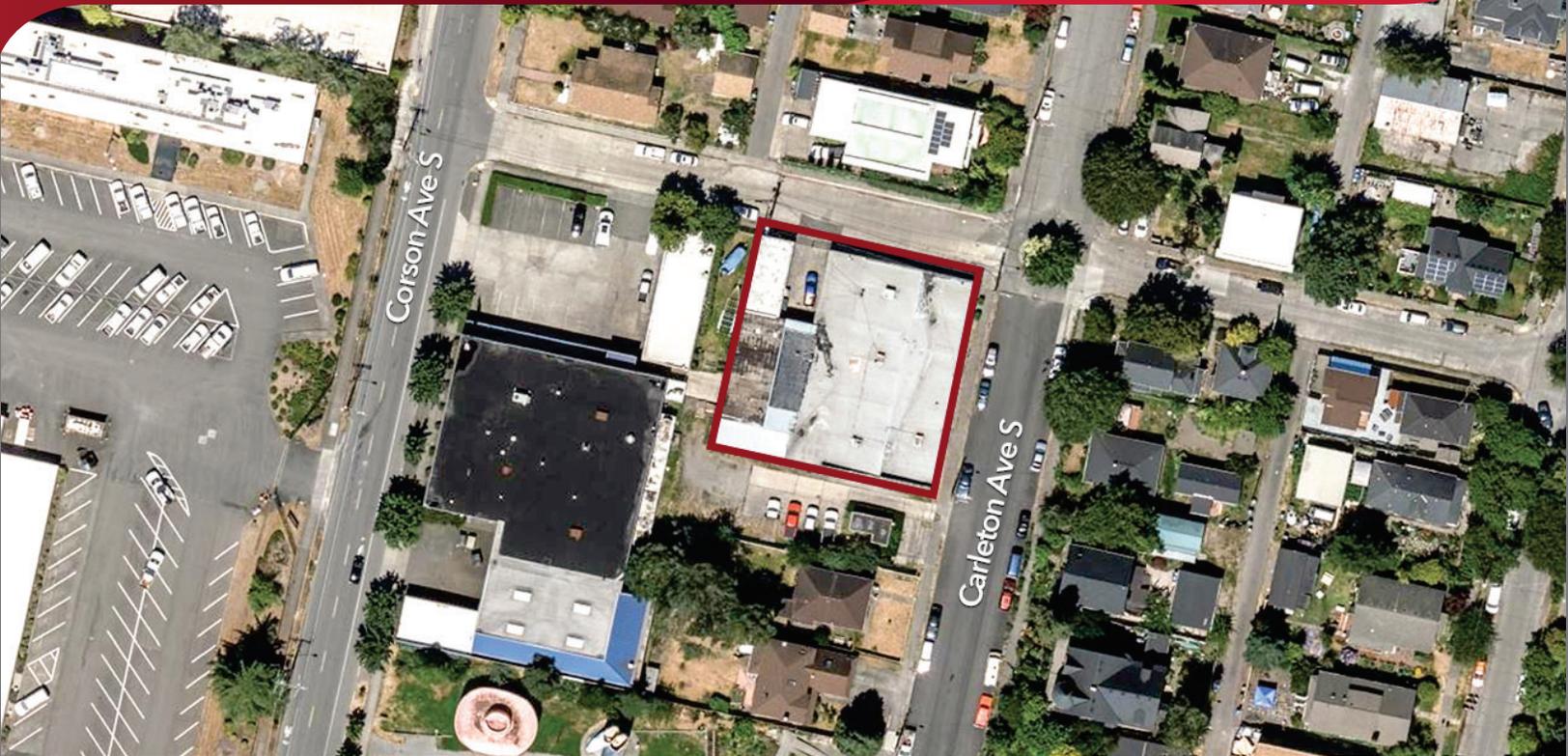


Close-In Manufacturing For Sale or Lease

ALL CITY GRINDERS

6401 Carleton Ave S, Seattle, WA 98108

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



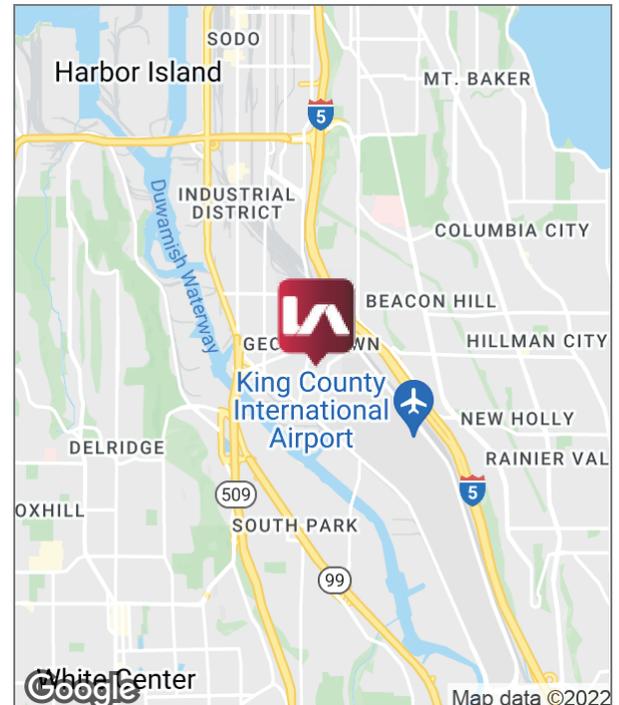
LISTING DATA

AVAILABLE SF:	12,500 SF
OFFICE SF:	1,400 SF
LEASE RATE:	\$1.25 SF/month (0.15 SF/month NNN)
SALE PRICE:	\$3,595,000
CEILING HEIGHT:	10' - 12'
LOADING:	4 Grade Level Doors
POWER:	600 Amps of 3-Phase. 480 & 240 Volts
ZONING:	SF

COMMENTS

Turnkey manufacturing/warehouse space available. 12,500 SF Available (entire building) with heavy power - 600a 3p 480 & 240v. Four GL doors, four restrooms and ample office space. Includes an existing exhaust system, air compressor and cranes.

Located just north of Boeing Field, this property offers quick access to ample area amenities and area highways.



CONTACT

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