

Offering Memorandum

4000 7th Ave S

SEATTLE, WA 98108



NICK BIERLY
425 586 5631
nbierly@nai-psp.com

KYLE STERLING
425 586 5608
ksterling@nai-psp.com

NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties is pleased to exclusively offer for sale 4000 7th Avenue South, a rare full-block industrial property located in the heart of Seattle's dynamic SODO district. The property features 11,340 square feet of total building area on a 28,800 square foot lot.

Located in one of the nation's most active and desirable industrial markets, the property benefits from MML U/85 zoning, ideal for a wide variety of industrial, warehouse, and commercial uses. The building features one dock-high door, one ramp door, and heavy power, making it an excellent fit for distribution, logistics, light manufacturing, or service-oriented users.

This is a rare opportunity to acquire a centrally located SODO property with flexible use potential, substantial underlying land value, and excellent accessibility to I-5, SR-99, Port of Seattle, and Downtown.



Sale Price: \$2,750,000

| | |
|---------------------------------|--|
| ADDRESS | 4000 7th Avenue South Seattle, WA 98108 |
| BUILDING AREA | 11,340 SF |
| LOT SIZE | 28,800 SF (Full City Block) |
| ZONING | MML U/85 |
| LOADING | (1) Dock-High Door, (1) Ramp Door |
| CEILING HEIGHT | 11-14 ft |
| CONSTRUCTION/ YEAR BUILT | Masonry (CMU) / 1959 |
| FENCED YARD | Yes |
| POWER | Heavy Power |
| ACCESS | Immediate access to I-5, SR-99, Port, and Downtown Seattle |





Investment Highlights

+ OWNER-USER OR INVESTOR OPPORTUNITY

The property is vacant, offering an ideal opportunity for an owner-user seeking a long-term footprint in SODO or for an investor capitalizing on strong demand and limited supply in the urban industrial sector.

+ RARE FULL BLOCK SITE

28,800 SF lot encompassing a full city block in the core of SODO—offering excellent site control, functionality, and redevelopment potential.

+ FUNCTIONAL BUILDING FEATURES

11,340 SF industrial building equipped with one dock-high door, one ramp door, and heavy power—accommodates a wide range of industrial uses.

+ CENTRALLY LOCATED IN SODO

Outstanding location with proximity to I-5, SR-99, the Port of Seattle, and Downtown—ideal for logistics, warehouse, and industrial users.

