

For Sale

6349 6th Ave S

SEATTLE, WA 98108

TAILS OF THE CITY
DOG & PUPPY DAYCARE
206-763-8245
MONDAY - FRIDAY
10am - 6pm
6349 6th Ave S, Seattle, WA 98108

KYLE STERLING
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NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties is pleased to present for sale **6349 6th Ave S, Seattle, WA**, a well-maintained warehouse/flex property located in the highly desirable Georgetown industrial market. Positioned in the heart of Seattle's industrial district, the property offers exceptional access to major freeways and the Port of Seattle.

The property features a **3,847 SF warehouse/flex building** with **1,065 SF of fenced outdoor storage**, situated on a **7,840 SF lot** zoned **MML U/85**. Currently vacant, the property presents an excellent opportunity for an **owner-user** seeking to occupy their own space in a prime, infill location.

Key property highlights include ample parking, two roll-up doors, 3-phase heavy power, and professional office build-out. Built in 1989, the building has been well maintained and is in excellent condition.



1,575,000

ADDRESS	6349 6th Ave S Seattle, WA 98108
BUILDING SIZE	3,847 SF (2,496 SF Warehouse & 1,392 SF Office)
LOT SIZE	7,840 SF
ZONING	MML U/85
YEAR BUILT	1989
LOADING	2 GL



Investment Highlights



+ IDEAL “CLOSE-IN” SEATTLE LOCATION

Situated in the highly sought after Georgetown industrial market.

+ FANTASTIC FLOOR PLAN & BUILDING FOR INDUSTRIAL USER

The building includes 3,847 SF of total leasable area, currently comprised of 2,496 SF of warehouse and 1,392 SF of office/reception. The property is also benefitted by 1,065 SF of fenced outdoor storage, two ground-level loading doors, 12 ft clear height, and heavy 3-phase power.

