

SALE/LEASE-BACK OPPORTUNITY

MARKEY MACHINERY
INDUSTRIAL CAMPUS ★ ★ ★

MARKEY MACHINERY COMPANY
SINCE 1907

MACHINE SHOP

7266

OFFERING MEMORANDUM

CBRE

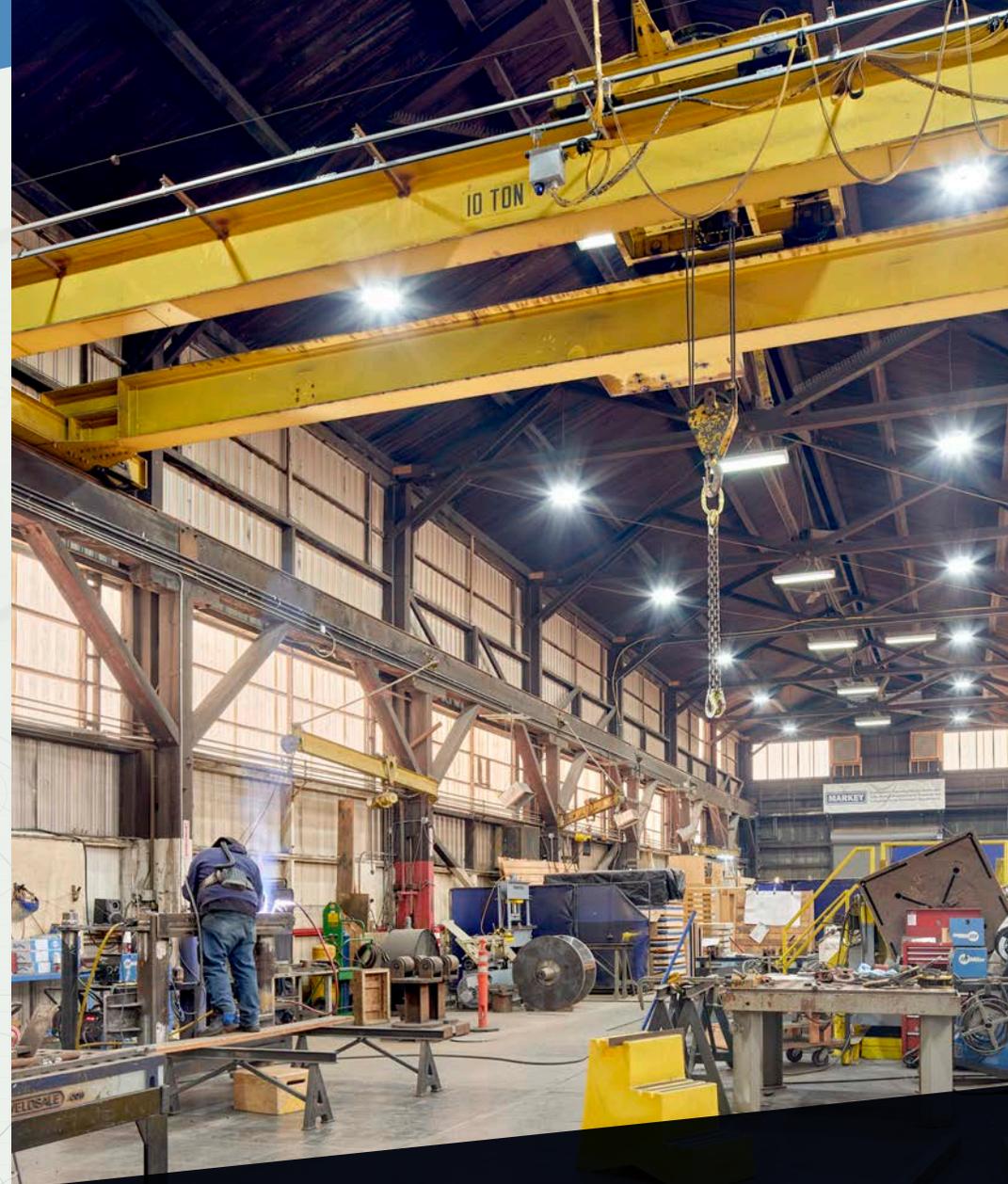
7266 8th Avenue S | Seattle, WA 98108

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EXECUTIVE SUMMARY





The Markey Machinery property consists of four distinct buildings consisting of approximately 40,000 SF situated on a 1.31 acre site. The buildings are situated along the perimeters of the property allowing for a functional courtyard/ outdoor storage and parking areas for the tenants.

