

# Offering Memorandum

# 3900 Airport Way S

SEATTLE, WA 98108



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**NAI** Puget Sound  
Properties

# Offering Summary

NAI Puget Sound Properties is pleased to present for sale 3900 Airport Way S, Seattle, WA, a well-located industrial building and fenced yard, situated in the highly desirable SODO industrial market.

The property consists of a 2,820 SF industrial building located on a 9,280 SF lot zoned MML U/85, allowing for a wide range of industrial and contractor-oriented uses. The building is currently configured for light industrial operations and includes a 532 SF mezzanine office component, 20-foot clear height shop area, and a fenced yard area well-suited for equipment and vehicle storage.

The property can be delivered vacant at closing or with a short-term leaseback, offering flexibility for both investors and owner-users.



1,200,000

|                                     |                         |
|-------------------------------------|-------------------------|
| <b>BUILDING SIZE</b>                | 2,820 SF                |
| <b>LOT SIZE</b>                     | 9,280 SF (0.21 Acres)   |
| <b>ZONING</b>                       | MML U/85                |
| <b>CONSTRUCTION/<br/>YEAR BUILT</b> | Masonry (CMU) / 1969    |
| <b>CEILING HEIGHT</b>               | Approximately 20 ft     |
| <b>YARD</b>                         | Gravel, Fenced & Secure |
| <b>LOADING</b>                      | Grade Level             |
| <b>POWER</b>                        | 3-Phase Power           |
| <b>HEATING/COOLING</b>              | Space Heater            |





# Investment Highlights

## + OWNER-USER OPPORTUNITY

The property can be delivered vacant at closing or with a short-term leaseback, providing flexibility for owner-users or investors.

## + FENCED YARD

Secure outdoor storage area suitable for equipment, vehicles, and contractor operations.

## + CENTRAL SEATTLE LOCATION

Strategically located along Airport Way S with convenient access to Downtown Seattle, I-5, and the Port of Seattle.

## + CONTRACTOR-FRIENDLY LAYOUT

Functional shop configuration with mezzanine office and clear-span workspace.

## + FLEXIBLE INDUSTRIAL ZONING (MML U/85)

Zoning allows a wide range of industrial, manufacturing, warehouse, and contractor-oriented uses.

## + RARE SMALL-BAY INDUSTRIAL ASSET

Small industrial buildings with yard space in central Seattle remain highly limited and in strong demand.

# Property Description

The building has historically been utilized for service and repair operations and storage and remains well suited for similar uses, including:

- Electrical contractors
- Plumbing and mechanical contractors
- HVAC companies
- Equipment service and repair
- Light manufacturing
- Fleet and service businesses
- Vehicle and Equipment Storage

The site provides adequate on-site parking and yard functionality, enhancing operational efficiency for businesses requiring vehicle parking or storage.



