

PORT 106 INDUSTRIAL CENTER

4746 Ohio Ave S

Seattle, WA 98134

3,206 - 15,712 Square Feet Available

FOR LEASE



TOTAL COMPLEX

282,500 SF

AVAILABLE SF

3,206-15,712 SF

CEILING HEIGHT

High Ceilings

LOADING

Truck Docks + Ramps

EXCLUSIVELY MARKETING BY:

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Port 106 Industrial Center is a fully renovated 282,500 SF light industrial complex strategically located just south of Downtown Seattle in the Industrial District. Originally built in 1943 and extensively upgraded in 2008, the property features modern infrastructure, abundant loading options, and flexible layouts designed to meet a variety of industrial and manufacturing needs.

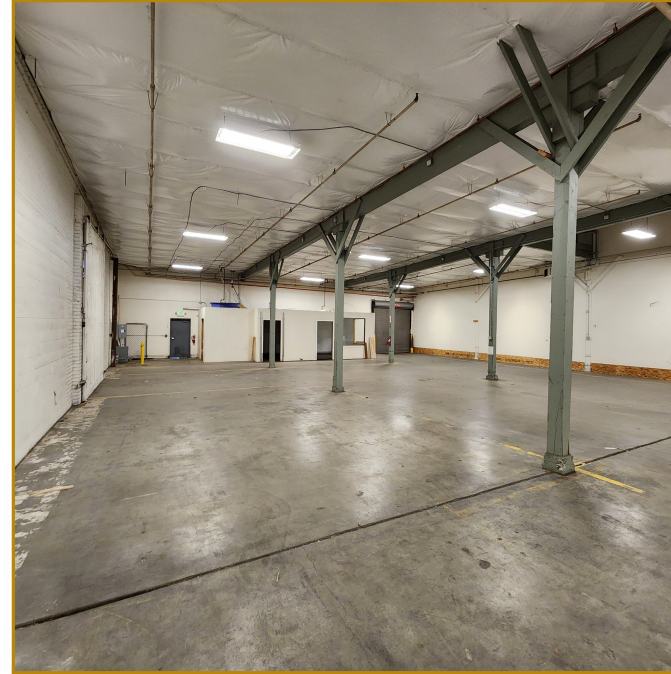
KEY HIGHLIGHTS

Multiple truck-height docks + drive-up ramps
3-phase electrical | Ample parking on-site
High ceilings throughout
Minutes from I-5, Highway 99, Port of Seattle
Flexible layouts | Modern infrastructure
Renovated 2008 | Built 1943



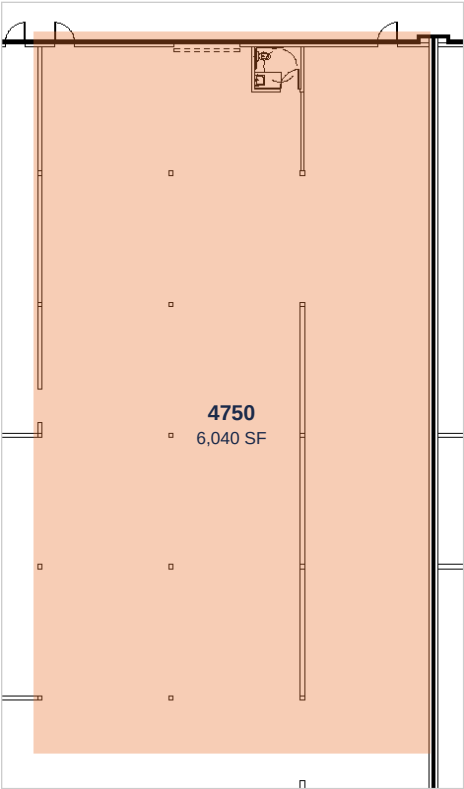
SPACE AVAILABILITIES

SUITE	SF	AVAIL.	NOTES
4750	6,040	Now	Flexible Layout, Truck Dock, Upgraded Electrical
4700C	3,206	5/1/2026	Small Footprint, Truck Height, Roll Door Access
4700D	5,611	3/1/2026	Small Footprint, Truck Height, Roll Door Access
4701B	6,895	10/1/2026	Truck Height Dock, Roll Door, Open Warehouse



