

FOR LEASE OR SALE  
INDUSTRIAL  
BUILDING



# NORTH SEATTLE INDUSTRIAL BUILDING

921 - 938 North 127th/128th Street | Seattle, WA 98133

**Brian Stewart**

425.289.2222

brians@rosenharbottle.com

425.454.3030  
rosenharbottle.com

PO Box 5003  
Bellevue, WA 98009 - 5003





N 127th Street



N 128th Street



# FULL INDUSTRIAL BUILDING FOR LEASE OR SALE

## OWNER/USER OPPORTUNITY

Offering Price: \$8,380,000

Divisible: 6,604 SF - 32,615 SF

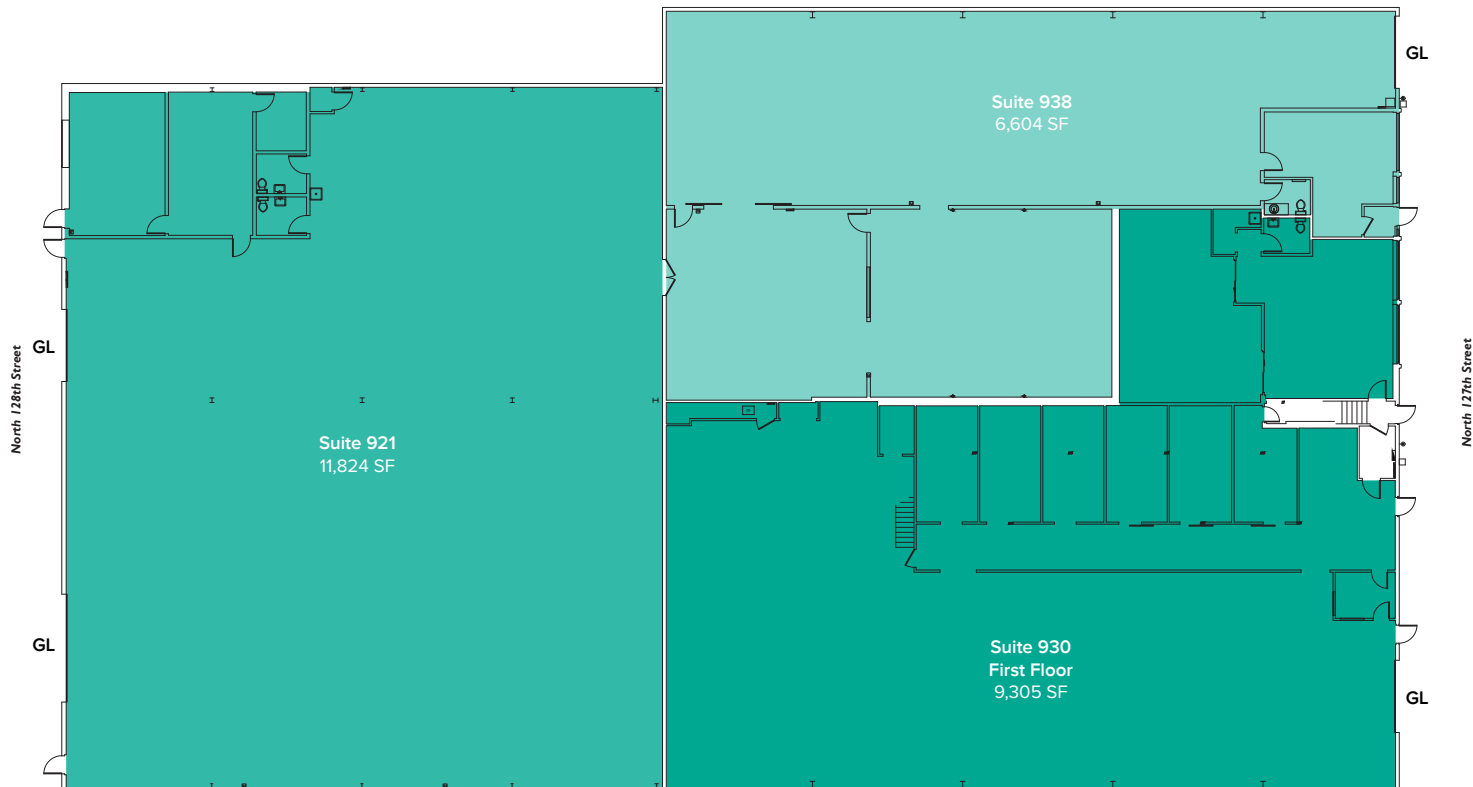
### PROPERTY DETAILS:

- Rare North Seattle location
- Ability to occupy entire 32,615 SF building
- Land: 36,767 SF
- Heavy power available
- Future redevelopment potential - Zoning: NC3-75 (M)
- Minutes from retail and restaurant amenities on Aurora Avenue
- Quick access to I-5 and future light rail station

