

FOR SALE

The Cascade Building

4600 East Marginal Way South, Seattle, WA



BUSINESS IS RELOCATING TO NEW LOCATION

CONTACT

Evan Lugar
206.248.6505 | elugar@kiddermathews.com

Patricia Loveall, SIOR
206.248.7340 | ploveall@kiddermathews.com



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INVESTMENT OVERVIEW

ASKING PRICE	\$7,250,000
LOCATION	4600 East Marginal Way South Seattle, WA
PARCEL #	357320-0225
TOTAL AREA	30,155 SF
OFFICE AREA	±7,513 SF total ±5,113 SF floor 1 ±2,401 SF floor 2
LAND AREA	34,350 SF (0.79 AC)
YEAR BUILT	1941 / 1960
ZONING	IG1 U85
LOADING	5 grade-level doors
CLEAR HEIGHT	22' ceiling / 18'10" under cranes
POWER	800 amp, 480 volt
GAS	High pressure, high volume
CRANE SYSTEMS	2 5-ton bridge 1 1-ton jib 2 6,000 lb bridge



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BUILDING PHOTOS



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LOCATION AERIAL



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BUILDING AERIAL



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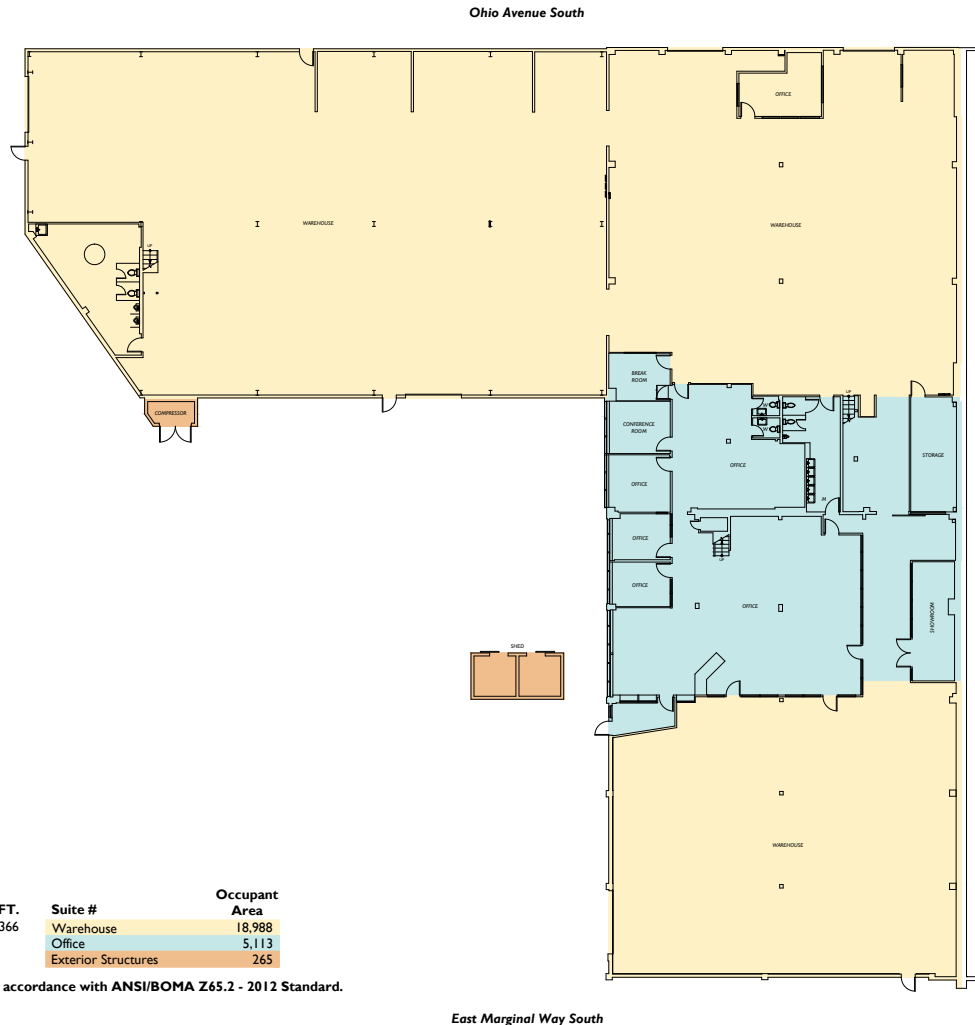
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SITE PLAN - FLOOR 1