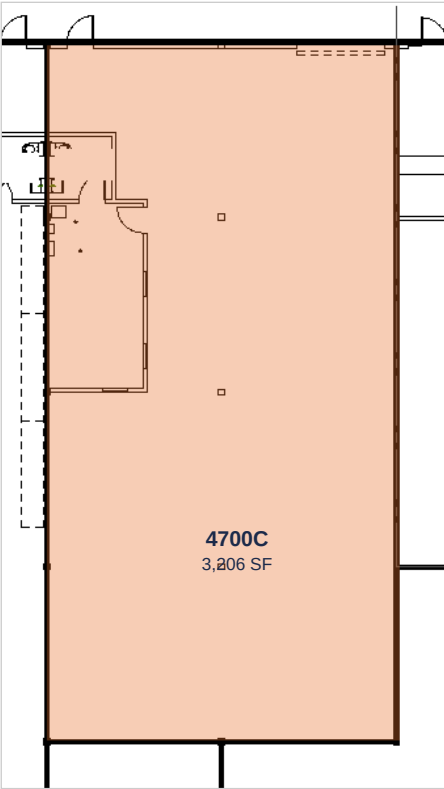
Suite 4750

6,040 SF | Now



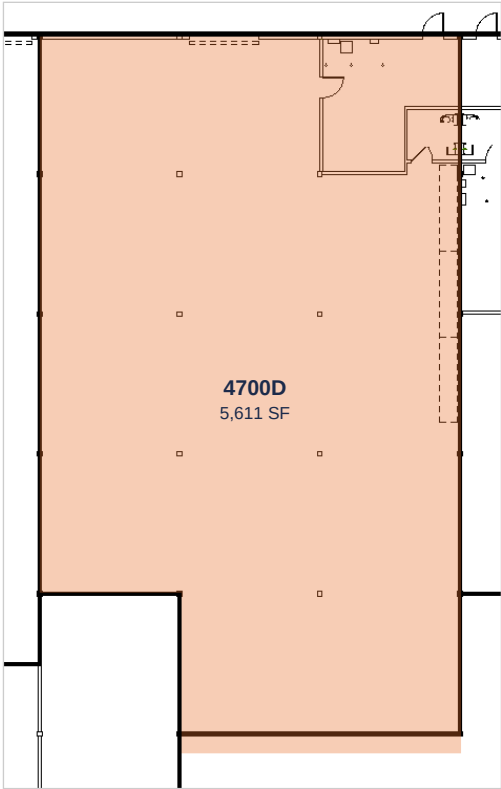
Suite 4700C

3,206 SF | 5/1/2026



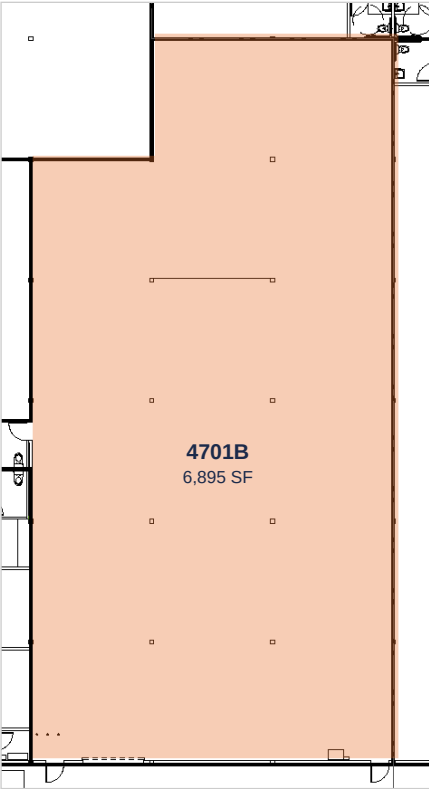
Suite 4700D

5,611 SF | 3/1/2026



Suite 4701B

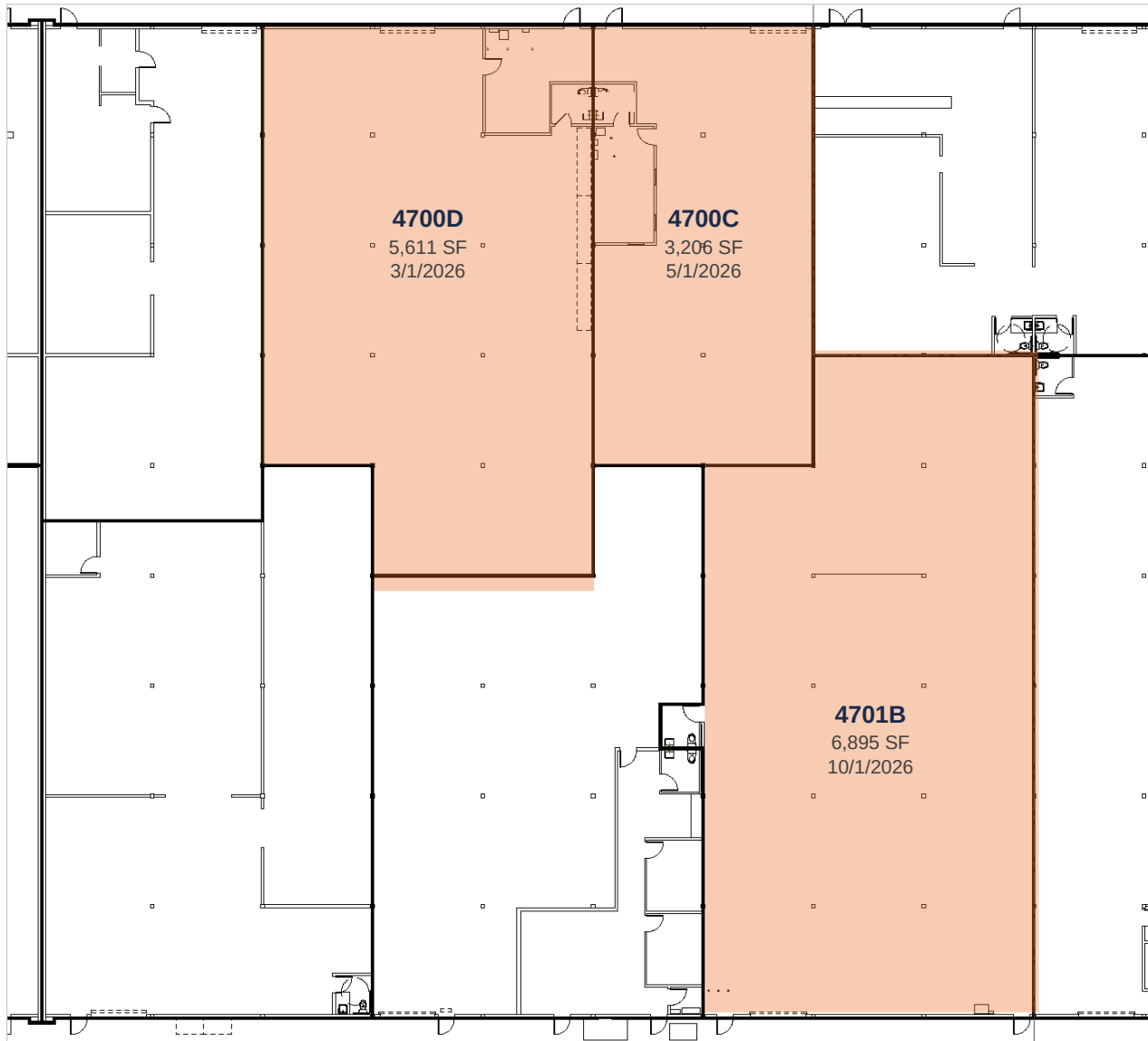
6,895 SF | 10/1/2026



CONTIGUOUS BLOCK OPPORTUNITY

Suites 4700D, 4700C and 4701B adjoin and can be demised as a single block. The block runs the full depth of the building, with truck access on both the north and south faces. Delivery is staged through 2026. See the following page for the combined plan.

SUITE	AREA	DELIVERY
4700D	5,611 SF	3/1/2026
4700C	3,206 SF	5/1/2026
4701B	6,895 SF	10/1/2026
TOTAL	15,712 SF	



15,712 SF

Three adjoining suites that can be demised together into one block, or taken individually.

The block runs the full depth of the building. 4700D and 4700C load off the north face and 4701B loads off the south face, so a single user gets truck access on both sides.

Delivery is staged over 2026:

- Suite 4700D 5,611 SF 3/1/2026
- Suite 4700C 3,206 SF 5/1/2026
- Suite 4701B 6,895 SF 10/1/2026

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