

## PROPERTY HIGHLIGHTS

- 15,960 Total Square Feet
  - 12,040 SF Warehouse
  - 1,960 SF 1st Floor Office/Showroom
  - 1,960 SF 2nd Floor Office
- 22,950 SF Land/0.52 Acres (2 tax parcels)
- 4,000 SF fenced yard (building expansion)
- Air-conditioned, Class A, office/showroom
- Constructed in 1971/1980
- 1.63 parking ratio (26 stalls plus yard)
- 4 GL doors; 1 DH door
- 22' clearance in warehouse
- (3) Five-ton bridge cranes, heavy power
- Zoning IG2 U/85 (general industrial)
- Excellent access to I-5, SR-99, SR-509 and Port of Seattle

*\* Long-term lease considered \**

This Georgetown  
warehouse property  
***HAS IT ALL***

## AMBIENTE TILE BUILDING

6321 7th Ave S | Seattle, WA 98108

For Sale \$3,555,000

**15,960** SQUARE FOOT  
WAREHOUSE BUILDING

Exceptionally functional and well cared for building located 5 miles/10 minutes from Seattle CBD in the dynamic Georgetown neighborhood.

As property values continue to skyrocket, this purchase opportunity represents an outstanding opportunity to own.

Contact us for more details  
or to schedule a tour.

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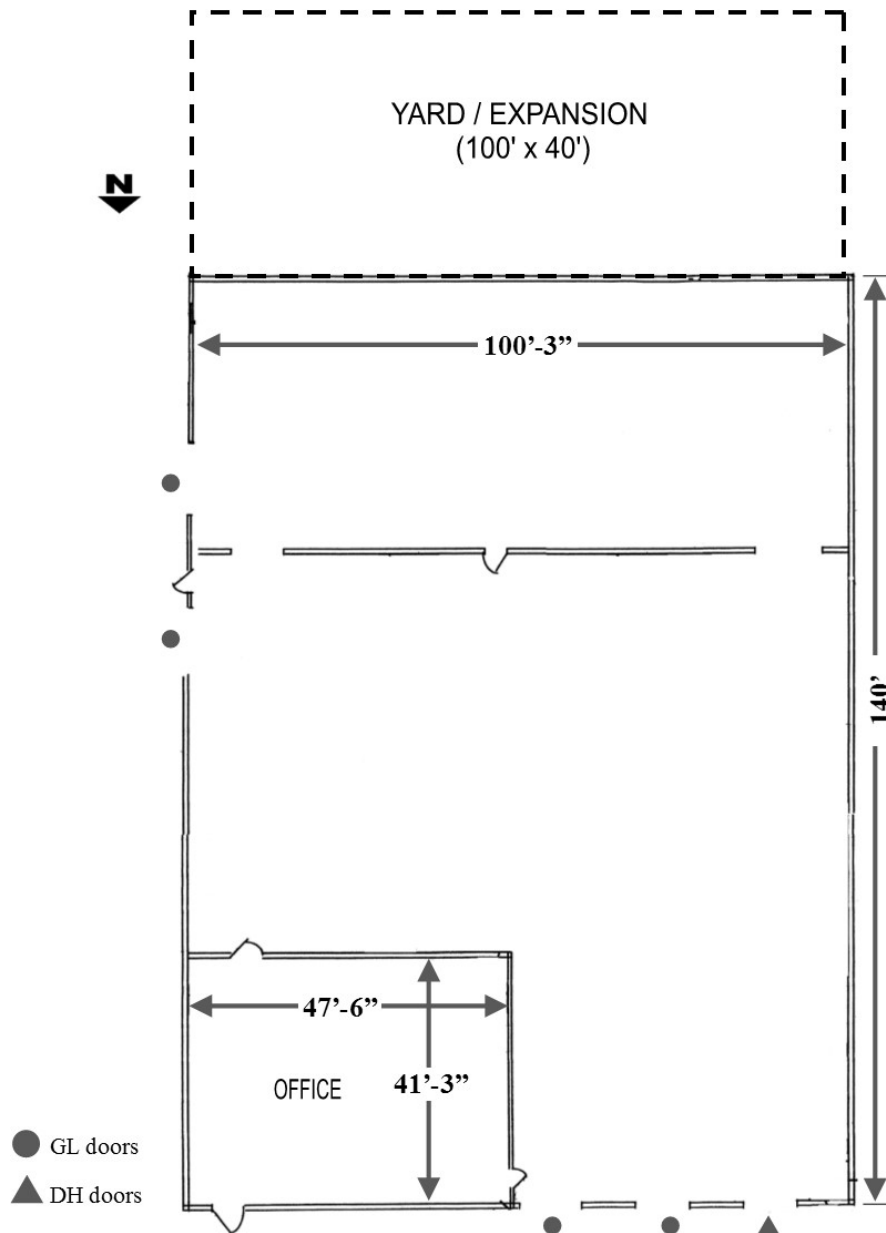
*Shown by appointment only.*

**NWC NEILWALTER**  
COMPANY  
COMMERCIAL REAL ESTATE SERVICES



# AMBIENTE TILE BUILDING

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Located in the dynamic Georgetown/Design Center neighborhood offering immediate access to I-5, SR-99, SR-509 and Downtown Seattle.