Markey Machinery has occupied the property for several decades and currently has a lease covering nearly the entire property (less the majority of the fabrication shop leased to the Block Project).

With changes to their business model Markey no longer needs all the buildings and over the next couple years will be phasing out their use of the “Machine Shop” and “Fabrication Shop” buildings while remaining in the “Office” and “Final Assembly” Buildings long term.

The Machine Shop and Fabrication Shop represent over 18,000 SF that will be available for a new tenant or tenants in the next few years.

THE OFFERING

The Markey Machinery campus presents an opportunity for an investor or owner/user to acquire a rare and unique cluster of high bay manufacturing buildings located on the southern edge of Georgetown.



MARKEY MACHINERY
INDUSTRIAL CAMPUS

PROPERTY DESCRIPTION



TENANTS

Markey Machinery

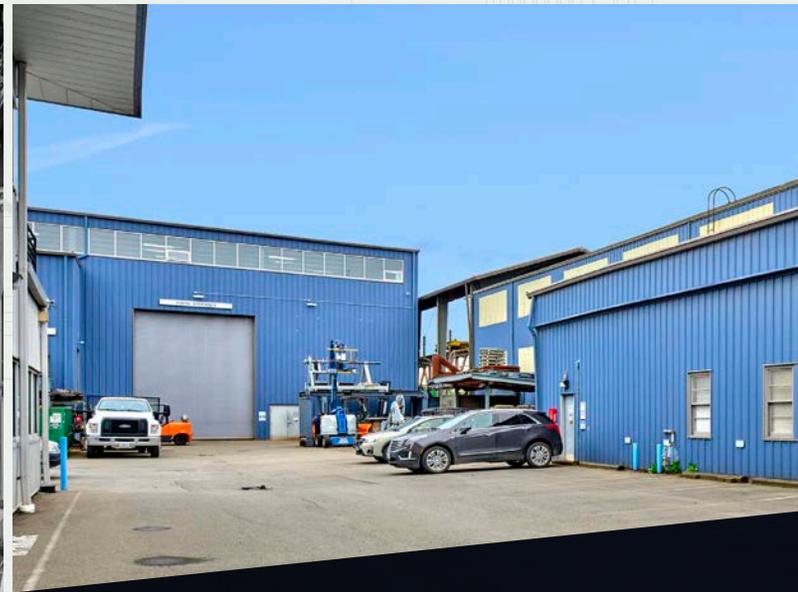
A World Leader in High Quality Custom Deck Machinery since 1907. More information:
www.MarkeyMachinery.com