Floor Summary	SQ. FT.	Suite #	Occupant Area
Total Occupant Area	24,366		
		Warehouse	18,988
		Office	5,113
		Exterior Structures	265

Area Analysis performed in accordance with ANSI/BOMA Z65.2 - 2012 Standard.

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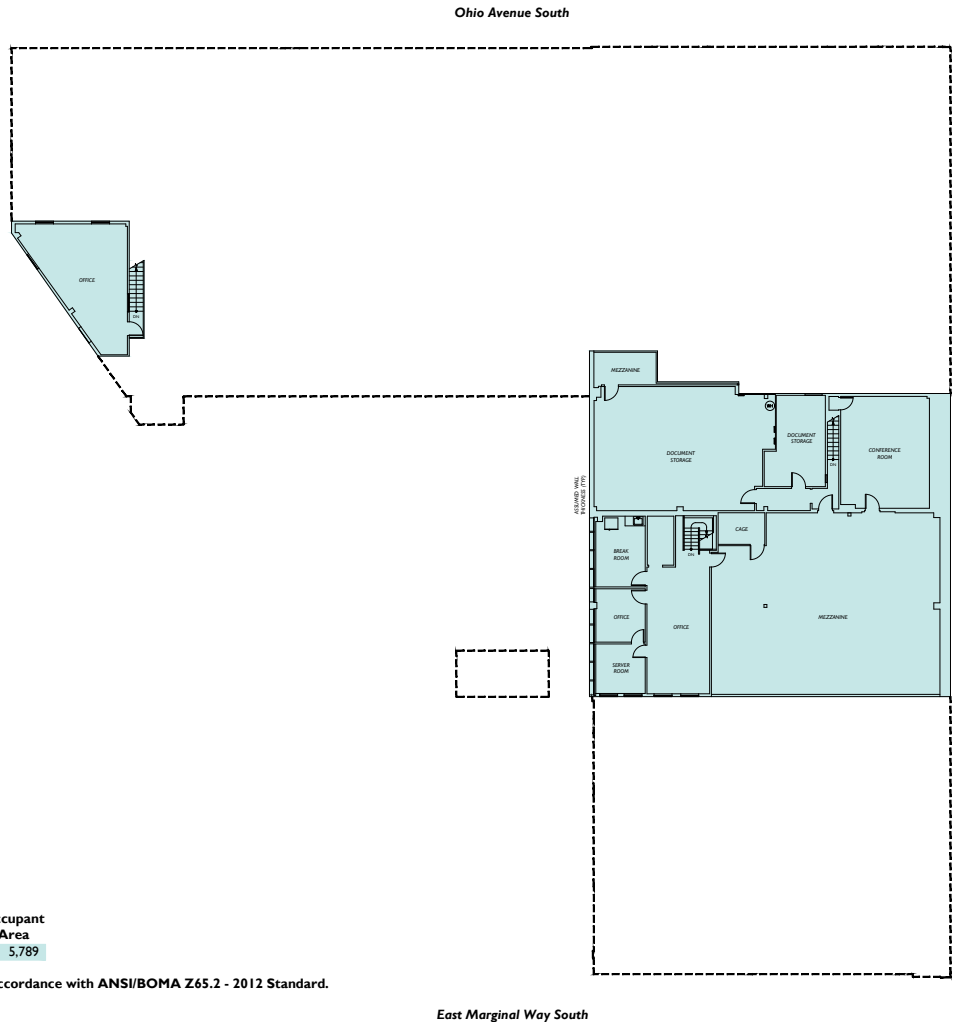
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SITE PLAN - FLOOR 2



Suite #	Occupant Area
Office	5,789

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