



FOR SALE

# The Cascade Building

4600 E MARGINAL WAY S, SEATTLE, WA



**BUSINESS IS RELOCATING  
TO NEW LOCATION**

**Kidder  
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## INVESTMENT OVERVIEW

Asking Price	\$7,250,000
Parcel #	357320-0225
Total Area	30,155 SF
Office Area	±7,513 SF total ±5,113 SF floor 1 ±2,401 SF floor 2
Land Area	34,350 SF (0.79 AC)
Year Built	1941/1960
Zoning	IG1 U85
Loading	5 grade-level doors
Clear Height	22' ceiling 18' 10" under cranes
Power	800 amp, 480 volt
Gas	High pressure, high volume
Crane Systems	2 5-ton bridge 1 1-ton jib 2 6,000 lb bridge

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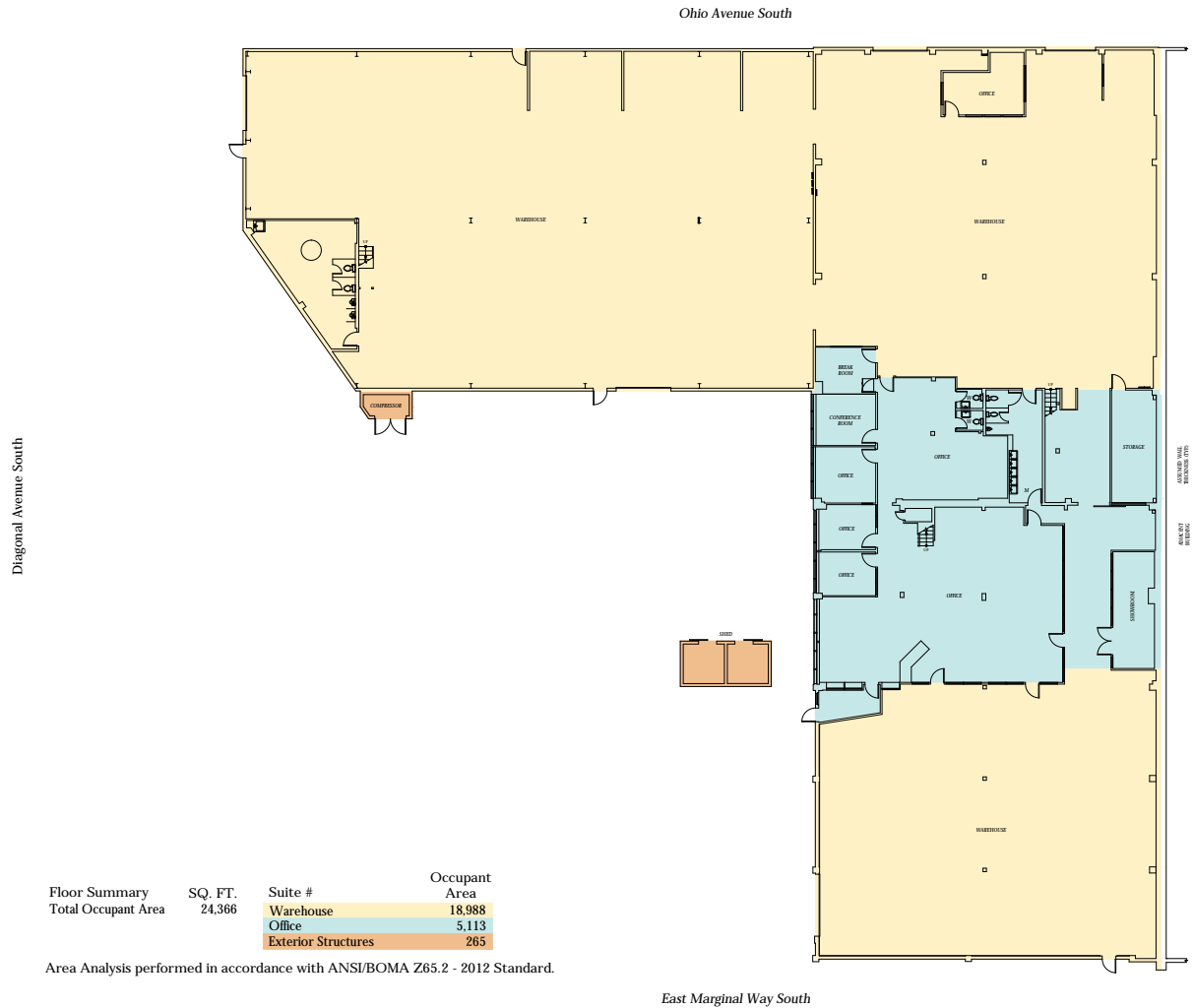
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## Floor 1



24,366 SF

TOTAL FLOOR 1 AREA

18,988 SF

WAREHOUSE AREA

5,113 SF

OFFICE AREA

265 SF

EXTERIOR STRUCTURES

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