

FOR SALE

12 Ave Iron
Warehouse

1421 South Dearborn St
Seattle 98144



Devin Haskell

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5.7 miles

Seattle

1.6 miles



1.4 miles



0.3 miles



0.3 miles

Bellevue

8.6 miles



OFFERING SUMMARY

- First time to market
- Rare close-in Seattle industrial warehouse
- Owner-user, single or multi-tenant investment opportunity
- Delivered vacant



PROPERTY DETAIL

- Metal sided (1980) warehouse, office, metal fabrication shop
- Currently configured as metal fabrication shop
- Divisible into (2) separate units - both with GL access, office, restroom

Address	1421 South Dearborn Street, Seattle 98144
Total Building Size	20,700 SF
Total Land Size	10,089 SF
Parcel Number	713430-0190
Parking Spaces	10
Warehouse Main Floor	10,350 SF - 13'7" clear down center - to 18'7" outside walls
Basement	10,350 SF - 7' to 8' clear
Divisible Into	(2) units each 5,175 SF
Unit 1	(2) drive-thru GL doors – office/break room – (2) bathrooms
Unit 2	(2) GL doors – office/break room – (1) bathroom
Year Built	1925
Year Modified	1980
Grade-Level Doors	(3) 11'5" w x 12'5" h - (1) 10' w x 12' h
Sprinkler	No





CONTACT

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