4745 W MARGINAL WAY SW

FOR SALE OR LEASE

SEATTLE, WA 98106

WEST SEATTLE INDUSTRIAL GEM

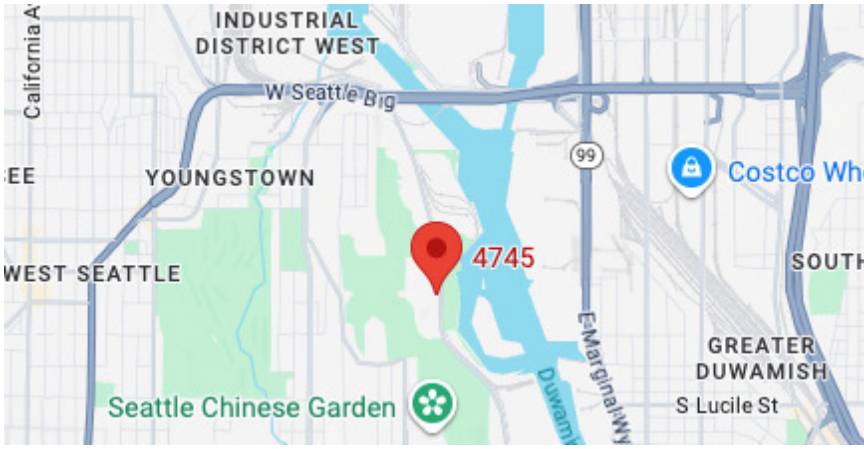


SALE INFORMATION

Land Area	Building Size	Year Built	Zoning	Ceiling Height	Sale Price	Lease Rate
0.22 AC (9,370 SF)	4,500 SF	2018	MML U/85	27'-30'	$3,000,000	Call Broker

PROPERTY FEATURES

- ±4,500 SF Industrial Building
- Excellent access to SR-99 & Port of Seattle
- Ideal for service or light industrial use
- Flexible industrial zoning
- Two (2) Grade Level Doors
- Available March 1, 2027 for an owner/user



NEIL WALTER COMPANY

MAX WHITE
206.787.1463
mwhite@neilwalter.com

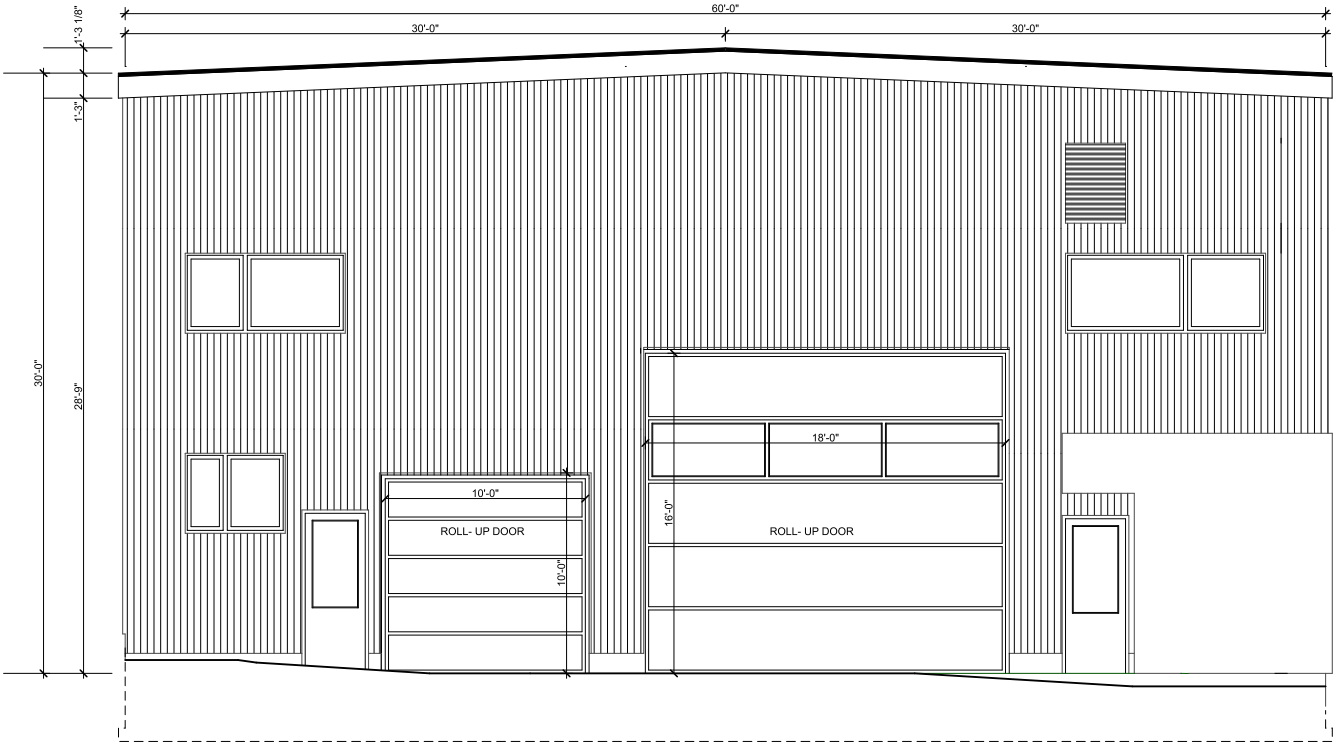
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SOUTH ELEVATION PLAN





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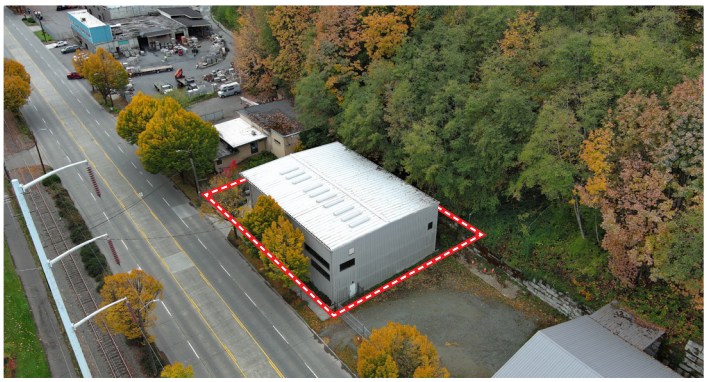
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