

# 6327

W Marginal Way SW



MULTI-STORY WAREHOUSE/SHOWROOM ON 2.22 ACRES

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C O M P A N Y

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550 S Michigan St  
Seattle, WA 98108

# PROPERTY HIGHLIGHTS

## CONSTRUCTION:

25,500 SF total (7,000 SF office)

- Two floors of warehouse with office throughout
  - Lower warehouse currently built out as a showroom
  - Upper warehouse currently set up for manufacturing
- 15' clear height in showroom
- 16' clear height in warehouse
- 20' column spacing
- Masonry construction
- Structurally able to build additional floors on top of current levels
- Polished concrete floor in showroom
- Fully Sprinklered
- 9 Restrooms

## POWER:

- 3 phase heavy power
  - 600 amps of 208 volt 3 phase power in upper warehouse (buyer to verify with licensed electrician)
  - 200 amps of 208 volt 3 phase power in lower warehouse (buyer to verify with licensed electrician)

## LOADING:

- 3 Grade level doors to upper warehouse
- 2 Dock positions
- 1 Roll up door to showroom

## OPPORTUNITY:

- Short-term sale lease back
- Owner/user

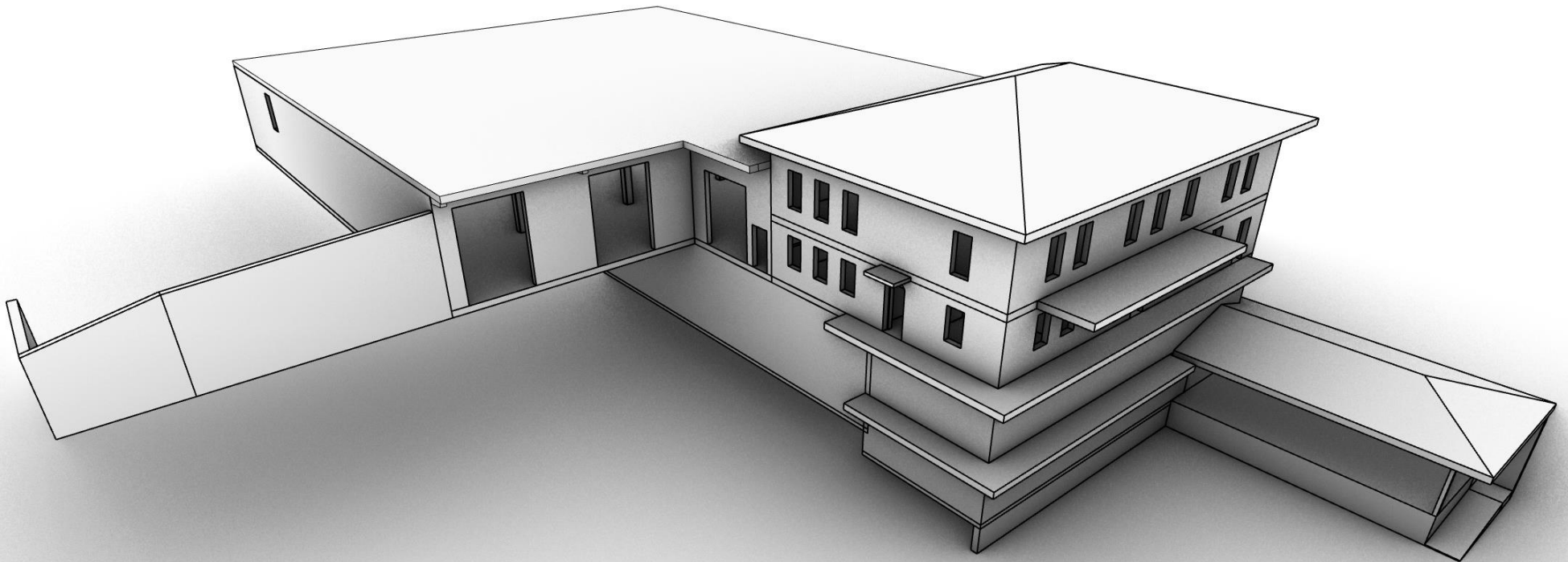
## PROPERTY DESCRIPTION

<b>SALE PRICE:</b>	\$7,500,000
<b>ADDRESS:</b>	6327 West Marginal Way SW, Seattle, WA
<b>BUILDING SIZE:</b>	25,500 SF
<b>LOT SIZE:</b>	2.22 AC
<b>YEAR BUILT:</b>	1981
<b>LOADING:</b>	Dock-High & Grade-Level
<b>ZONING:</b>	IG2 U/85
<b>PARCEL NUMBER:</b>	302404-9005 & 302404-9172

