

**FOR LEASE OR SALE
INDUSTRIAL
BUILDING**



NORTH SEATTLE INDUSTRIAL BUILDING

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

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FULL INDUSTRIAL BUILDING FOR LEASE OR SALE

OWNER/USER OPPORTUNITY

Offering Price: \$8,380,000

Divisible: 6,604 SF - 32,615 SF



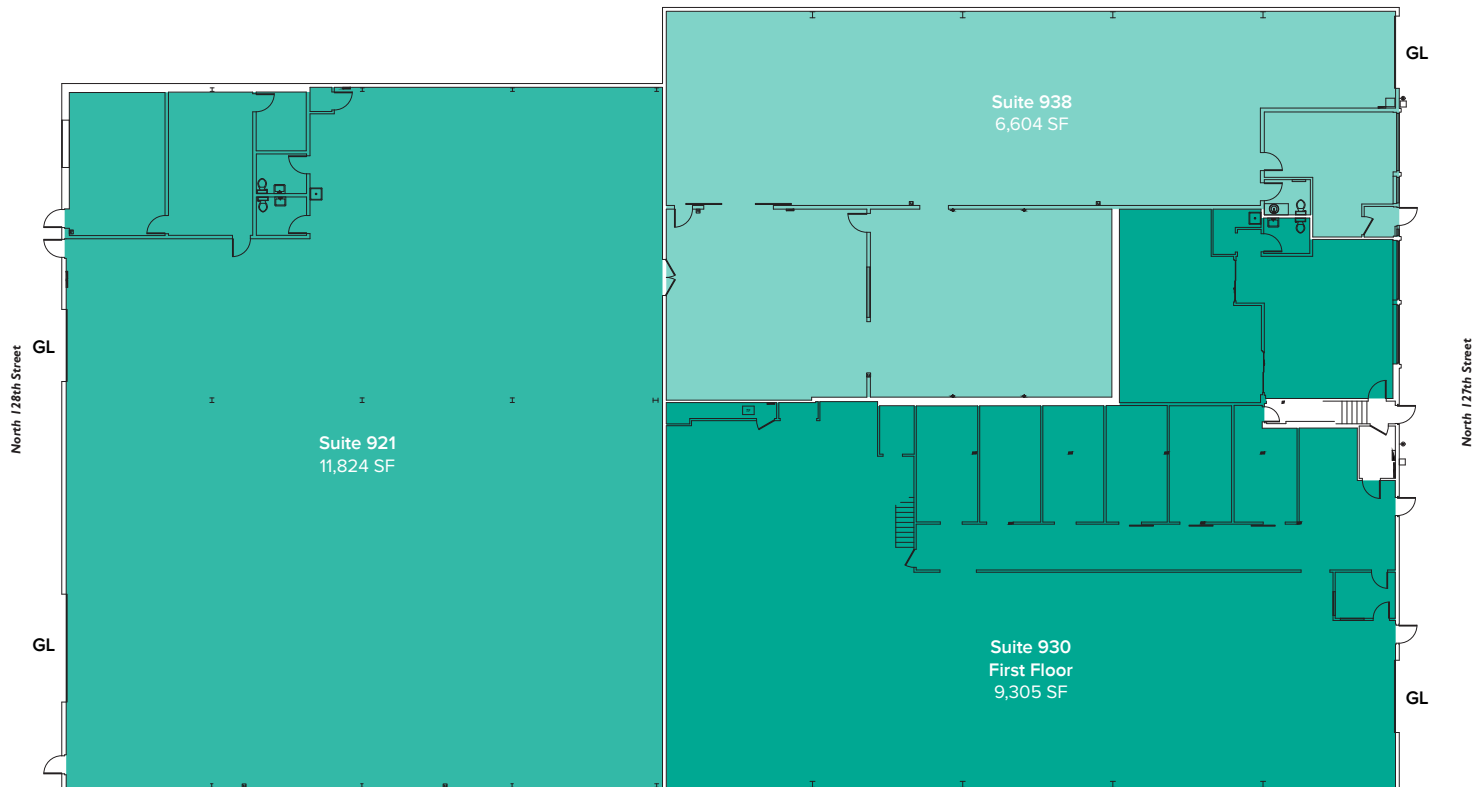
PROPERTY DETAILS:

