

**WAREHOUSE
LEASE**



STONE AVENUE BUILDING

1330 - 1334 N 131st Street | Seattle, WA 98133

Grant Rubenstein

425.289.2220

grant@rosenharbottle.com

425.454.3030
rosenharbottle.com

Connor Feuerberg

425.279.7943

connor@rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003



RARE NORTH SEATTLE INDUSTRIAL SPACES

2,668 SF - 27,488 SF Available

BUILDING FEATURES:

- Prominent Signage Available
- New Roof with Rigid Insulation and Recent Exterior Renovation
- Quick Access to I-5
- One Block from Aurora Avenue, Retail, and Restaurant Amenities
- Across the Street from LA Fitness, Hobby Lobby, and PetSmart



SUITE 100/200 FLOOR PLAN

FEATURES

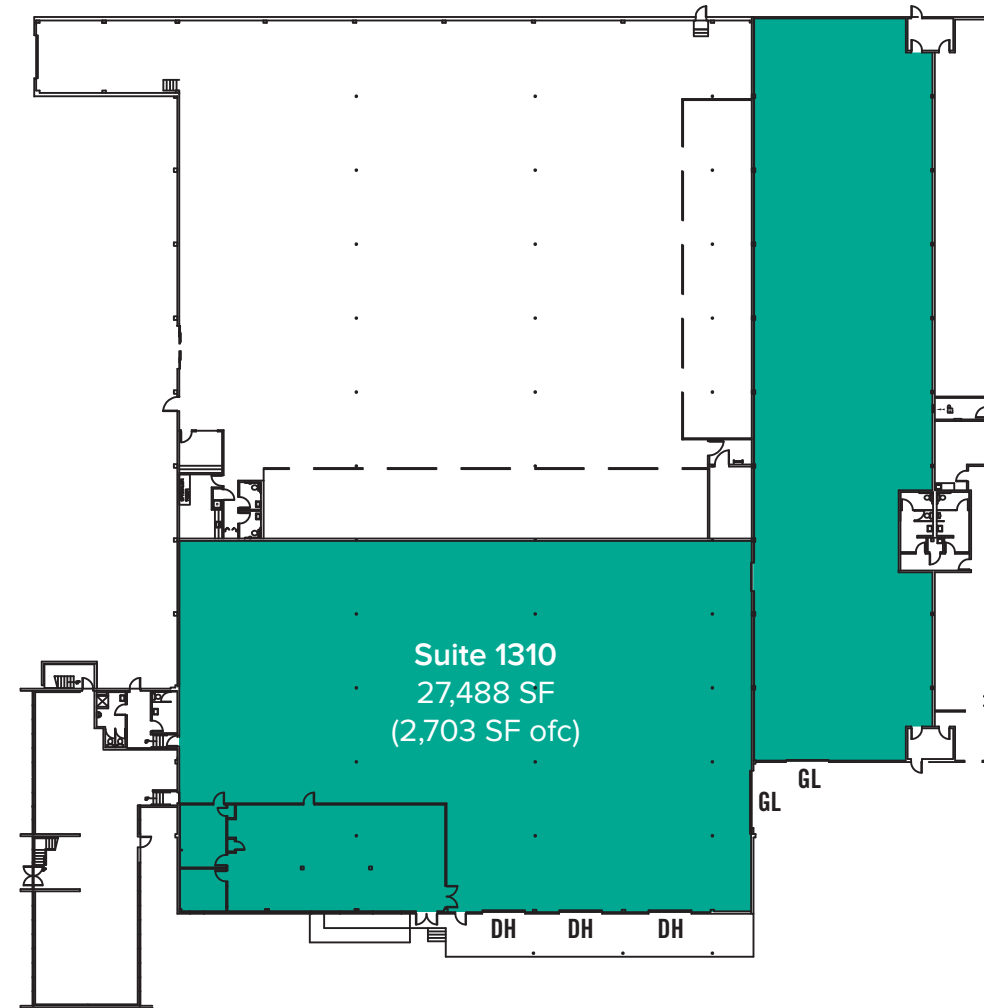
- **Flexible Stand-Alone Building**
- **Available Now**
- **2,668 SF - 5,179 SF**
- **\$0.75/SF, NNN**
- Two Level Building
- Outdoor Area Available
- Signage Available