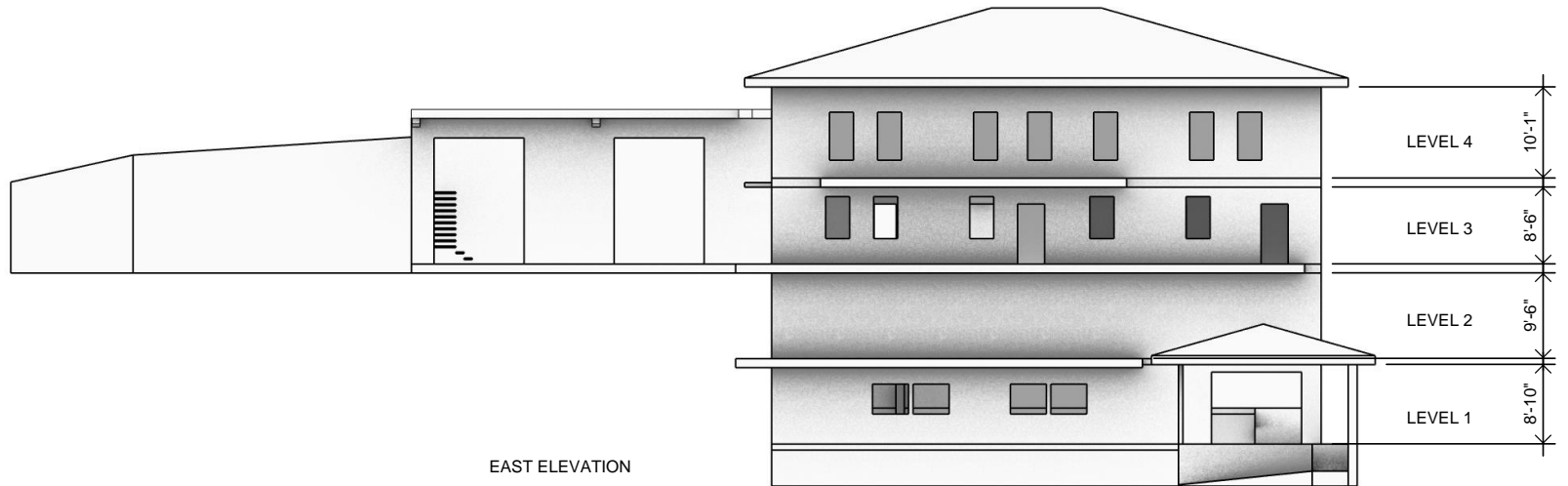
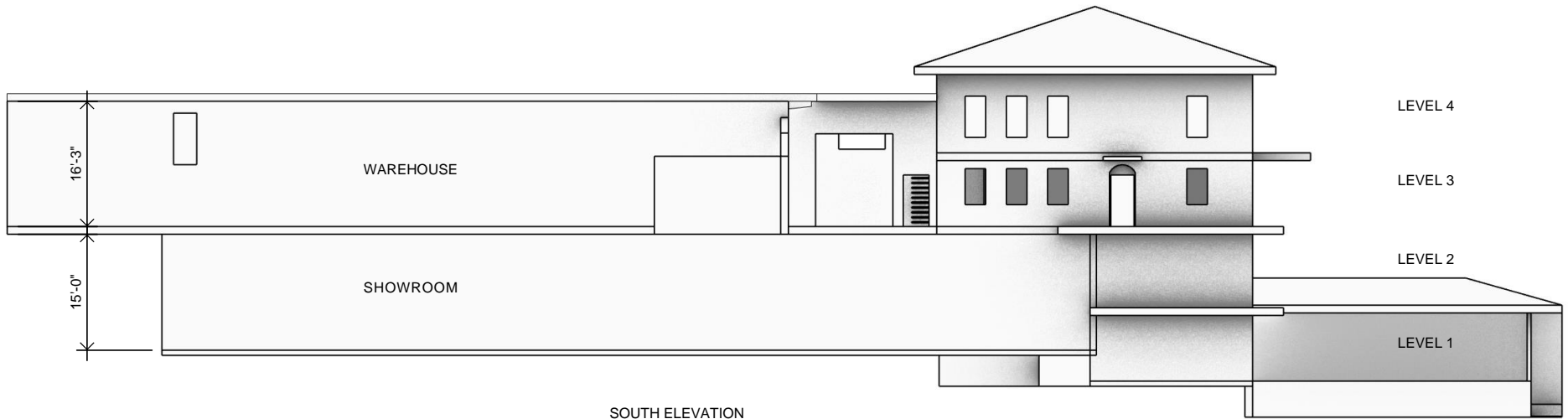