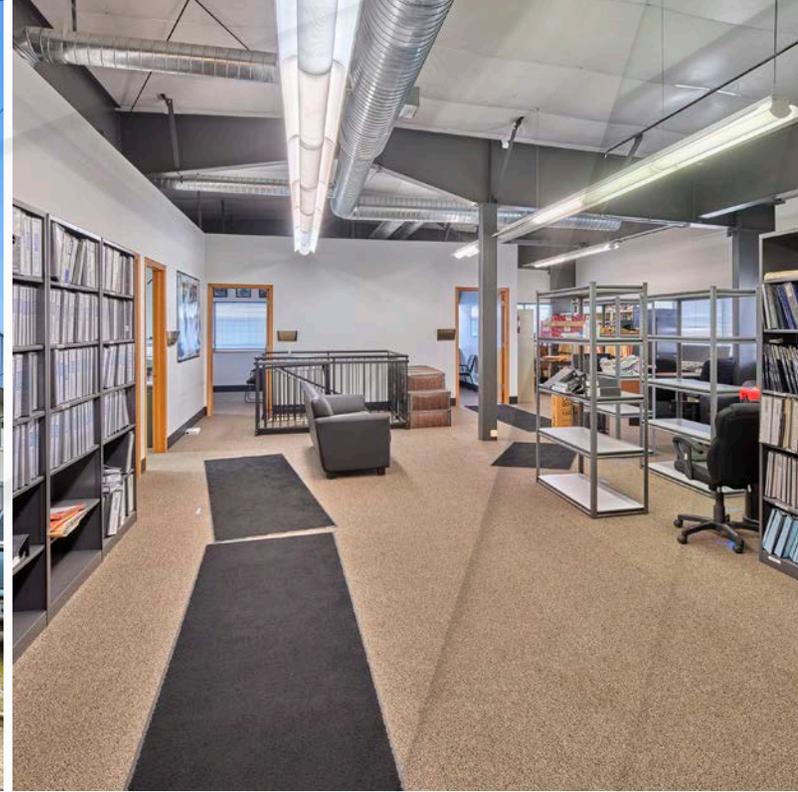
The Block Project

They build fully equipped, healthy homes for people experiencing homelessness. BLOCK Homes are permitted and placed in homeowners' backyards throughout Seattle. More information: www.the-block-project.org

FEATURES

- Office and and Assembly buildings constructed in 2009
- Heavy Power
- High ceilings with crane capacity
- Flexible layout allows for 1-4 tenants with minimal tenanting costs
- Located in a strong submarket with excellent access to freeways, Port of Seattle and CBD
- Secure Yard/Parking
- Clear Span





FINAL ASSEMBLY

BUILT: 2009

9,165 SF

1,272 SF STRUCTURAL MEZZANINE

1 - 25 TON CRANE

1 - 10 TON CRANE

COVERED STORAGE

4,000 SF

MACHINE SHOP

BUILT: 1941

12,000 SF

1 - 5 TON CRANE

1 - 10 TON CRANE

1 - 15 TON CRANE

FABRICATION SHOP

BUILT: 1941

6,400 SF

2-10 TON CRANES



OFFICE

BUILT: 2010

7,150 SF

OFFICE

1,600 SF

7266 8th Ave S

PROPERTY DETAILS

Address	7266 8th Avenue South Seattle, WA 98108
Total Square Feet	40,315 (4 buildings)
Land Area	1.31 acres (57,200 SF)
Zoning	IG1 U/85
Year Built	1941/2009/2010

Construction	Wood and steel frame
Access Points	8th Avenue S
2022 Assessed Value	\$6,782,300
King County Parcel #	213620-0210