SUITE 1310 FLOOR PLAN

FEATURES

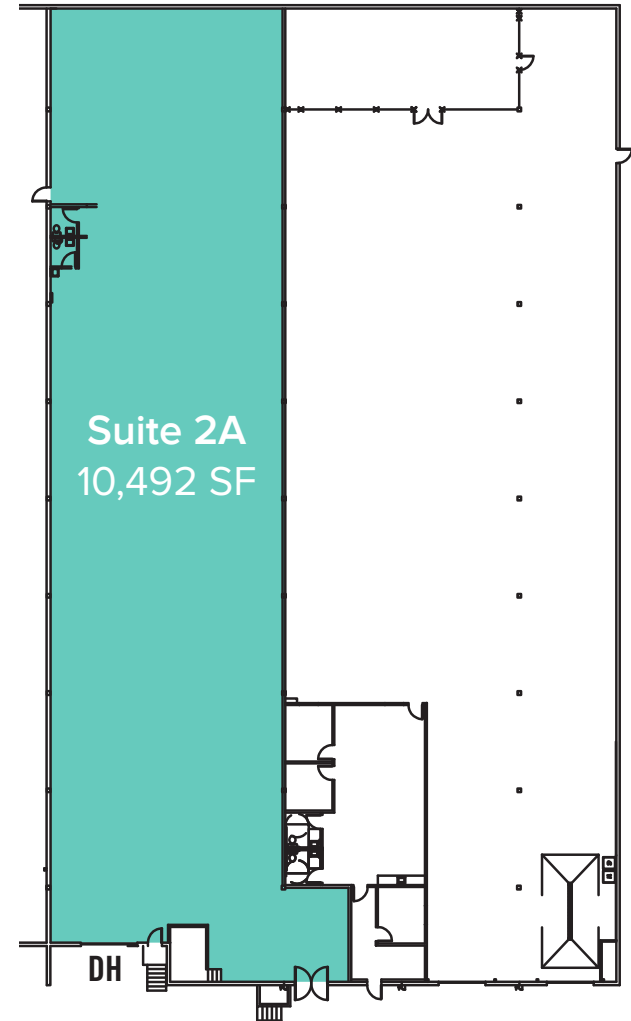
- **Warehouse/Office Space**
- **Available 1/1/2021**
- **27,488 SF (2,703 SF ofc)**
- **\$1.00 - \$2.00/SF, NNN**
- Office and Showroom Area
- 20' Clear Height
- Signage Available
- Covered Dock Area
- 3 Dock-High Doors
- 2 Grade-Level Doors



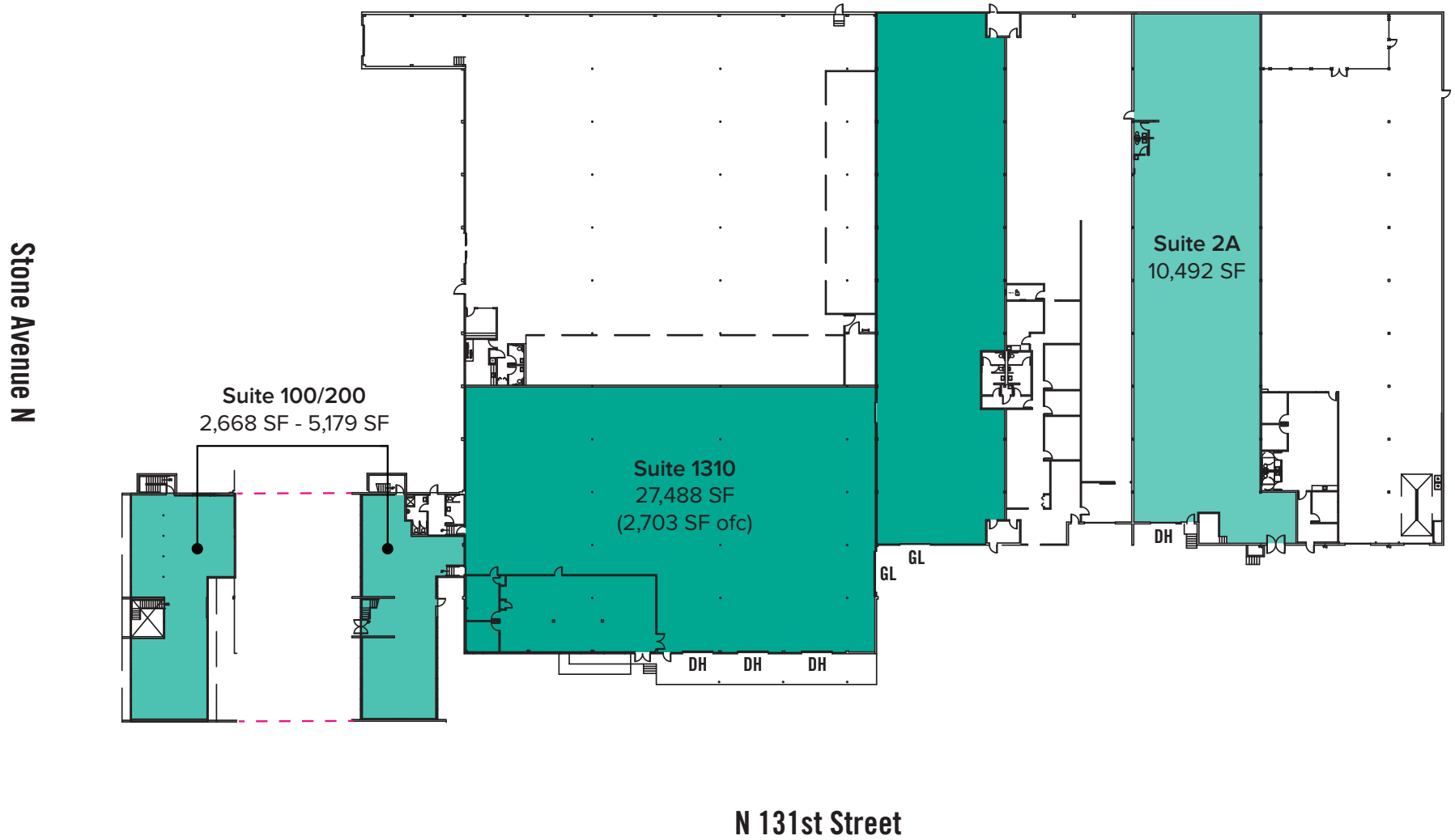
SUITE 2A FLOOR PLAN

FEATURES

- **Warehouse/Distribution Space**
- **10,492 SF**
- **\$1.30/SF, NNN**
- 20' Clear Height
- 1 Dock-High Door + GL Double Doors
- 2 Restrooms



SITE PLAN



LOCATION MAP