# 3D MODEL

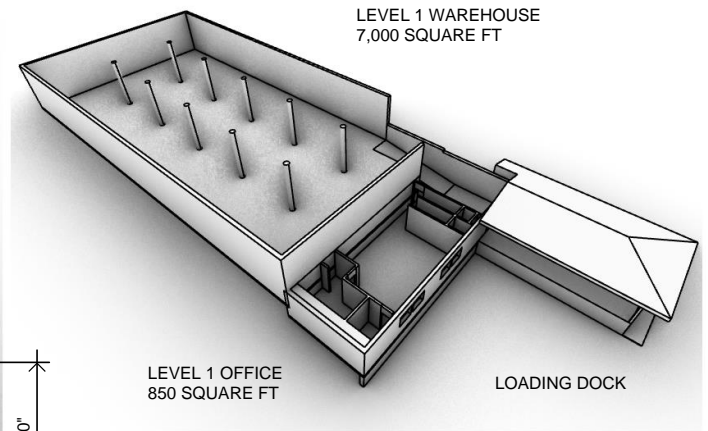
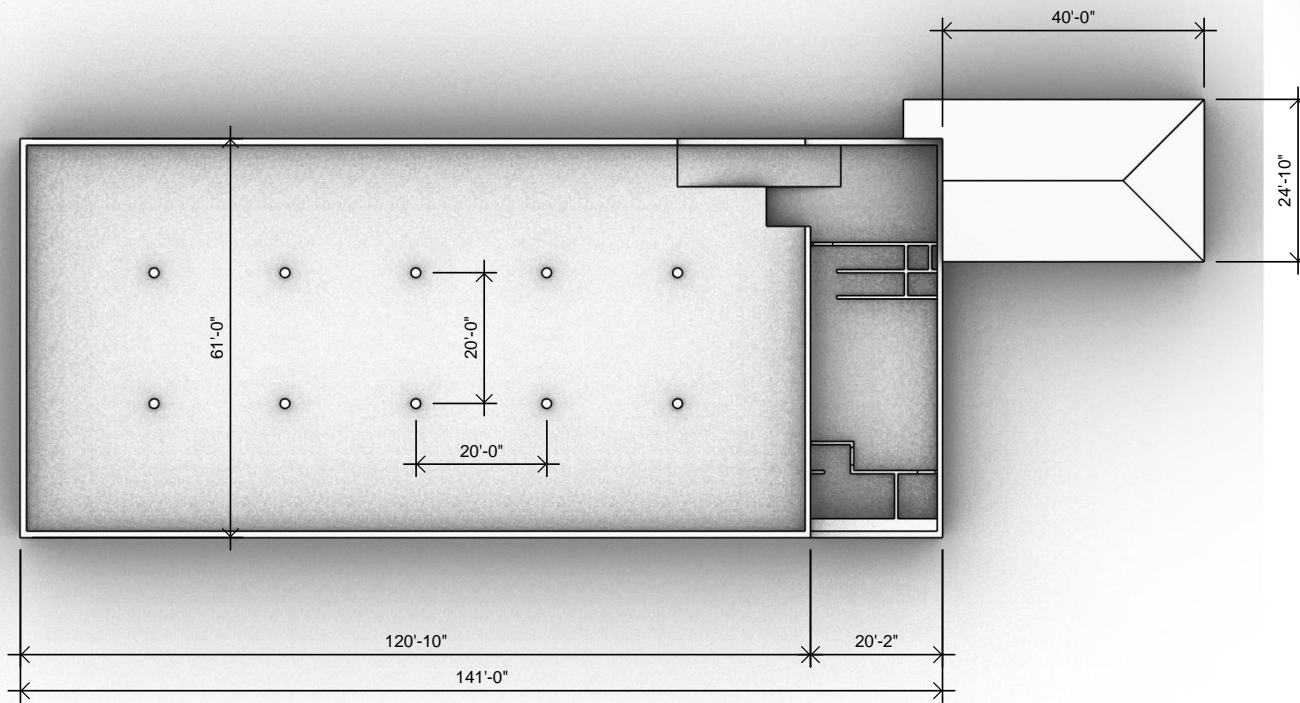
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