

**FOR LEASE OR SALE
INDUSTRIAL
BUILDING**



NORTH SEATTLE INDUSTRIAL BUILDING

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

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N 127th Street - Suites 938 & 931



N 128th Street - Suite 921



INDUSTRIAL BUILDING FOR LEASE OR SALE

OWNER/USER OPPORTUNITY

Offering Price: \$8,380,000

Divisible: 1,104 SF - 18,428 SF

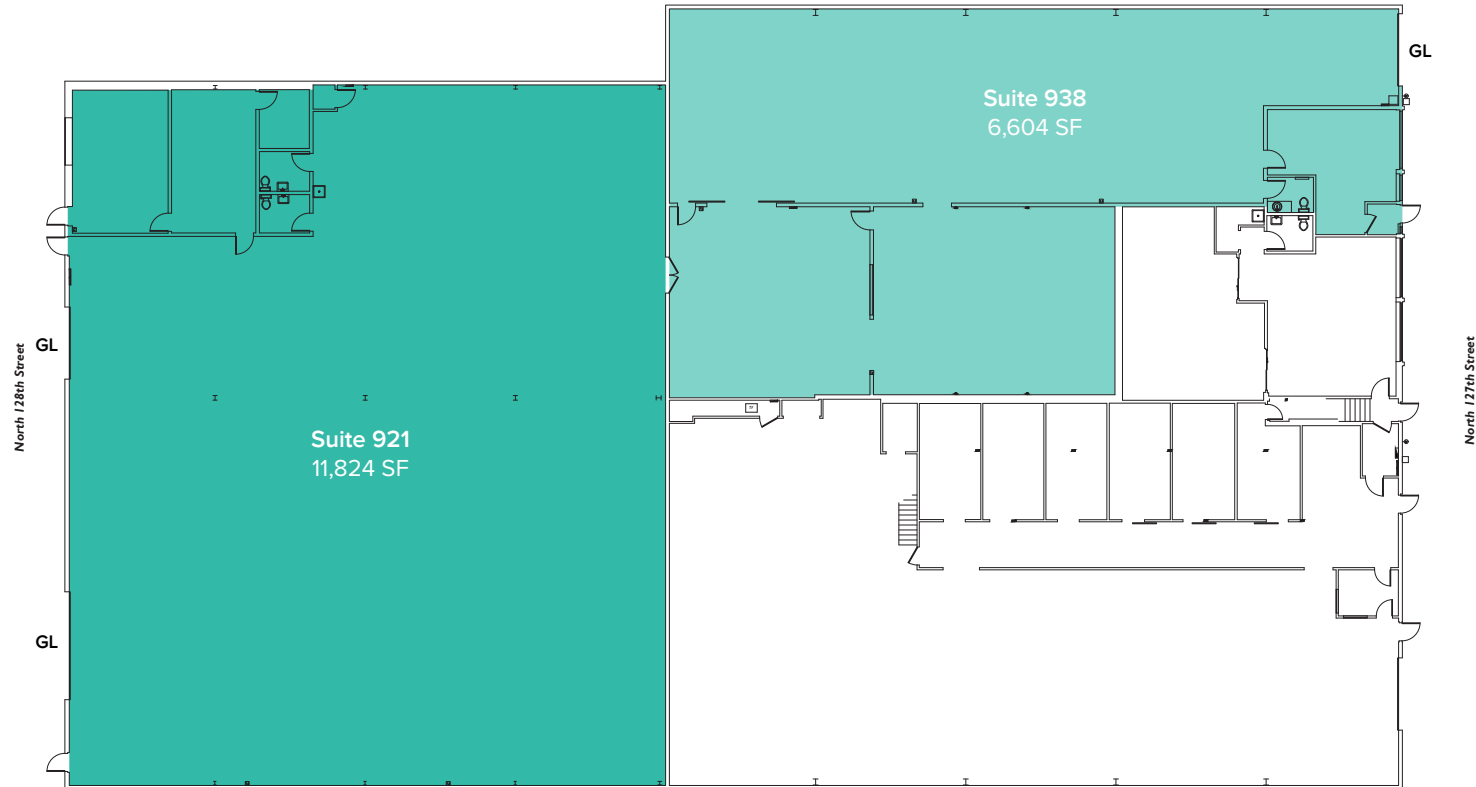
PROPERTY DETAILS:

- Rare North Seattle location
- 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
- **Suite 921 Ideal Use: Recreational Warehouse Space**

