

4745 W MARGINAL WAY SW

SEATTLE, WA 98106

FOR SALE: \$3,000,000

WEST SEATTLE INDUSTRIAL OWNER/USER GEM

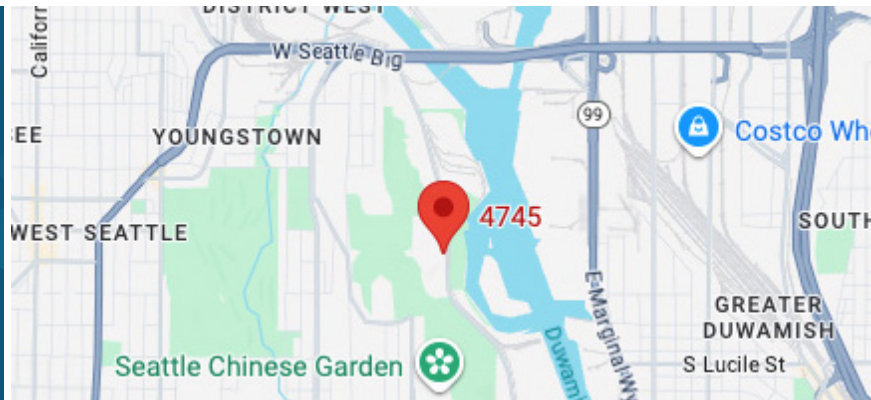


SALE INFORMATION

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

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



MAX WHITE
206.787.1463
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Architectural elevation drawing of a building facade. The drawing includes the following dimensions and labels:

- Overall Width:** 60'-0" (split into two 30'-0" sections).
- Overall Height:** 30'-0" (split into 1'-3" and 28'-9" sections).
- Left Side Features:**
 - Two small square windows stacked vertically.
 - A roll-up door labeled "ROLL-UP DOOR" with a width of 10'-0" and a height of 10'-0".
- Right Side Features:**
 - A roll-up door labeled "ROLL-UP DOOR" with a width of 18'-0" and a height of 16'-0".
 - Two small square windows stacked vertically.
 - A small rectangular vent or window above the windows.
- Labels:** "ROLL-UP DOOR" is labeled on both the left and right doors.



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