

SENECA AVE

838 SENECA AVE SW
RENTON, WA 98057

OFFERING
MEMORANDUM

23,400 SF FOR SALE

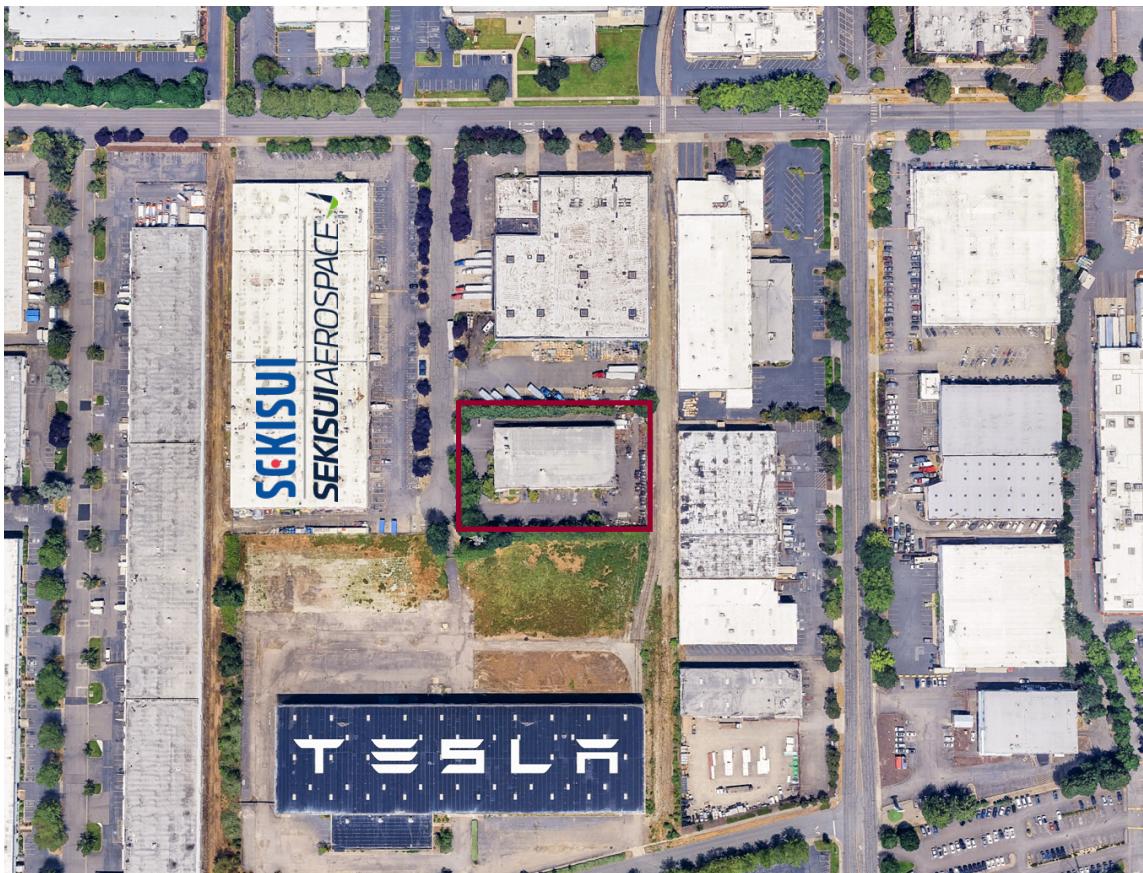




CENTRAL RENTON LOCATION

ADDRESS	838 Seneca Ave SW, Renton, WA 98057
OFFERING PRICE	Contact Broker for Price
LOT SIZE	61,495 SF
BUILDING SF (RENTABLE)	23,400 SF
OFFICE SF	4,500 SF
WILL CALL OFFICE SF	800 SF
YEAR BUILT	1985
PARCEL NUMBER	214600-0040
OCCUPANCY	Single Tenant
ZONING	IM
CEILING HEIGHT	24'
DOCK HIGH DOORS	3 (Levelers and 2 Dock Locks)
GRADE LEVEL DOORS	2 (12' x 14')
PARKING	30 Striped Stalls
EXTRAS	Oil Water Separator