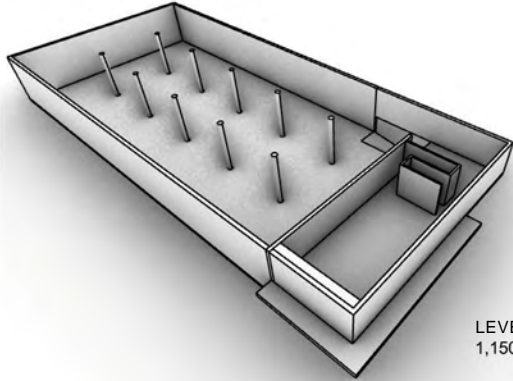
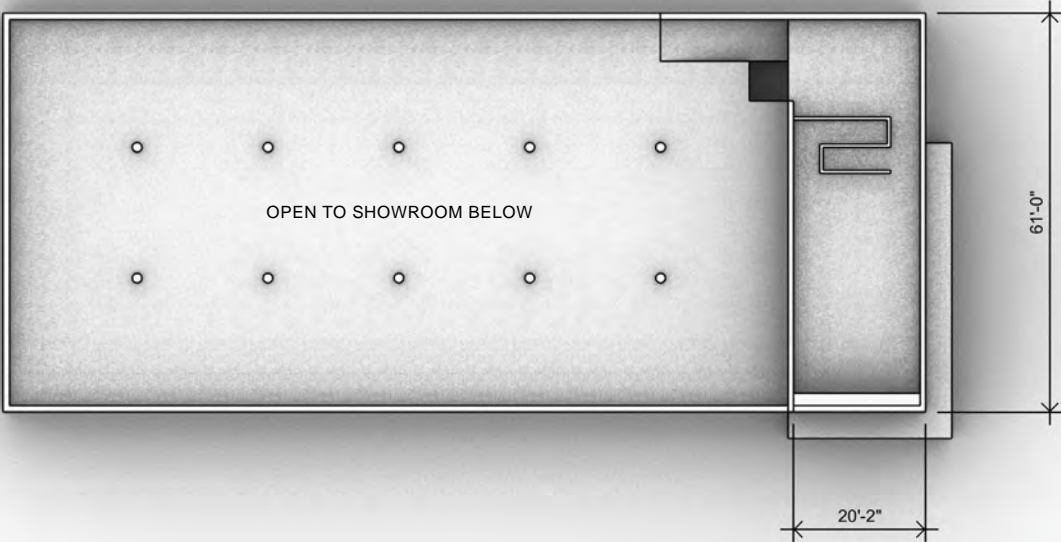
# ELEVATION PLAN



