

Devin Haskell 425.417.7018 devin@srecommercial.com





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

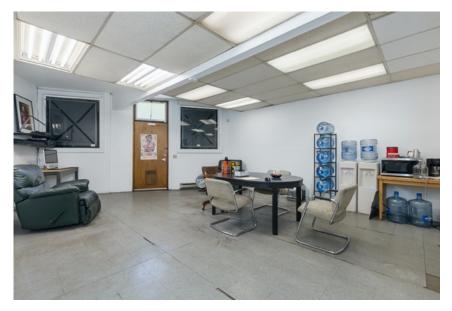
















CONTACT

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