PHOTOS

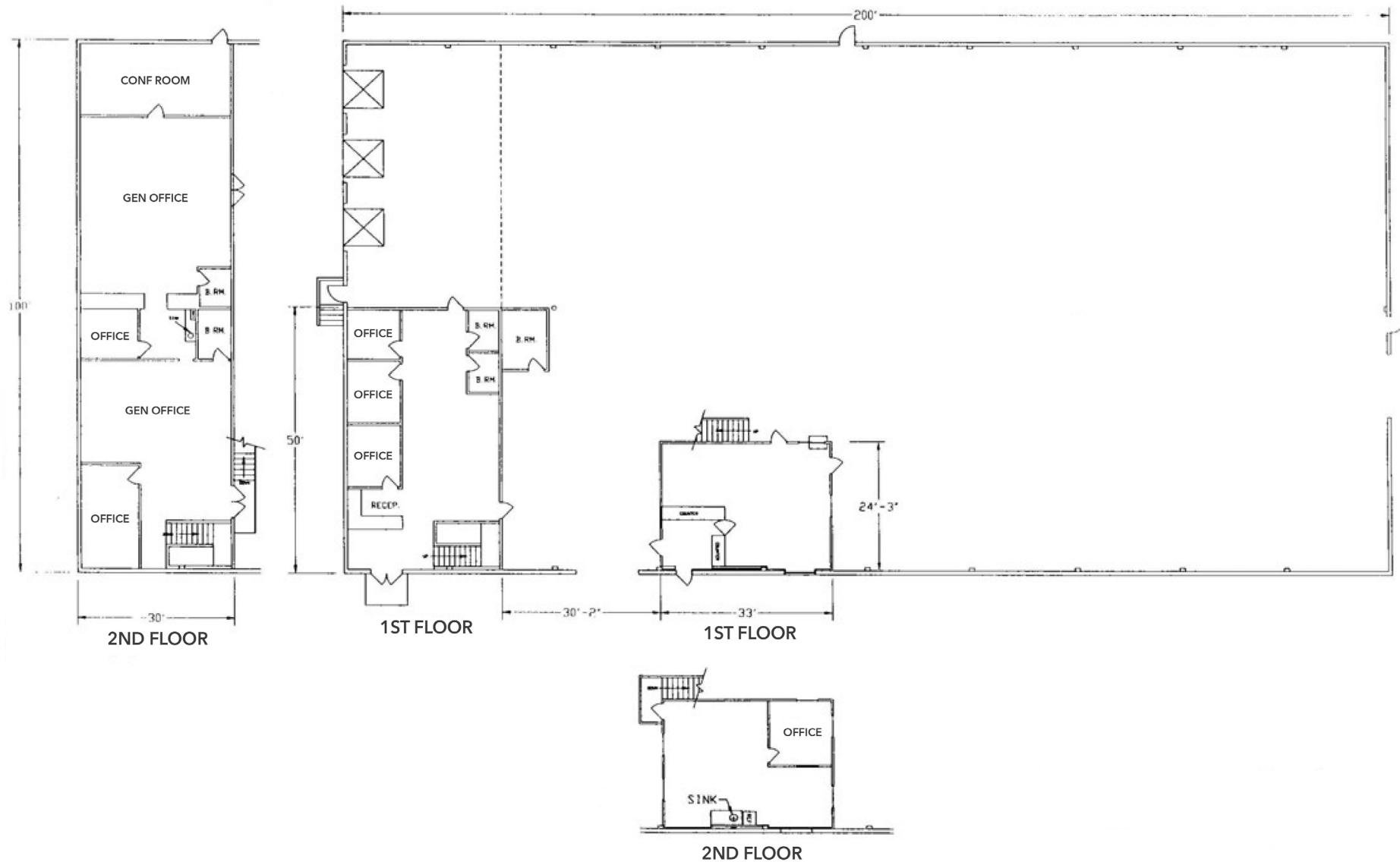


Tailored for owner-users, 838 Seneca Avenue offers a rare opportunity to control a 23,400-square-foot, concrete tilt-up standalone facility in one of the Puget Sound's most constrained light industrial corridors. The building delivers institutional-grade functionality with three dock-high doors, two grade-level roll-up doors, 24-foot clear height, and a fully fenced 1.41-acre site – with the ability to secure side yards for enhanced operational control. The secured yard supports outdoor equipment storage, vehicle parking, and controlled access, making it an ideal fit for companies seeking efficient, self-contained operations. With its compact footprint, full circulation, and adaptable layout, the facility is uniquely positioned to meet the needs of owner-occupiers in a highly competitive submarket.