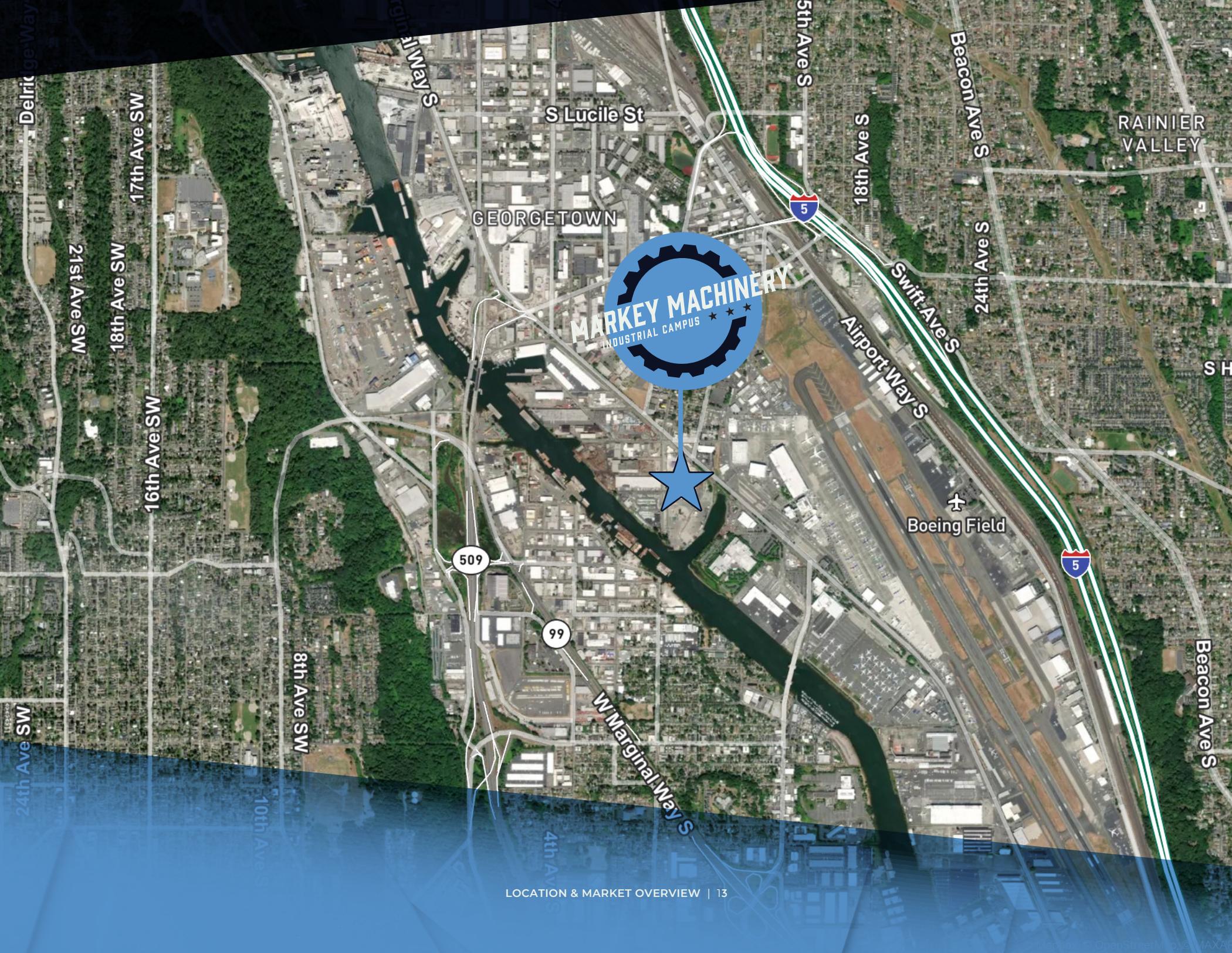
PROPERTY DETAILS

	APPROX. RENTABLE AREA	COMMENTS
Machine Shop		
Main Floor	8,892	Clear span 3 Cranes: 1 - 5 ton, 1 - 10 ton, 1 - 15 ton 3 Floor Mezzanine
Mezzanine	3,108	
Total	12,000	
Fabrication Shop		
Main Floor - 25' Clear	6,400	Portion leased to The Block Project 2 - 10 ton cranes Gas heat and air lines throughout Heavy Power
Office	1,600	
Covered Storage Area	4,000	
Total	12,000	
Office		
2-Story Office	7,150	Two story office building constructed in 2010
Total	7,150	
Final Assembly		
Main Floor - 32' clear	7,095	2009 Construction 1 - 25 ton crane 1 - 10 ton crane 25-32 clear height Heavy power
Addition - 25' clear	2,070	
Total	9,165	
Blended Totals	40,315	



LOCATION & MARKET OVERVIEW







DOWNTOWN SEATTLE

PORT OF SEATTLE

TACOMA INTERNATIONAL AIRPORT

Bellevue

Renton

SEA

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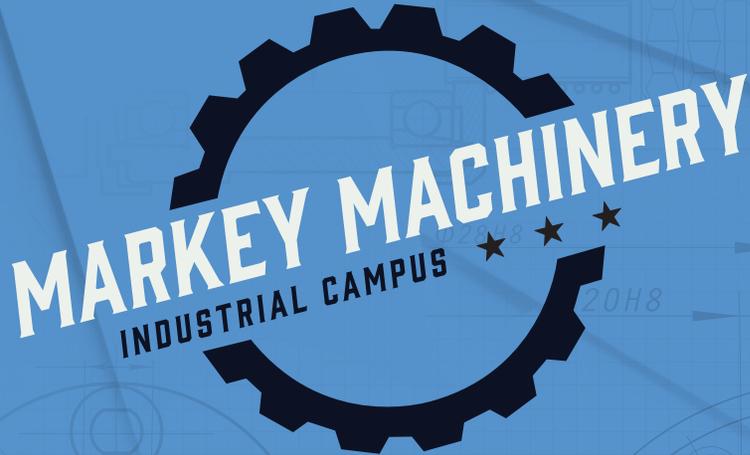
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