



2450 6TH AVENUE S · SEATTLE, WA 98134

INDUSTRIAL & RETAIL WAREHOUSE · SODO, SEATTLE

6th & Lander · Three Units Available

Sprinklered warehouse, mezzanine flex, and a Lander Street retail storefront — one block from the SODO light rail station.

Units 29 & 30

INDUSTRIAL WAREHOUSE

2,339 SF

\$1.25/SF + NNN · ~\$4,234/mo

Sprinklered · 20'10" ceiling

Unit 42

WAREHOUSE + MEZZANINE

2,989 SF

\$1.13/SF + NNN · ~\$5,051/mo

457 SF mezzanine · Roll door

Unit 32

RETAIL WAREHOUSE

2,400 SF

\$1.65/SF + NNN · ~\$5,304/mo

Lander St storefront · Roll door

FOR LEASING INFORMATION

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Unit Comparison



UNITS 29 & 30

INDUSTRIAL WAREHOUSE

\$1.25/SF + NNN
 ~\$4,234 / month all-in

Rentable (BOMA)	2,339 SF
Usable	1,905 SF
Ceiling	20'10" (18' beams)
Sprinklered	Yes
Access	Common Hallway
NNN	\$0.56/SF

Clean sprinklered warehouse box, roughly 40'x49'. NNN includes utilities. Ideal for warehouse, light manufacturing, or maker use.



UNIT 42

WAREHOUSE + MEZZANINE

\$1.13/SF + NNN
 ~\$5,051 / month all-in

Rentable (BOMA)	2,989 SF
Usable	2,435 SF
Mezzanine	457 SF
Ceiling	21'4" (19' beams)
Roll Door	12'x10'
NNN	\$0.56/SF

Flexible warehouse with private mezzanine and drive-in roll door plus 8'x8' swing door. Blended rate; NNN includes utilities.



UNIT 32

RETAIL WAREHOUSE

\$1.65/SF + NNN
 ~\$5,304 / month all-in

Rentable (BOMA)	2,400 SF
Office	~100 SF
Ceiling	~20' (17' clear)
Access	Direct off Lander
Roll Door	10'Hx12'W
NNN	\$0.56/SF*

Storefront retail warehouse with direct Lander St access and strong daylight. *NNN excludes phone, internet, janitorial.