INDUSTRIAL BUILDING FOR SALE OR LEASE

6250 STANLEY AVE S | SEATTLE, WA 98108

NEIL WALTER COMPANY

GREAT GEORGETOWN LOCATION, IMMEDIATE ACCESS TO/FROM I-5

AVAILABLE SPACES

Suite	Size (SF)	Loading	Lease Expirations	Current Rate
Upper level	6,523	1 Dock-high door	2/28/21	$8,480 (proforma)
Lower Level (South)	3,904	1 Grade-level door	6/30/21	$4,027
Lower Level (North)	2,619	1 Grade-level door	8/31/23	$3,183

PROPERTY DETAILS

- 13,044 SF Total
- $3,800,000 Sale price
- 11,800 SF land size
- Two-story building constructed in 1976
- 2 GL doors; 1 DH door
- C2-40 Zoning
- Allows for buyer to lease the downstairs portion or take the entire building

LEASE DETAILS

- 6,523 SF (± 1,000 SF office)
- 1 Dock-high door
- Lease rate: $8,480 ($1.30/SF)
- Lease type: NNN

KEVIN SKILLESTAD
206 787 1460
kskillestad@neilwalter.com

LUCAS DENNEY
206 787 1461
ldenney@neilwalter.com

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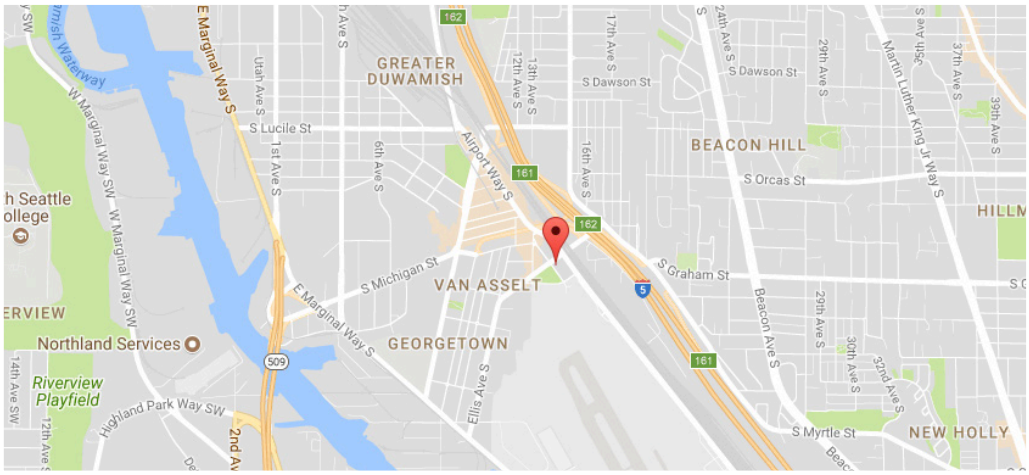

All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters.

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