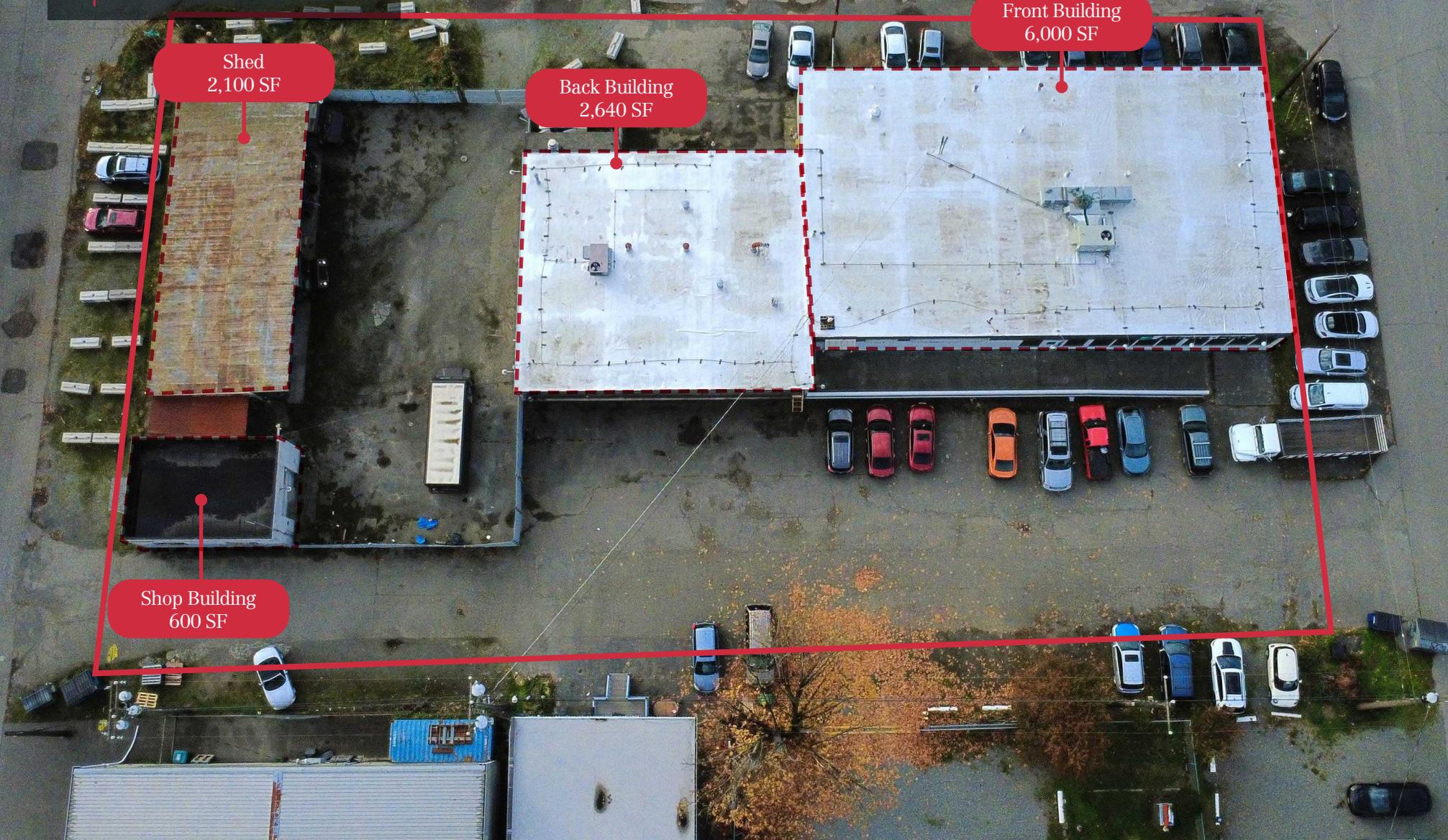
+ SECURED YARD SPACE

Fenced and gated lot providing security, outside storage, and vehicle maneuverability—an increasingly rare feature in Seattle's urban industrial market.

