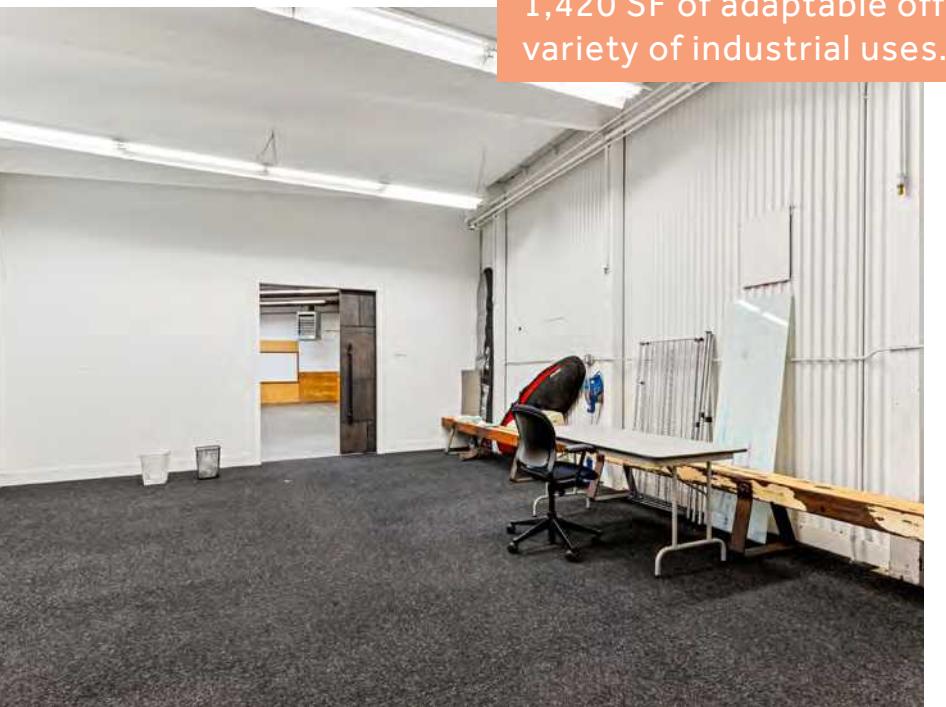
EXCELLENT LOADING & DISTRIBUTION CAPABILITY

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

2024 TOTAL POPULATION	332,453
2029 PROJECTED POPULATION	345,540
DAYTIME POPULATION	492,410



HOUSEHOLDS

2024 ESTIMATE	140,075
2029 PROJECTED	146,543



INCOME BY HOUSEHOLD

\$200,000+	\$135,688	\$109,842	\$57,661
\$150k - \$200k			
\$100k - 150k			
\$75k - \$100k			
\$50k - \$75k			
\$35k - \$50k			
AVERAGE HH INCOME	MEDIAN HH INCOME	PER CAPITA INCOME	

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 MAP & DRIVE TIMES

401 WEBSTER is located in the Kent Valley area of Seattle, Washington, and is surrounded by major industrial and aerospace facilities. The map highlights the following locations and their distances from 401 Webster:

- SEATTLE CBD**: 6.5 MILES | 12 MINUTES
- PORT OF SEATTLE**: 4.2 MILES | 12 MINUTES
- STARBUCKS GLOBAL HQ**
- UNION PACIFIC**
- DARIGOLD HQ & PLANT**: SINCE 1918
- BOEING FIELD**: 5.2 MILES | 10 MINUTES
- RENTON**: 10.3 MILES | 14 MINUTES
- BNSF RAILWAY**
- BOEING**: 16,000 EMPLOYEES
- SEATAC INTL. AIRPORT**: 8.1 MILES | 10 MINUTES
- amazon**: 1M SF FULFILLMENT CENTER
- FedEx Ground**
- KENT VALLEY AEROSPACE**
 - HEXCEL**
 - TRIUMPH**
 - BLUE ORIGIN**
 - CARLISLE** (INTERNATIONAL TRADE ENCLAVES)
- KENT VALLEY: 120M SF INDUSTRIAL DISTRIBUTION & FLEX SPACE**
- TACOMA INDUSTRIAL**
 - S. WATERWAY PORT**
 - PEPSICO**
 - trueblue** THE PEOPLE COMPANY
- PORT OF TACOMA**: 27.5 MILES | 36 MINUTES
- TACOMA CBD**: 28.1 MILES | 28 MINUTES
- amazon** FULFILLMENT CENTER

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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