

# SODO Owner-User

231 South Hinds Street

Seattle, WA 98134



**FOR SALE**  
**\$3,000,000**



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# PROPERTY

The property is located in SODO just off 4<sup>th</sup> Ave S. The industrial zoned building is ideal for an owner-user. The building is in excellent shape with several recent improvements. The property consists of one parcel totaling 10,320 SF of land. The building is 6,000 SF with 475 SF of that being office and some bonus mezzanine space. Easy access to I-5, Hwy 99, I-90 and the Port of Seattle.

**\*\*DO NOT DISTURB TENANT\*\***

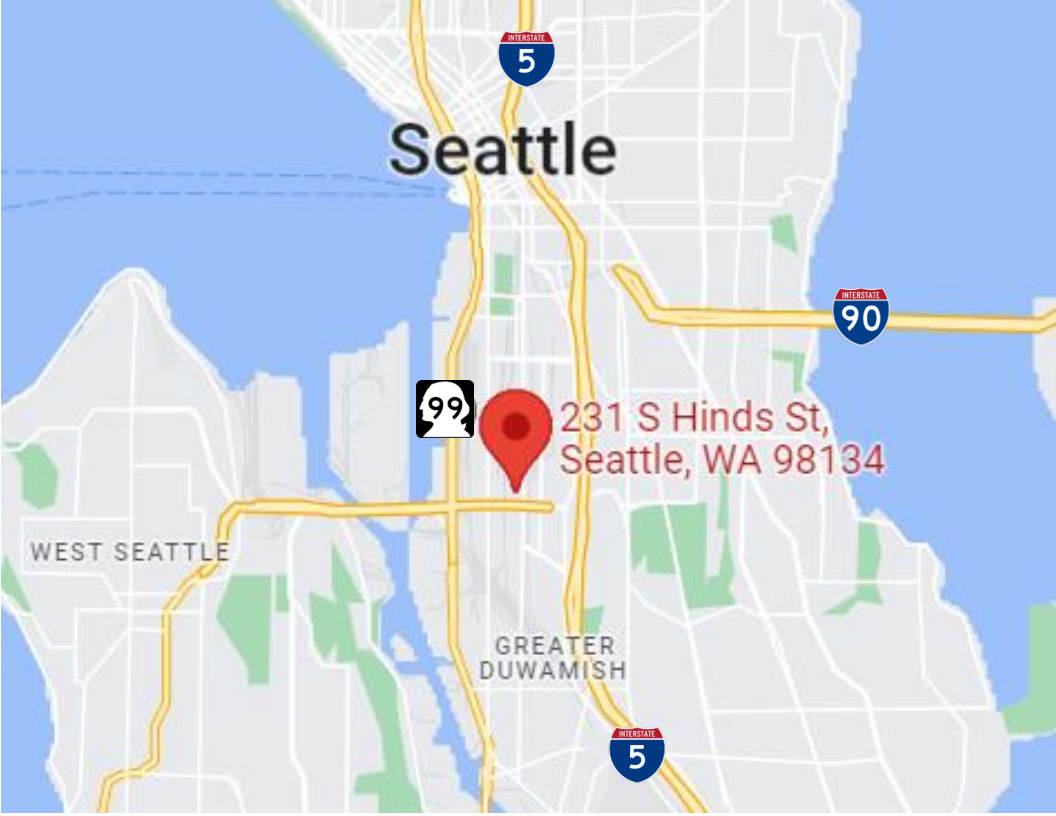


Address	231 South Hinds Street Seattle, WA 98134
Parcel #	7666205656
Zoning	IG1 U/85
Lot Size	10,320 SF (0.24 Acres)
Building Size	6,000 SF + 450 SF Mezzanine
Price	\$3,000,000

# HIGHLIGHTS

- ❖ Ideal for Owner-User
- ❖ Well Maintained
- ❖ New Roof in 2017
- ❖ Skylights and New LED Lighting
- ❖ 1 Grade and 1 Dock High Door
- ❖ Dedicated Parking in Front of Building
- ❖ 55' x 15' Fenced Yard
- ❖ 3 Phase Converter and 240v for Dryer
- ❖ 13'10" Beam Height, 19" Spacing – No Posts
- ❖ 17'7" Ceiling Height
- ❖ Floor Drain
- ❖ Unit Heaters





Seattle CBD



SODO

1st Ave S

4th Ave S

S Hinds St

**PROPERTY**

West Seattle Bridge