# LEVEL 1 - SHOWROOM

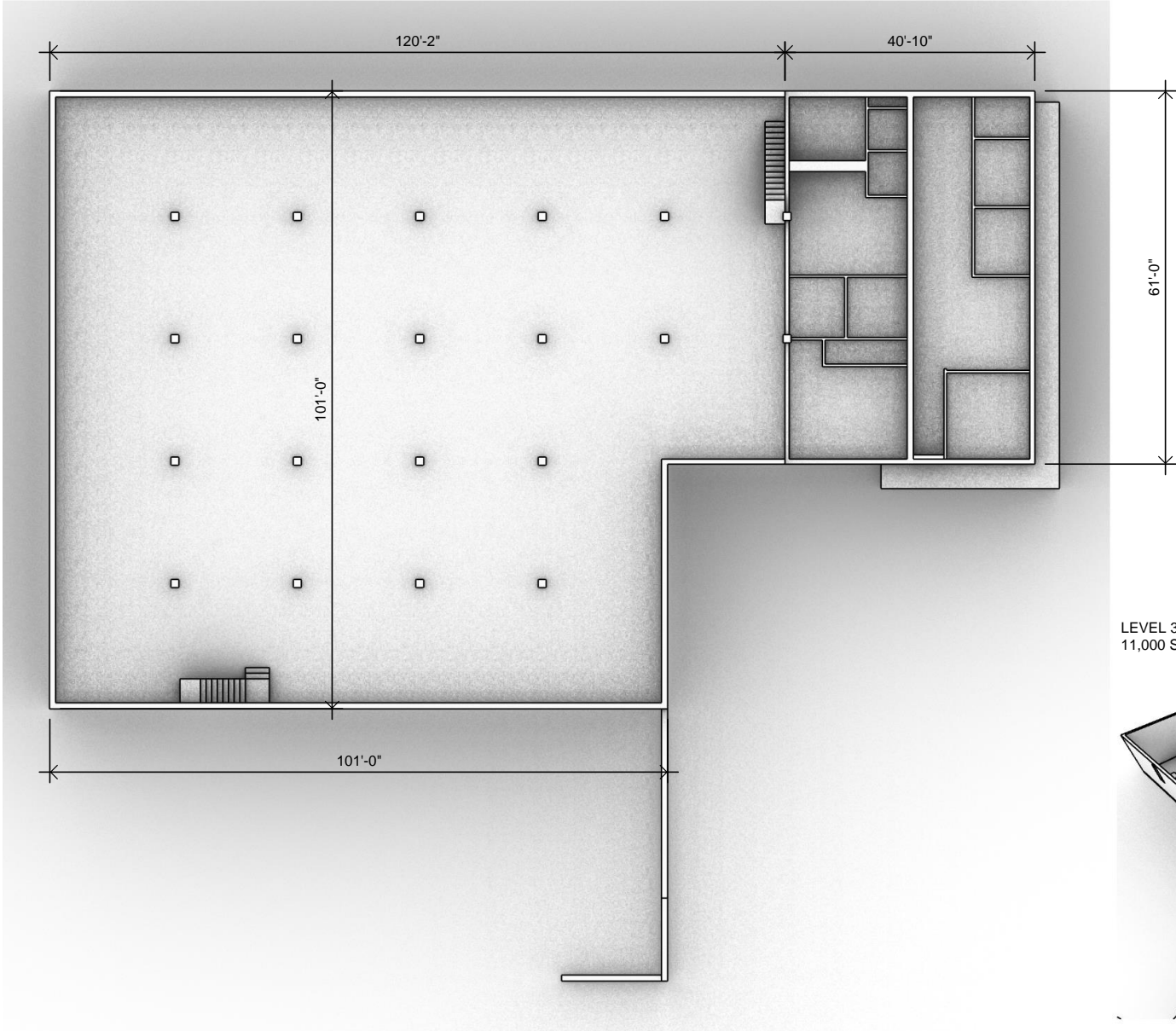


# LEVEL 2 - MEZZANINE OFFICE

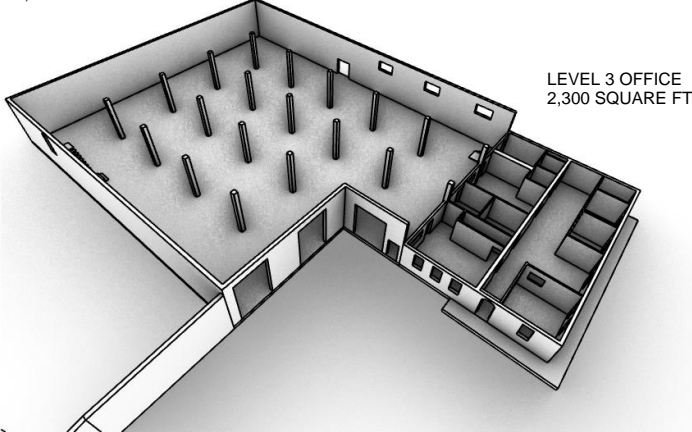