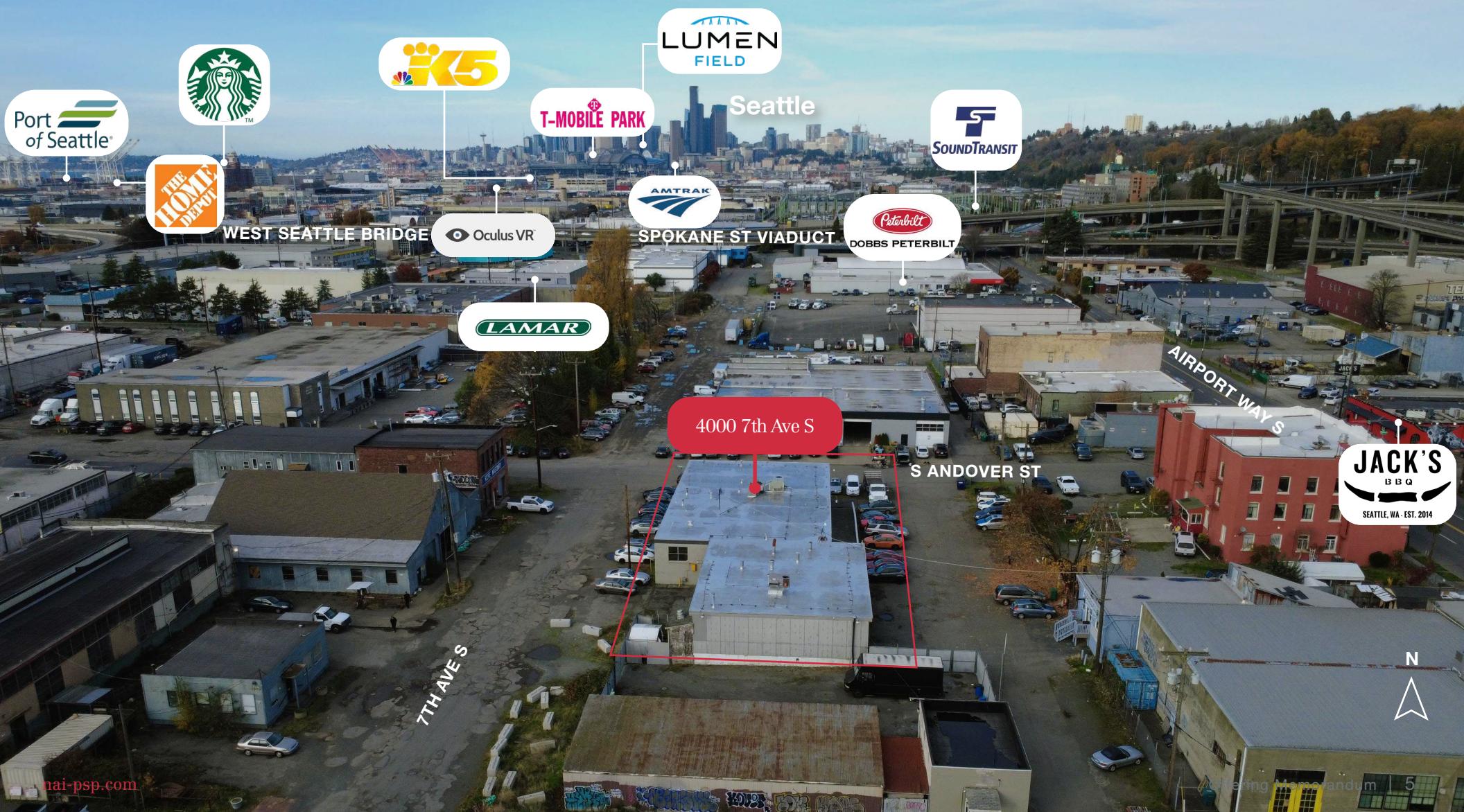
+ ZONING FLEXIBILITY

Located in the MML U/85 zone, which allows for a variety of light industrial and commercial uses.

Located in Seattle's
SODO district, situated
blocks from I-5, Costco,
and just 2.5 miles from
the Port of Seattle.



