

# INDUSTRIAL FOR LEASE WATERWAY INDUSTRIAL BUILDING

3101-3103 W Commodore Way, Seattle, WA 98199

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



## PROPERTY HIGHLIGHTS

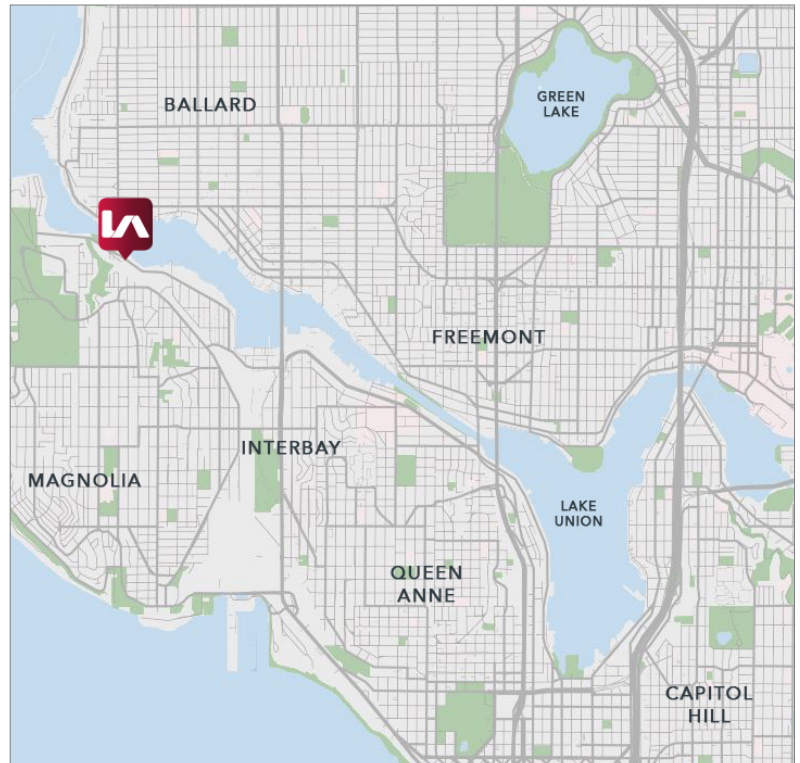
<b>TOTAL AVAILABLE SF:</b>	Up to ±5,433 SF
<b>CEILING HEIGHT:</b>	±11' - 20' Clear
<b>ZONING:</b>	IB-U/45 Industrial Buffer
<b>LOADING DOORS:</b>	1 Grade Level Doors 1 Oversized Barn Door
<b>POWER:</b>	480v 3-Phase Power
<b>LEASE RATES:</b>	\$1.40 / RSF, NNN

## COMMENTS

Large bay door industrial space with mezzanine storage/office and bathroom.

Great opportunity for a variety of uses including: machine shop, industrial space, office and potential live/work quarters. Several bridge cranes on site.

Only minutes from Ballard and downtown Seattle.