LEVEL 2 MEZZ OFFICE  
1,150 SQUARE FT

# LEVEL 3 - WAREHOUSE

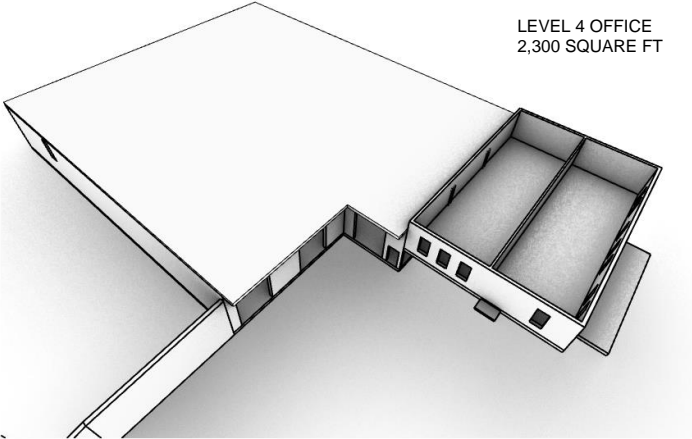
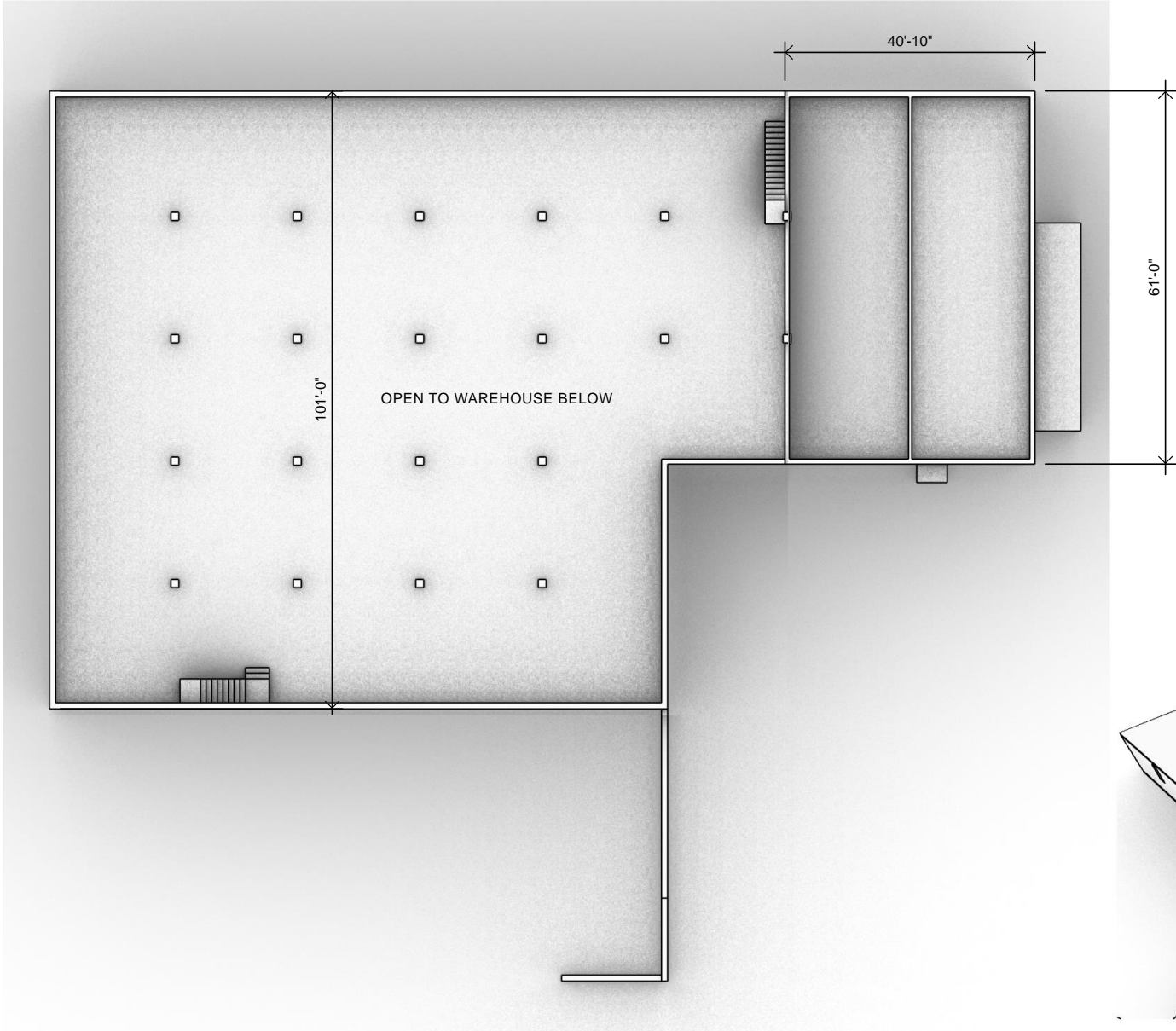


