

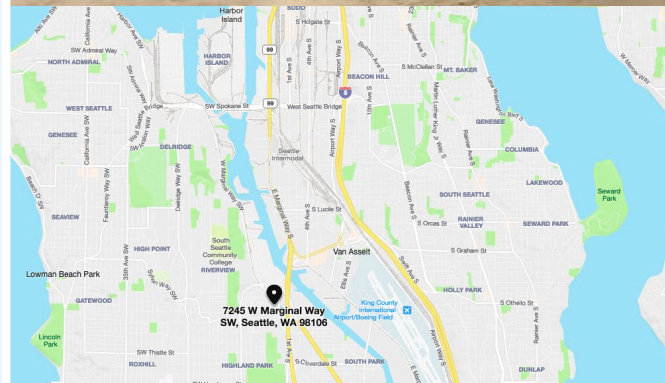
SOUTH SEATTLE SHOP/YARD

7245 WEST MARGINAL WAY SW | SEATTLE, WA 98108

FOR SUBLEASE

16,000 SF
AVAILABLE

16,000 SF WAREHOUSE/VEHICLE MAINTENANCE SHOP + ±1.5 ACRE YARD



PROPERTY INFO

- Building:**
- 16,000 SF Total
 - 2,000 sf office/locker-room/tool storage
 - Air exhaust system, compressor, radiant heat
 - 19' clear height
 - Sprinklered
 - 2 (16'x14') drive-in doors
 - Exterior dock-high loading platform
- Yard Area:**
- ±1.5 Acres
 - Fenced
- Sublease:**
- \$22,000 NNN
 - Sublease Expires 5/31/20 (long term lease available)

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All square footage references are approximate. The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.