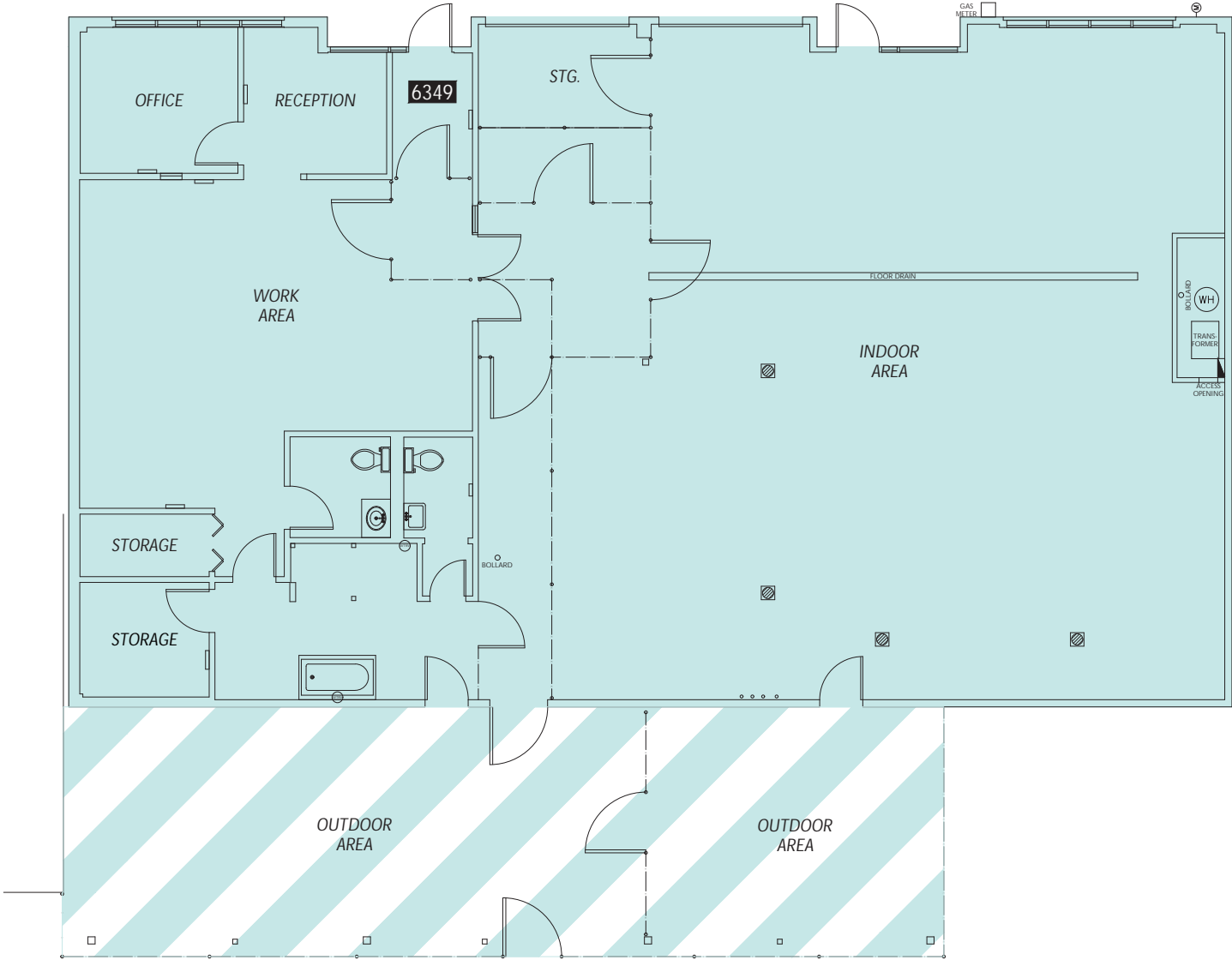
+ RARE OWNER-USER OPPORTUNITY

The property will be delivered vacant, offering an excellent opportunity for an owner to occupy a standalone warehouse and office building with ample parking.

+ POTENTIAL PORTFOLIO PURCHASE OPPORTUNITY WITH ADJACENT PROPERTIES

6349 6th Ave S can be purchased individually or together with the adjacent properties at 6363 6th Ave S and 6348 6th Ave S, which are also being offered for sale. Please contact the listing brokers for additional details.

Floor Plan



Nearby Amenities

Seattle CBD
15-MINUTE DRIVE



Prologis
Georgetown



S MICHIGAN STREET

6349 6th
Avenue S

6TH AVENUE S

7TH AVENUE S

5TH PLACE S

S RIVER STREET



Nearby Amenities



Matt's Famous
Chili Dogs

Tires
LES SCHWAB

I Luv Teriaki

Enterprise
rent-a-car

KATSU
カツパル
BURGER

CardinalHealth

VERY HARRIED & HUNGRY

Chevron

Orca Car Wash

TAQUERIA
EL SOL

6349 6th
Avenue S

Champion Party Supply

Shell

STARBUCKS
COFFEE

S MICHIGAN STREET

Safelite

6TH AVENUE S

E MARGINAL WAY S

South Seattle College
Georgetown

CORSON AVENUE S

DEMOGRAPHICS

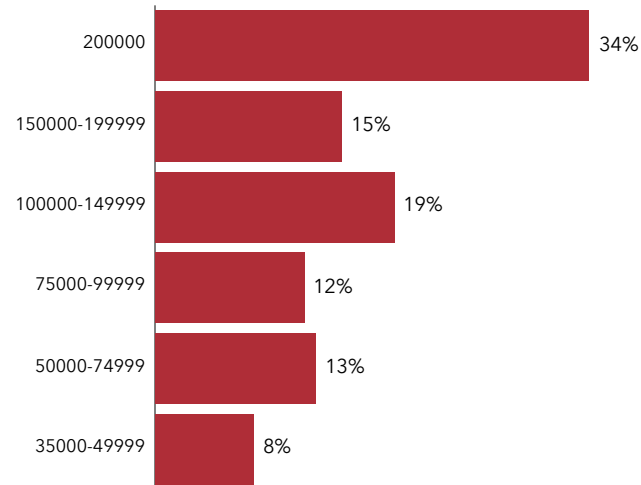
Population



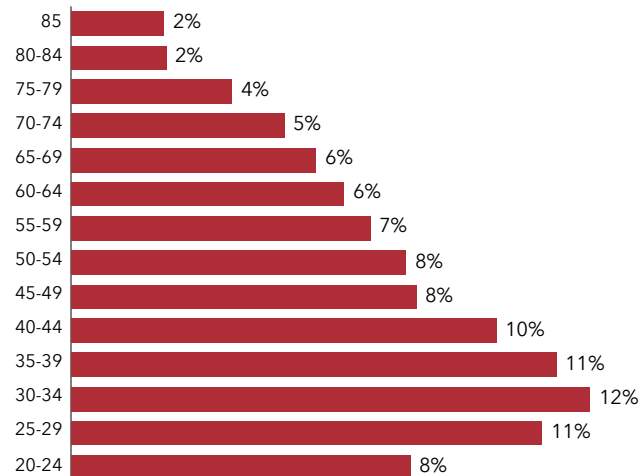
Total Households



Income by Household



Ages



38.5

Median Age



\$119K

Median HH Income



\$881.0K

Median Home Value

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EXCLUSIVELY LISTED BY:

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