# Nearby Amenities

Seattle



WEST SEATTLE BRIDGE

T-MOBILE PARK

LUMEN  
FIELD



Peterbilt  
DOBBS PETERBILT

SPOKANE ST VIADUCT

3900 Airport Way S

AIRPORT WAY S

JACK'S  
BBQ

JACK'S  
BBQ  
SEATTLE, WA - EST. 2014

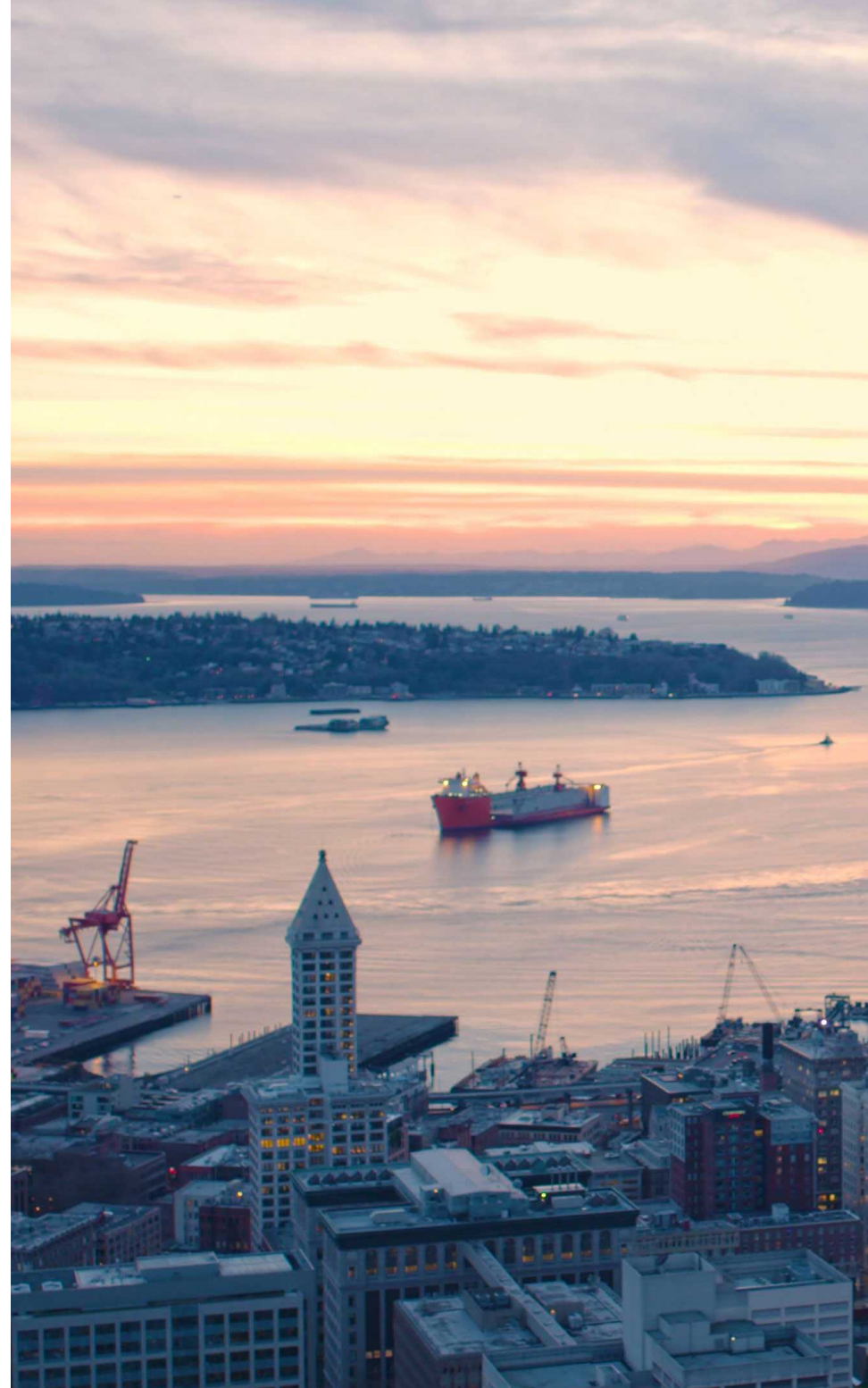
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# Market Overview

**The Puget Sound Region is considered one of the fastest growing markets in the United States** — home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country, including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Located within the industrial market, SODO is one of Seattle's oldest neighborhoods. Don't let the label fool you, the neighborhood has a sizable number of office and retail establishments in addition to manufacturing-oriented businesses. Food connoisseurs can enjoy an array of dining options in addition to an assortment of breweries in the area.

Due to its convenient location near the Port of Seattle and the urban core, SODO has seen robust growth and leasing activity with low vacancy rates. The area is centrally located with easy access to I-5, Boeing Field, Hwy 99, and minutes from downtown Seattle.



# DEMOGRAPHICS

3900 Airport Way S, Seattle, Washington, 98108 | Ring of 5 miles

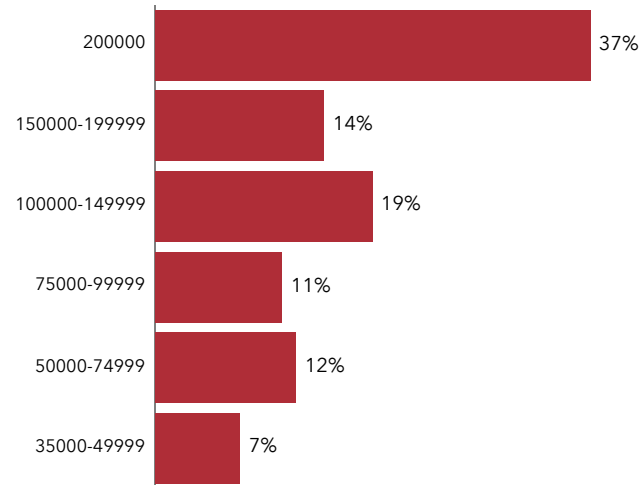
## Population



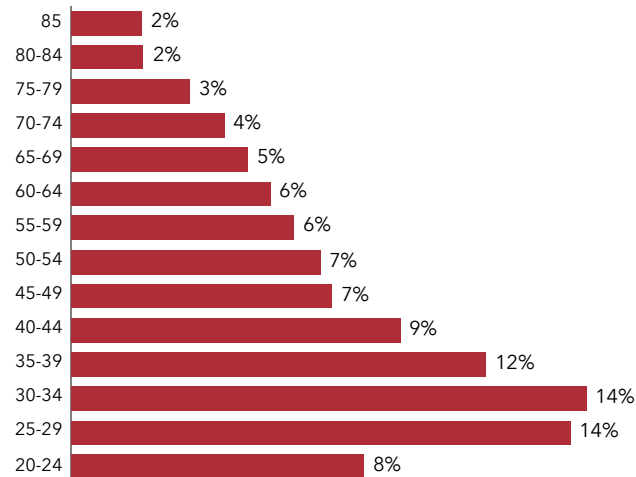
## Total Households



## Income by Household



## Ages



**36.8**

Median Age



**\$128K**

Median HH Income



**\$956.5K**

Median Home Value

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EXCLUSIVELY LISTED BY:

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