- » Free standing building that can be fully fenced/secured
- » 12K SF fenced yard, paved, secured
- » Two (2), 12'x14' grade doors (one is motorized)
- » 400 square foot will-call office area with separate entry
- » One row of (20'x50') warehouse columns
- » Current lease expires January 31, 2027

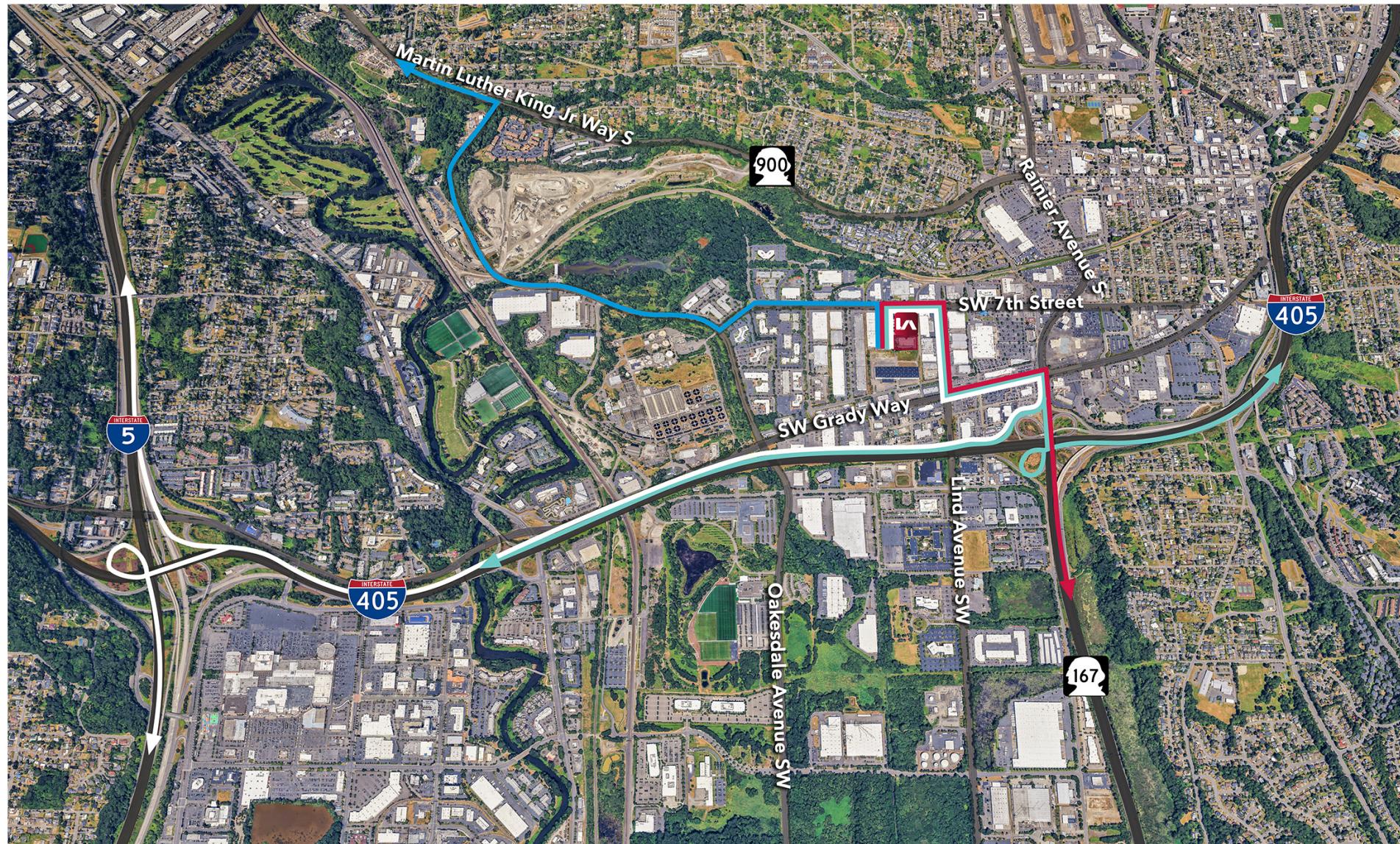


