



# 7601 2ND AVE S, SEATTLE

*1.51 AC Seattle IOS Yard For Lease or For Sale*

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## PRICING

LEASE RATE	\$0.28 YARD
MONTHLY BASE RENT	\$18,500/MO. + NNN
MONTHLY NNN	\$3,593/MONTH
TOTAL MONTHLY RENT	\$22,453
SALE PRICE	\$2,995,000

→ [VIEW PHOTOS](#)

→ [PROPERTY VIDEO](#)



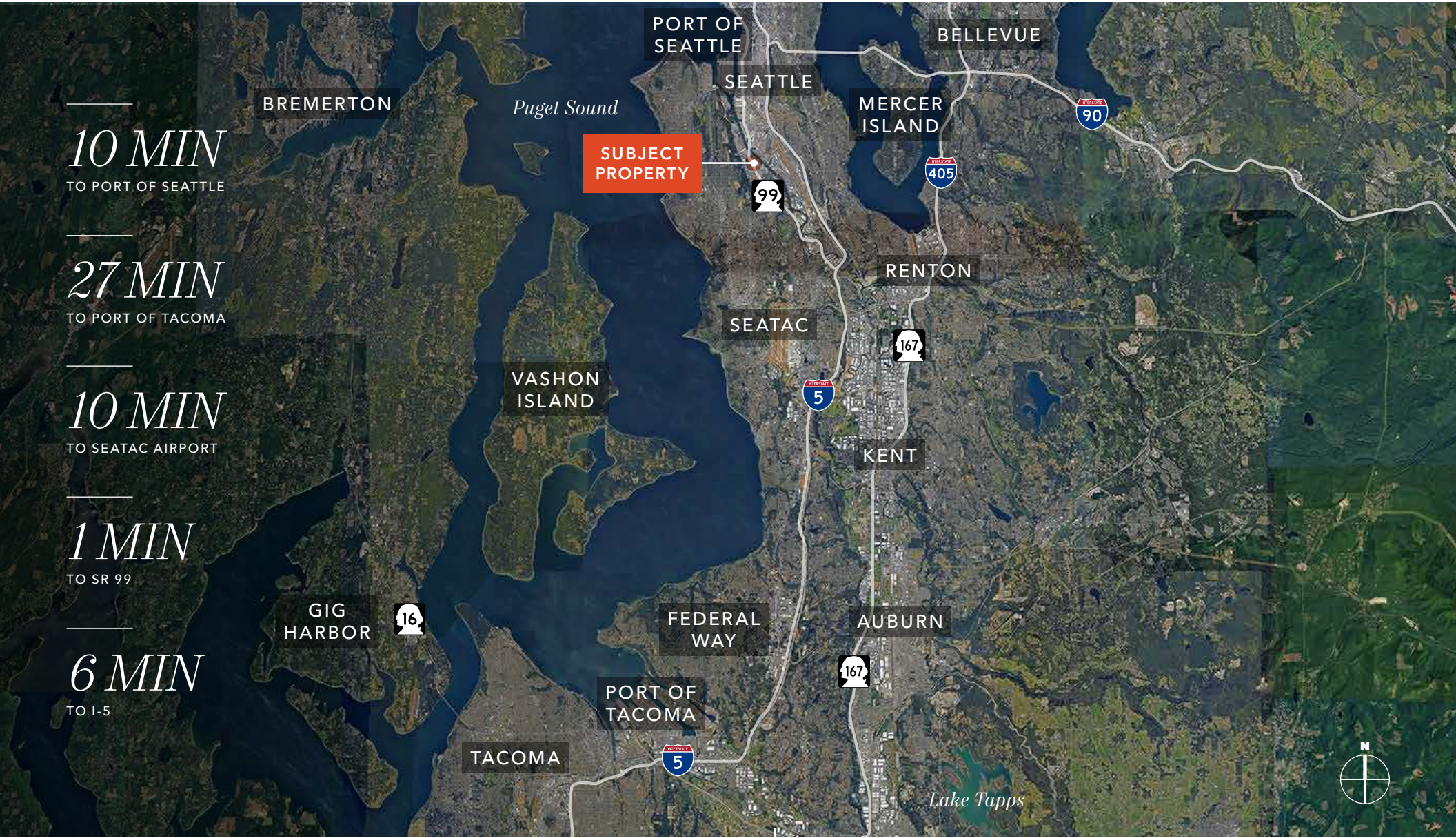
### PROPERTY OVERVIEW

LAND AC	1.51 AC
LAND SF	65,918 SF
FENCING, LIGHTS, SECURITY, ETC	Fully fenced and secured <ul style="list-style-type: none"><li>• Graveled</li></ul>
FEATURES	<ul style="list-style-type: none"><li>• Close to Port of Seattle and Seattle CBD</li><li>• Immediate access to SR 509 and SR 99</li></ul>
ZONING	MML U/85 (Industrial and Maritime)
ZONING MUNICIPALITY	City of Seattle

→ ZONING USE

→ ZONING MAP







SUBJECT  
PROPERTY

7601 2ND AVE S

*For more information on  
this property, please contact*

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