

# 735 SOUTH MONROE STREET

SEATTLE, WA 98108

FOR SALE OR LEASE

## SOUTH PARK INDUSTRIAL BUILDING AVAILABLE

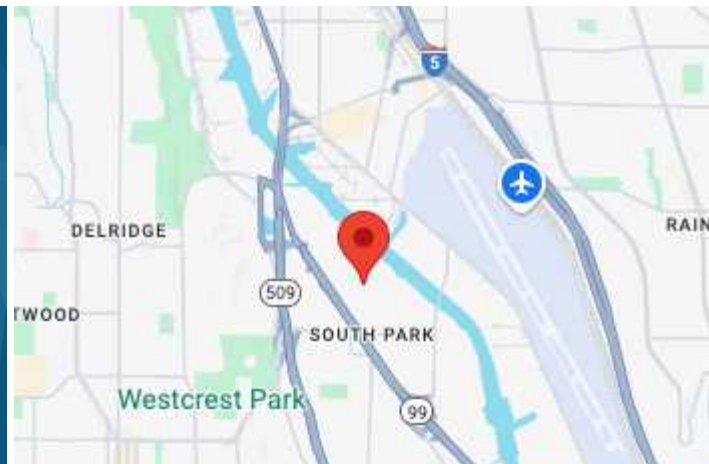


### SALE & LEASE INFORMATION

Building Size	Office Size	Land Size	Loading	Clear Height	Sale Price	Lease Rate
4,802 SF	Minimal	10,000 SF	2 GL (12' x 12')	16'	\$2,190,000	\$8,000/Mo + NNN

### PROPERTY FEATURES

- Central South Park location
- Concrete-tilt construction
- 5,000 SF of side yard
- UI U/45 zoning
- Well suited for many industrial/manufacturing uses
- 3-phase power
- New roof within past 10 years
- Recently completed clean Phase I environmental report



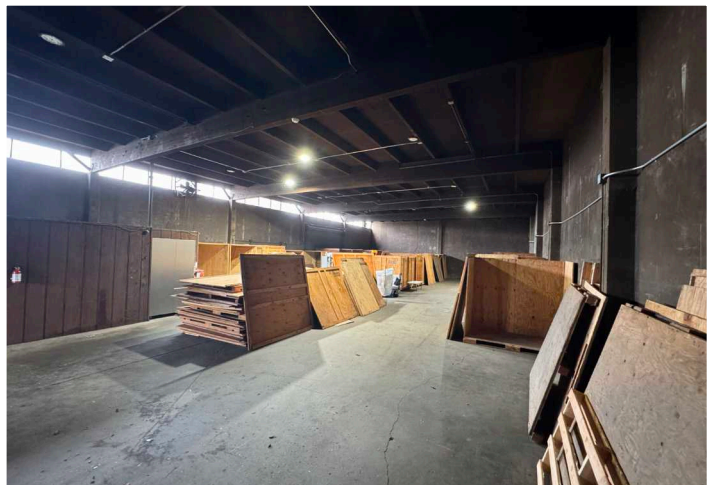
**GRIFFIN DAY**  
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