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

# FIRST LEVEL FLOOR PLAN

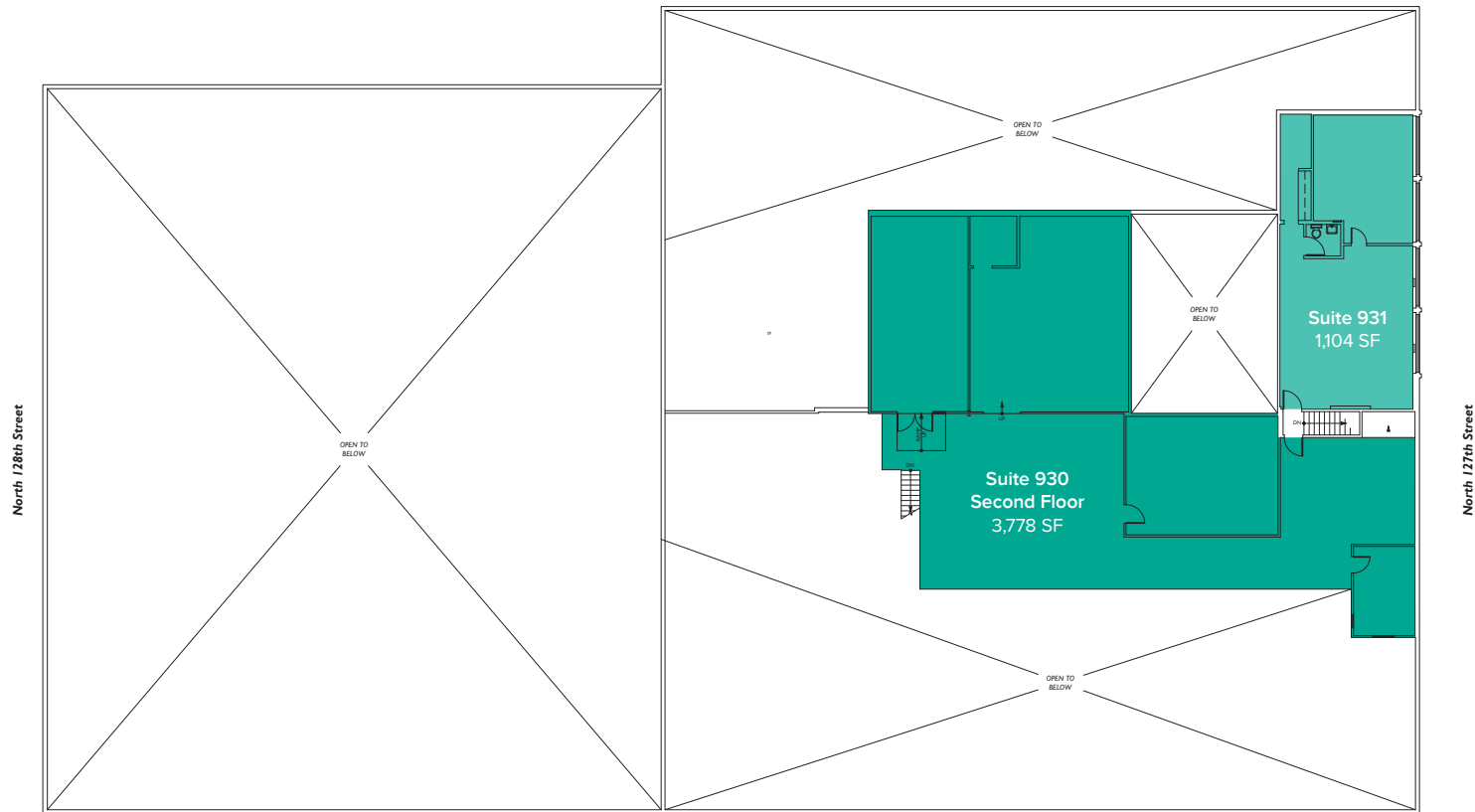
Suite	Square Feet	Rate	Notes
921	11,824 SF	\$1.25/SF, NNN	Open warehouse with small office and GL loading. Potential Dock-High door. 20' - 26' CH. <b>Available with 90 days' notice.</b>
930	13,083 SF (3,778 SF Mez/Storage)	Whse: \$1.25/SF, NNN Mez/Storage: \$0.75/SF, NNN	Warehouse with workshop space facing N 127th Street. 1 GL Loading door and 16' CH. 3,778 SF Mezzanine/Storage space ( <i>floor plan on next page</i> ). <b>Available 5/1/2021.</b>
938	6,604 SF	\$1.25, SF, NNN	Warehouse with small office and GL loading. 16' CH. <b>Available with 90 days' notice.</b>
Full Building	32,615 SF	Call Agent	Includes first and second level suites. See next page for second level floor plan.



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# SECOND LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
930	3,778 SF	\$0.75/SF, NNN	Second floor Mezzanine/Storage space facing N 127th Street. Contiguous with first floor suite by internal stairwell. <b>Available 5/1/2021.</b>
931	1,104 SF	Call Agent	Second floor office with kitchenette/break room area and restroom. Can be made available.



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# LOCATION MAP