- 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



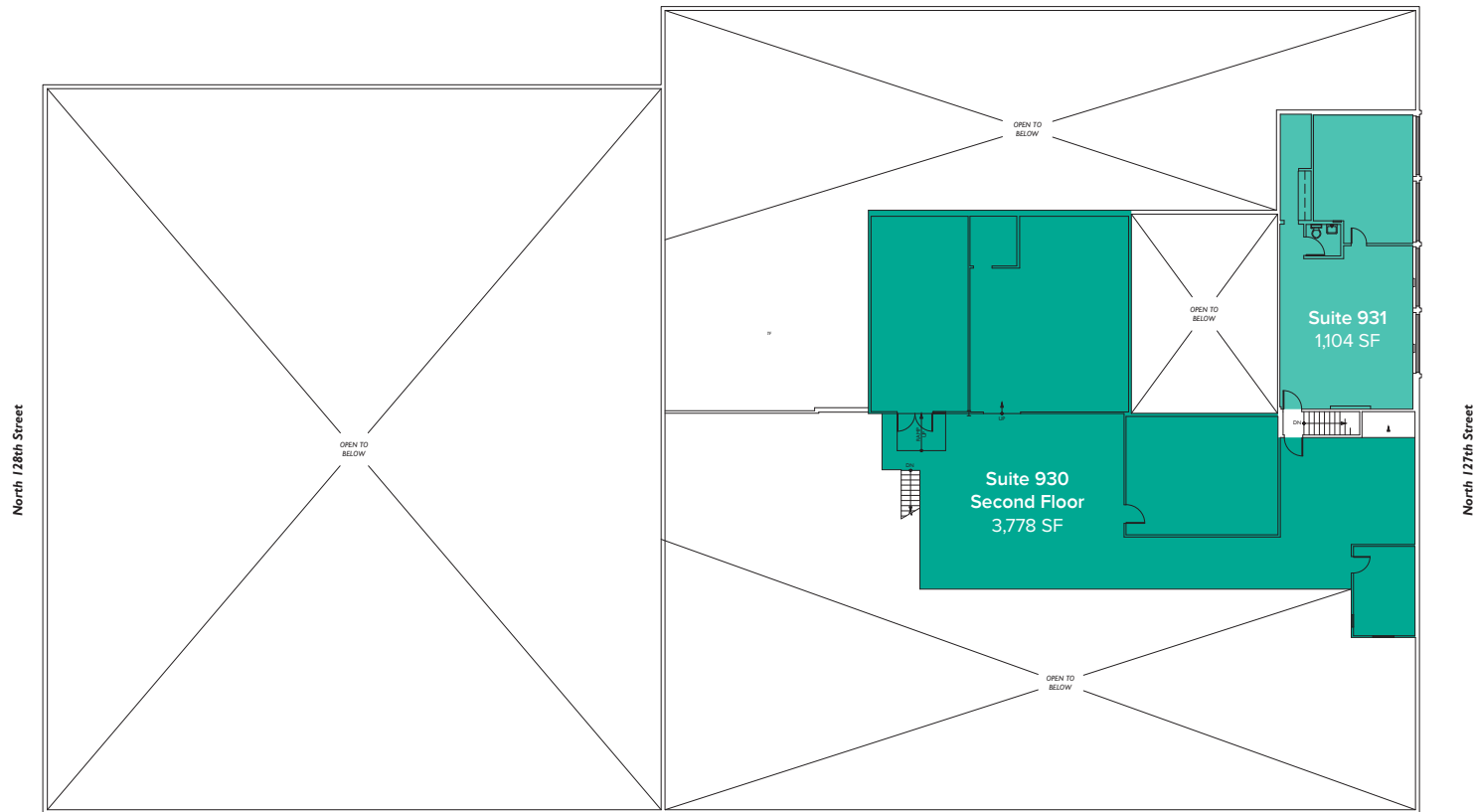
FIRST LEVEL FLOOR PLAN

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. Available with 90 days' notice.
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>). Available 5/1/2021.
938	6,604 SF	\$1.25, SF, NNN	Warehouse with small office and GL loading. 16' CH. Available with 90 days' notice.
Full Building	32,615 SF	Call Agent	Includes first and second level suites. See next page for second level floor plan.



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. Available 5/1/2021.
931	1,104 SF	Call Agent	Second floor office with kitchenette/break room area and restroom. Can be made available.



LOCATION MAP

