



FOR SALE



**Kidder
Mathews**

Quality industrial building with office & small yard

3825-3835 W MARGINAL WAY SW, SEATTLE, WA

FOR SALE

Seattle Office & Shop Building

3825-3835 W MARGINAL WAY SW, SEATTLE, WA



Asking price of \$2,565,000

Building 1: warehouse 2,556 SF plus 1,663 SF mezzanine

Building 2: office 3,000 SF (2 stories approximately 50/50 up and down)

0.29 acres (12,541 SF)

Grade-level loading

17' - 21' clear height in warehouse

IB U/85 zoning

Excellent access to I-5, West Seattle Bridge, SR-509 and Hwy 99

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