

RE: Owner-User Industrial | Urban Infill | Highly Versatile

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To: **Phil Newell** | phil@soundcommercialpartners.com

Marcus & Millichap
LEIBSOHN VARA GROUP

New Investment Offering

61 Shattuck Avenue South



Location

Renton, WA

Price

\$2,300,000

Rentable Building Area

12,000 SF

Total Land Area

20,000 SF

Price Per SF

\$191.67

Proforma Cap Rate

7.16%

[More Info](#)

- HIGHLIGHTS -



Excellent Core Location

The property is extremely well located within a 15 minutes' drive time to both Seattle, Bellevue, and immediate proximity to Boeing's Renton facilities.



High Barriers to Entry

The building is priced near replacement cost and is in a heavily supply and land constrained market that constricts the development of similar buildings.



Low Vacancy Submarket

The immediate Renton submarket has a vacancy rate of 1.2% for comparable industrial buildings.



High Power & Versatile Building

The property has two buildings with both warehouse and office that can support a variety of uses, including those with a high-power demand.



Major Nearby Development

There are a plethora of large ongoing developments nearby including Topgolf, Southport, The Seattle Sounders training facility, and large scale multifamily developments.



Convenient Access

The building has convenient access to both I-5 and I-405.

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