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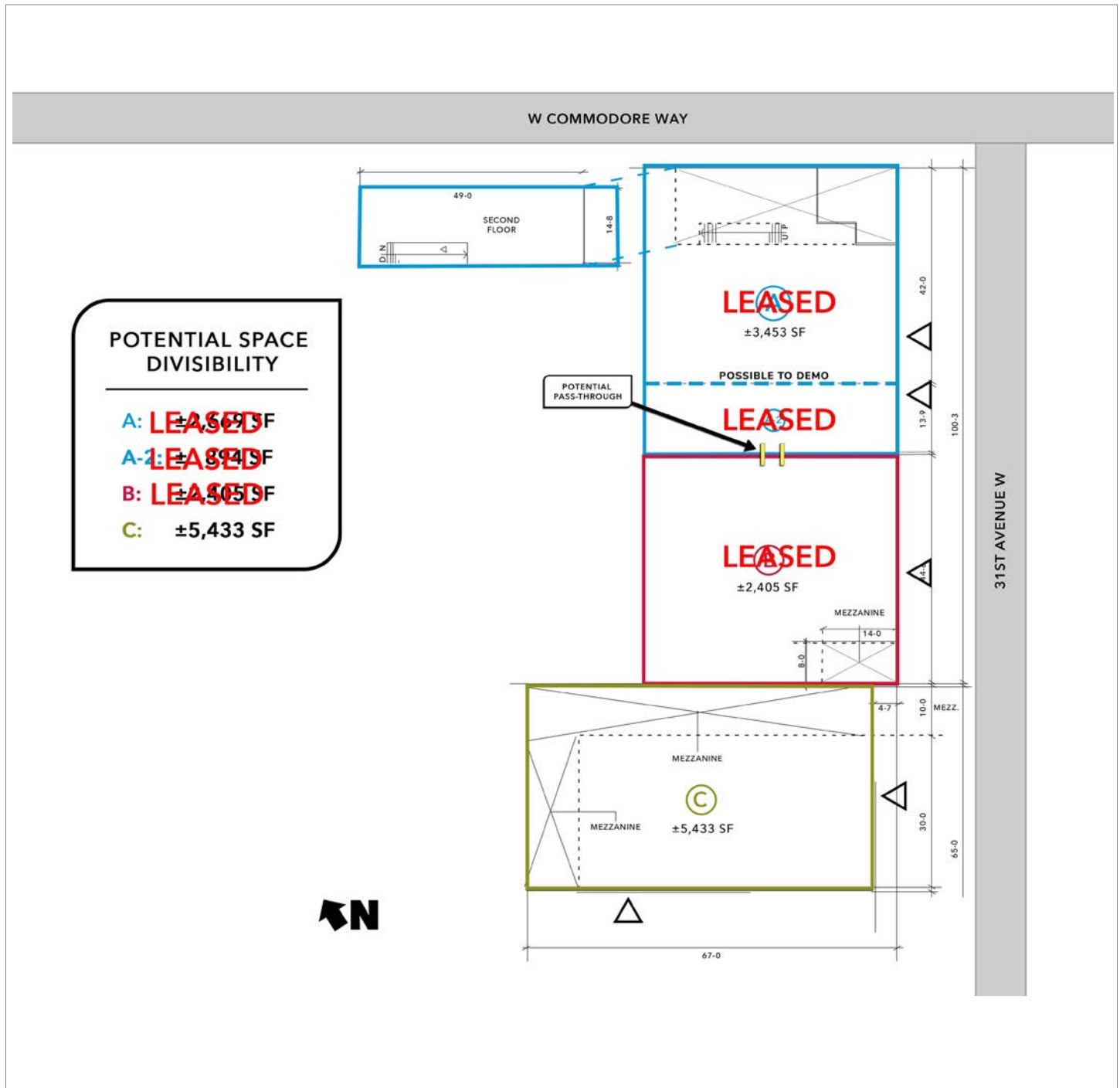
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Property is currently under contract with marketed lessor. Brokers marketing the property for lease also hold an interest in the purchasing/owning entity of this property

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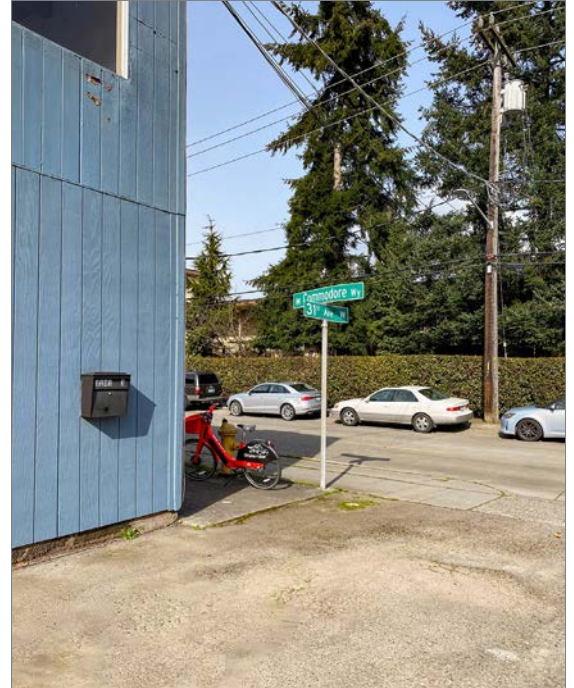
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