Nearby Amenities





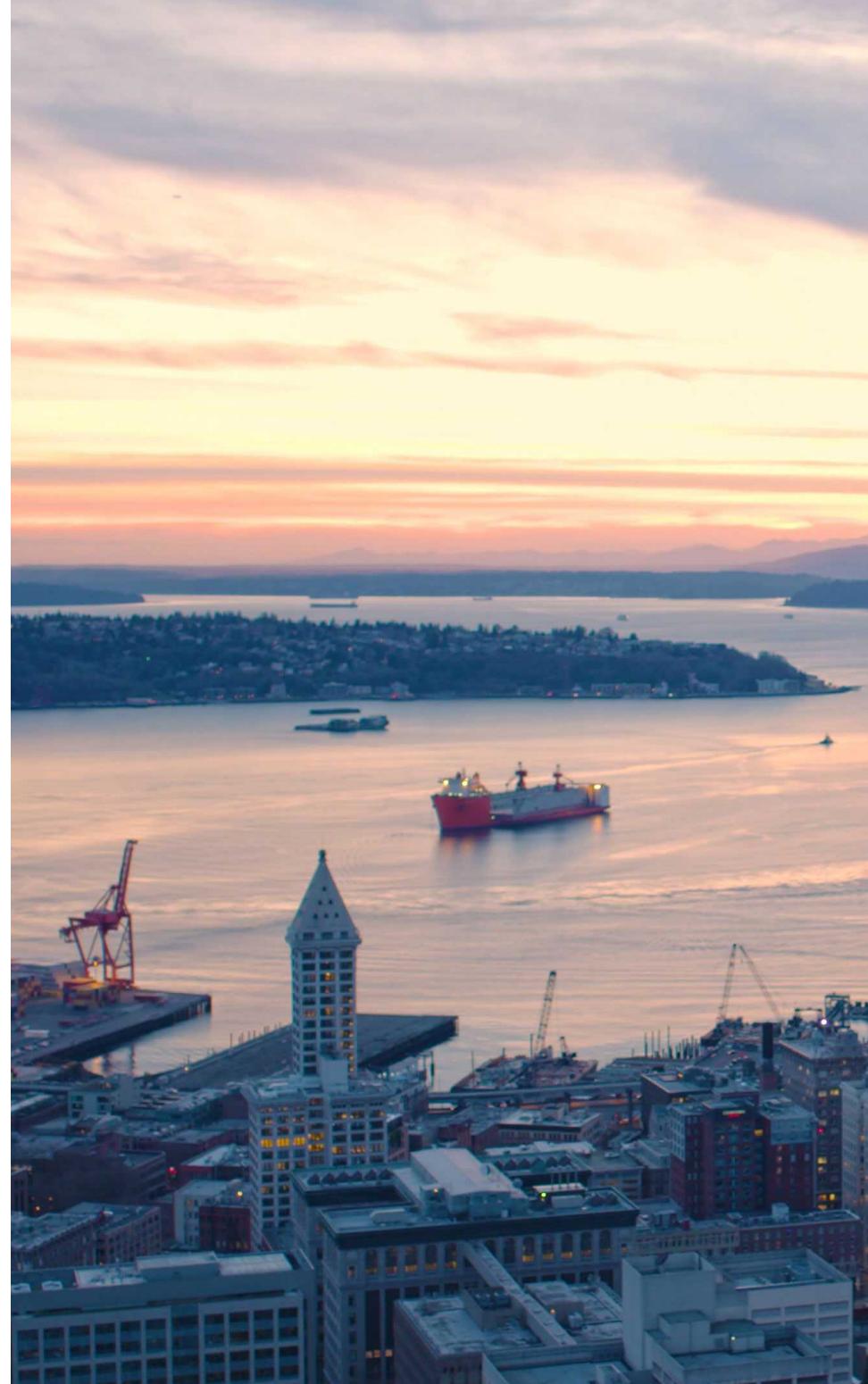


Market Overview

The Puget Sound Region is considered one of the fastest growing markets in the United States — home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country, including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Located within the industrial market, SODO is one of Seattle's oldest neighborhoods. Don't let the label fool you, the neighborhood has a sizable number of office and retail establishments in addition to manufacturing-oriented businesses. Food connoisseurs can enjoy an array of dining options in addition to an assortment of breweries in the area.

Due to its convenient location near the Port of Seattle and the urban core, SODO has seen robust growth and leasing activity with low vacancy rates. The area is centrally located with easy access to I-5, Boeing Field, Hwy 99, and minutes from downtown Seattle.





Demographic Overview

4000 7TH AVE S, SEATTLE, WA

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| Population | 8,050 | 165,180 | 445,105 |
| Households | 3,083 | 72,806 | 215,401 |
| Median Age | 39.1 | 37.5 | 36.8 |
| Median HH Income | \$123,051 | \$113,952 | \$127,159 |
| Avg. HH Income | \$172,483 | \$162,028 | \$179,062 |
| Renter Occupied Housing Units | 1,424 | 47,884 | 142,541 |



4000 7th Ave S

SEATTLE, WA 98108

EXCLUSIVELY LISTED BY:

NICK BIERLY
425 586 5631
nbierly@nai-psp.com

KYLE STERLING
425 586 5608
ksterling@nai-psp.com

NAI Puget Sound
Properties

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.
G:\SHARED DRIVES\ADMIN TEAM\MARKETING\FLYERS\00 OFFERING MEMORANDUMS\4000 7TH AVE S, SEATTLE - NB K:\4000 7TH AVE S NB