LEVEL 3 WAREHOUSE  
11,000 SQUARE FT

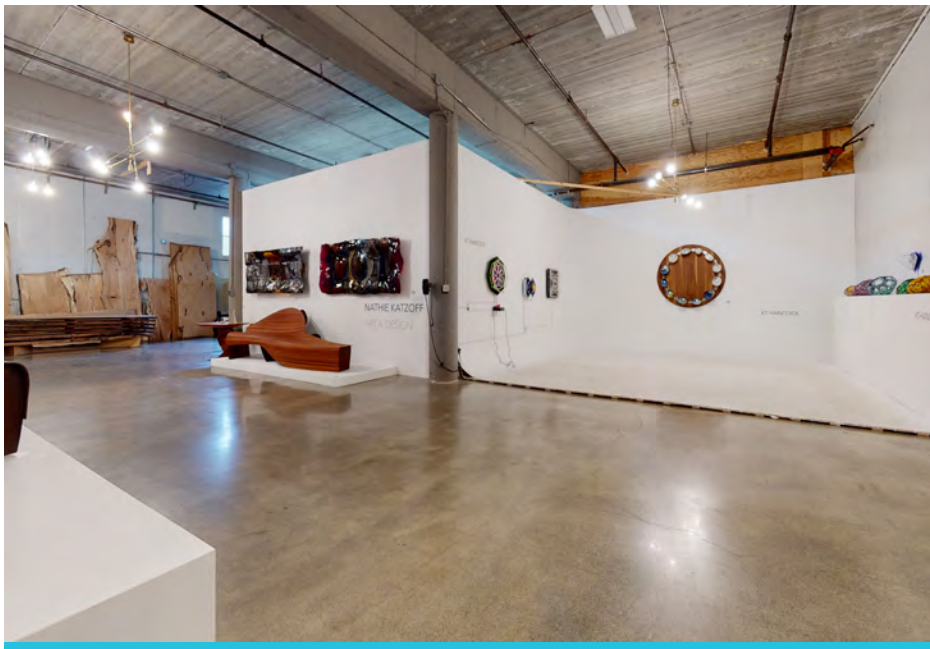


LEVEL 3 OFFICE  
2,300 SQUARE FT

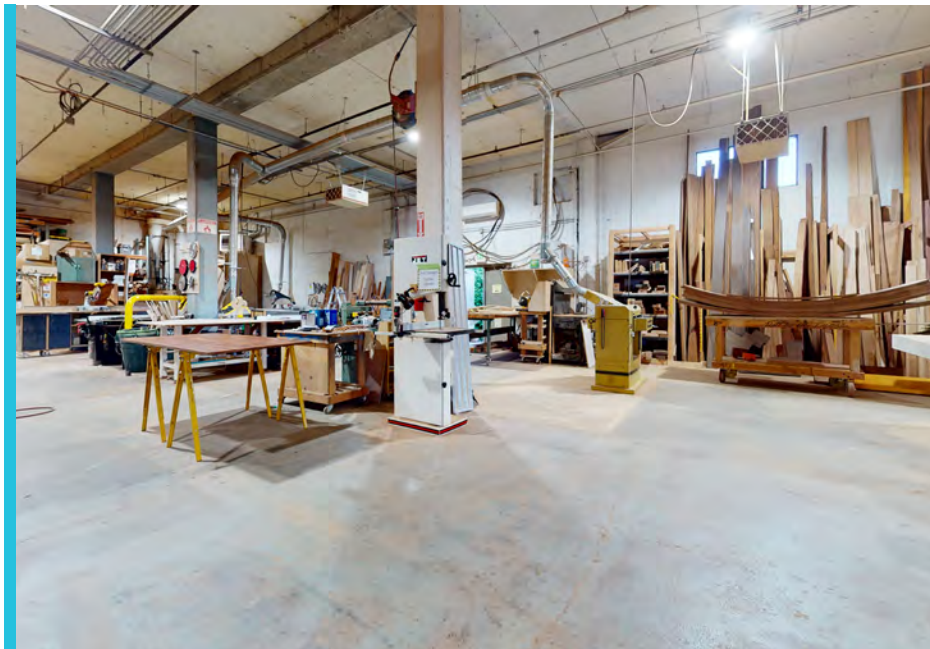
# LEVEL 4 MEZZANINE OFFICE



# PROPERTY PHOTOS - SHOWROOM



# PROPERTY PHOTOS - WAREHOUSE



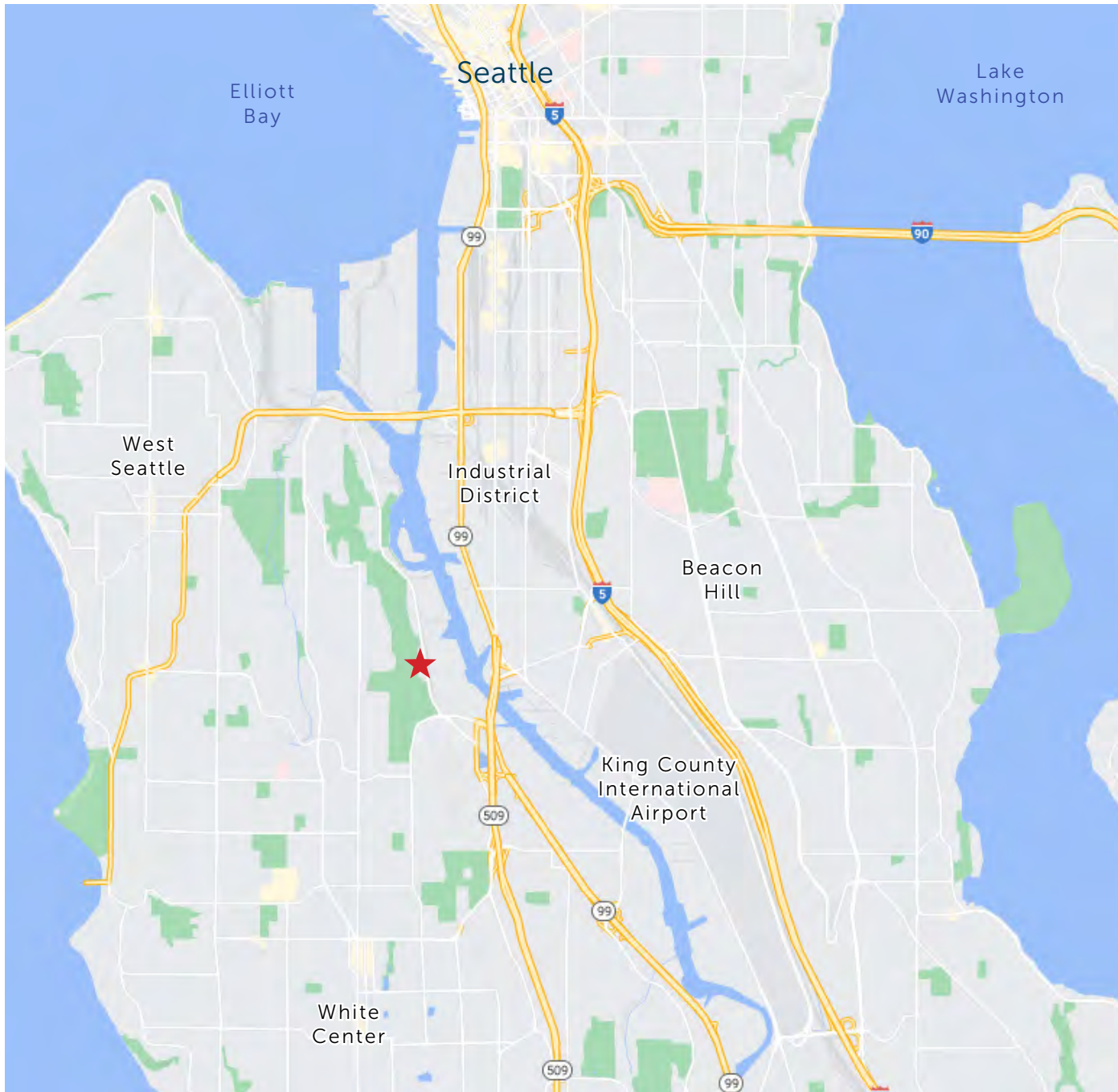
# PROPERTY AERIAL



Duwamish Greenbelt

W Marginal Way SW

# PROPERTY MAP



Your South Seattle  
Commercial Real Estate Specialists



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