FLOOR PLANS



BUILDING SIZE | 23,400 RSF

LOCATION MAP



SEATAC INTL. AIRPORT
5 MILES



DOWNTOWN SEATTLE
12 MILES



DOWNTOWN BELLEVUE
13 MILES

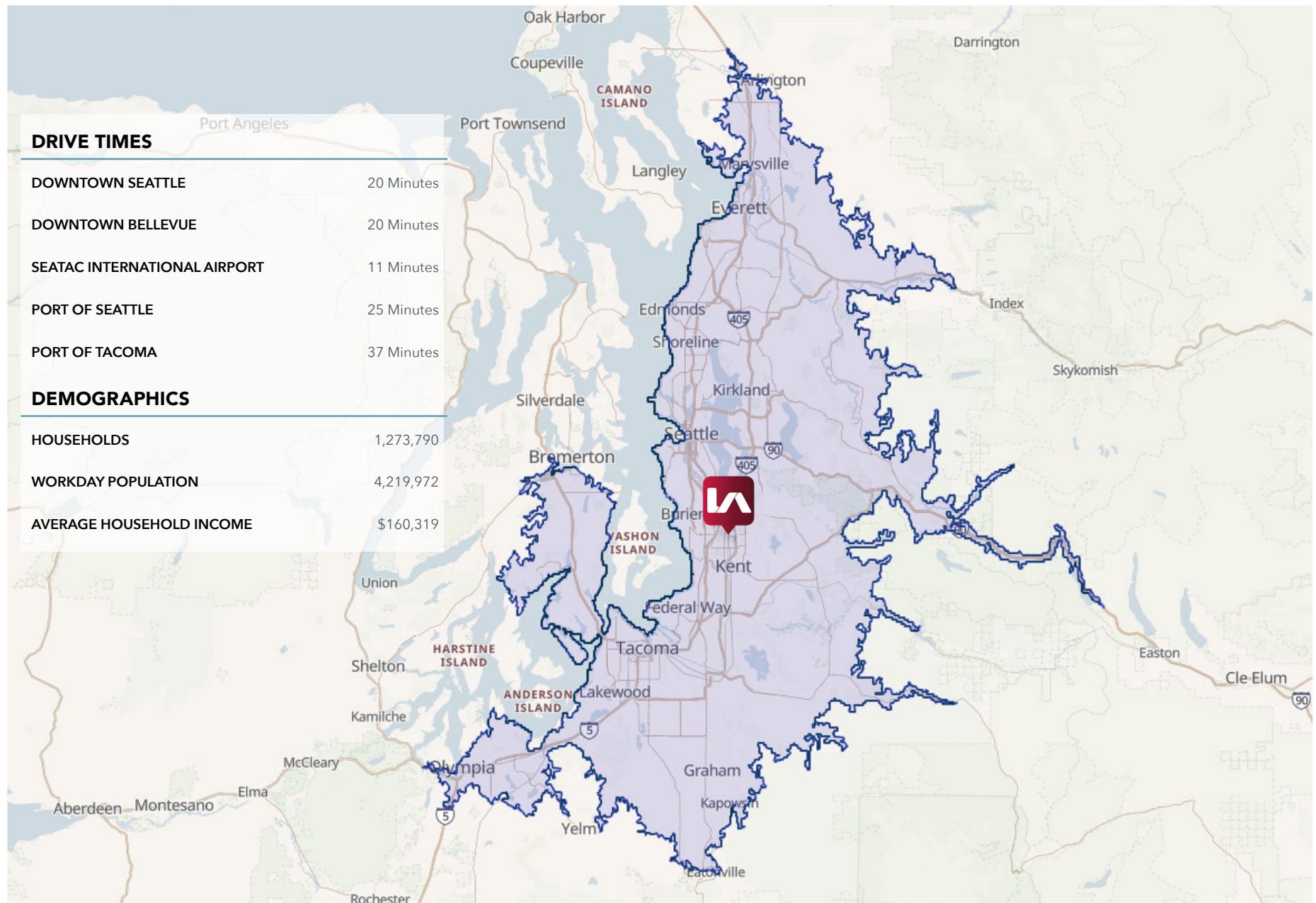


PORT OF SEATTLE
13.3 MILES



PORT OF TACOMA
24.4 MILES

LOCATION MAP



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