

MAGNOLIA MANUFACTURING/OFFICE

- SELLER FINANCING AVAILABLE

OFFERING MEMORANDUM



PARAGON
REAL ESTATE ADVISORS

 LAUREN
HENDRICKS
COMMERCIAL REALTOR



PARAGON

REAL ESTATE ADVISORS

600 University St, Suite 2018 | Seattle, WA 98101
info@ParagonREA.com

Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

EXCLUSIVELY LISTED BY:

LAUREN HENDRICKS

206.999.9161

Lauren.hendricks@windermere.com

CommercialSeattle.com

MICHAEL URQUHART

425.999.6650

Michael@ParagonREA.com

BRIAN PLATT

206.251.8483

Brian@ParagonREA.com

BEN DOUGLAS

206.658.7247

Ben@ParagonREA.com

Windermere Midtown Commercial - 206.999.9161

Paragon Real Estate - 206.623.8880

OFFERING

This presents an owner-user with a great opportunity to acquire a 13,740 square foot manufacturing facility with office/warehouse space in the Magnolia industrial quarter. The building originally consisted of one warehouse, offices, a break room, and was later expanded to include an additional two-story manufacturing facility. The building consists of two loading doors with both grade level and dock high doors, clear span warehouse in the main warehouse and second floor of the addition, a paint booth, air lines, and tons of power.

NAME	Magnolia Manufacturing Facility
ADDRESS	4400 24th Ave W, Seattle, WA 98199
PRICE	\$3,250,000
SQUARE FEET	13,740 Total Net Rentable
PRICE PER FOOT	\$237
LOT SIZE	10,780 SqFt
LOADING DOORS	2 – One grade level and one dock high
POWER	3 Phase Power
ZONING	MML U/65

Seller Financing Available - Proposed Terms

DOWN PAYMENT	20%
TERM	5 Years
INTEREST RATE	5%
PAYMENT TYPE	Interest Only



INVESTMENT HIGHLIGHTS

- Seller Financing Available
- Clear span warehouse
- 3-Phase power throughout
- Paint booth and air lines present
- Two loading doors: one dock-high & one at grade
- Multiple private offices, a breakroom, 6 restrooms, and shower on-site
- Potential to load from the 1st to 2nd floor with a 2-Ton Crane
- Concrete floors on all levels
- Partially sprinklered
- Off-street parking



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

PROPERTY DETAILS

EXTERIORS



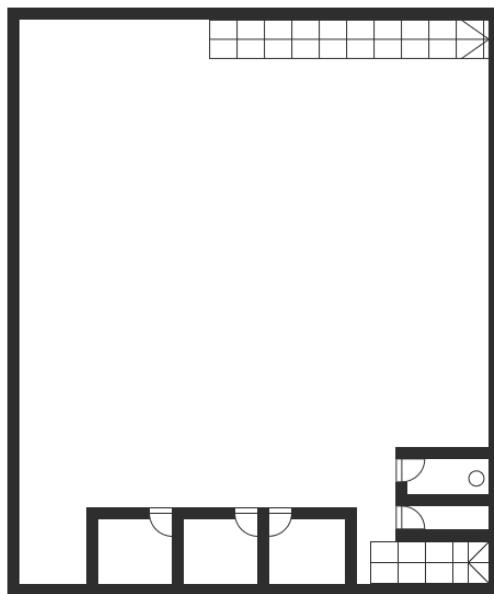
PROPERTY DETAILS

INTERIORS

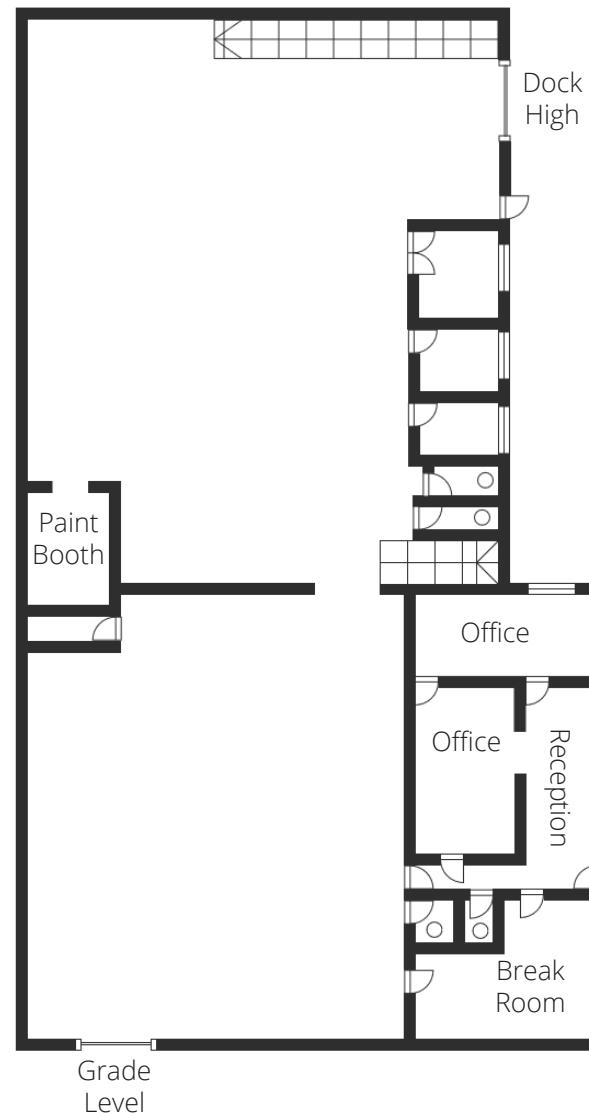


FLOOR PLANS

SECOND FLOOR



GROUND FLOOR



LAUREN HENDRICKS

206.999.9161

Lauren.hendricks@windermere.com

CommercialSeattle.com

MICHAEL URQUHART

425.999.6650

Michael@ParagonREA.com

BRIAN PLATT

206.251.8483

Brian@ParagonREA.com

BEN DOUGLAS

206.658.7247

Ben@ParagonREA.com



LAUREN
HENDRICKS
COMMERCIAL REALTOR

PARAGON
REAL ESTATE ADVISORS

600 University St, Suite 2018 | Seattle, WA 98101

info@ParagonREA.com

Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.



ParagonREA.com