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

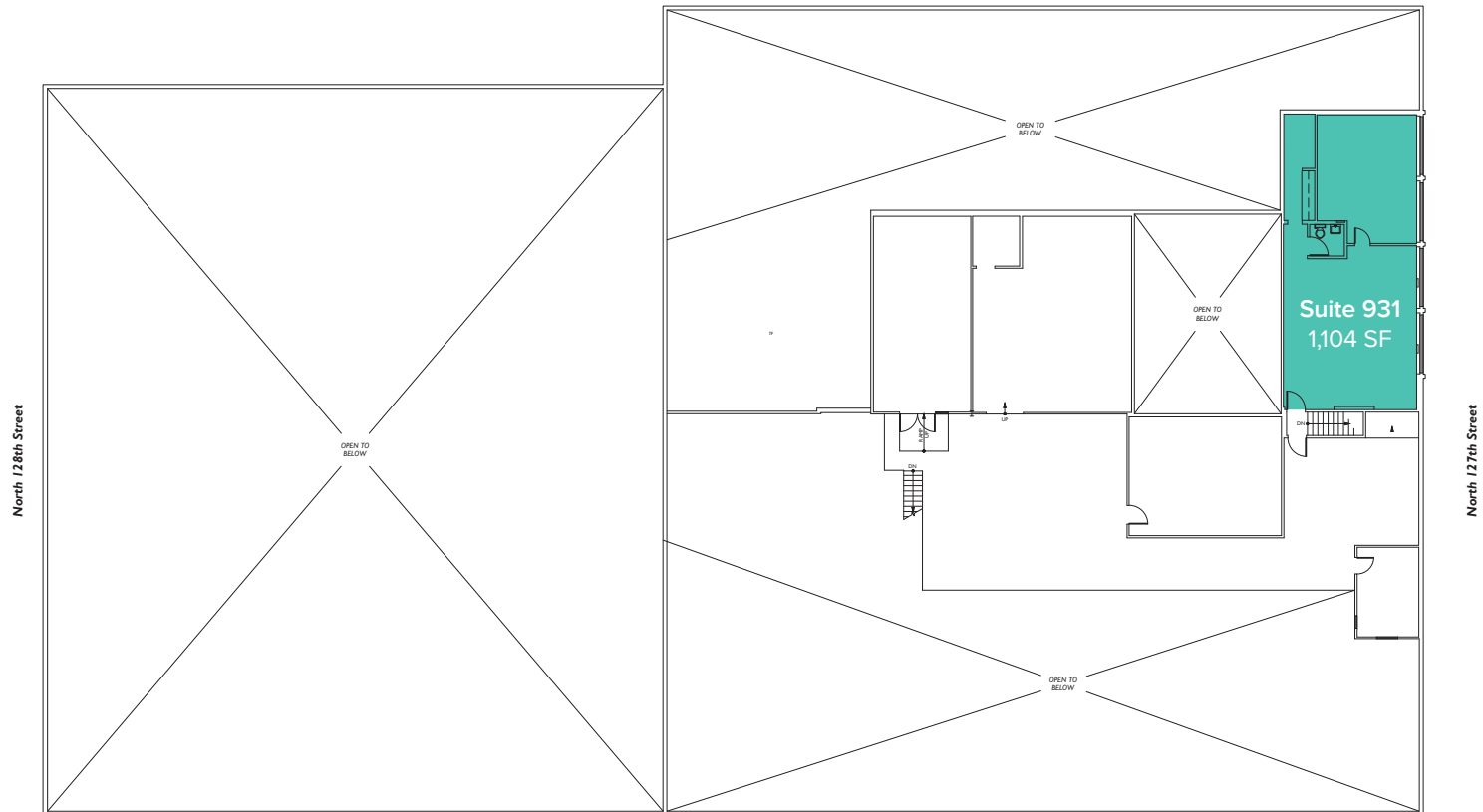
Suite	Square Feet	Rate	Notes
921	11,824 SF	\$1.25/SF, NNN	Open warehouse with small office and Grade-Level loading. Potential Dock-High door. 20' - 26' Clear Height. Ideal use for Recreational Warehouse Space. Available with 90 days' notice.
938	6,604 SF	\$1.25/SF, NNN	Warehouse with small office and Grade-Level loading. 16' Clear Height. Available with 90 days' notice.
Contiguous	18,428 SF	Call Agent	Includes Suites 921 and 938.



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SECOND LEVEL FLOOR PLAN

Suite	Square Feet	Rate	Notes
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

