

For Sale

Unique Industrial Opportunity

6327 W MARGINAL WAY SW, SEATTLE, WA



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NAI Puget Sound
Properties

FOR SALE \$5,500,000



Property Highlights

- 27,000 SF (7,000 SF Office)
 - » 4 Floors of Office
 - » 2 Floors of Warehouse
- 3-Phase Heavy Power
 - » 600 Amps of 208 Volt 3-Phase Power in Upper Warehouse (Buyer to Verify with Licensed Electrician)
 - » 200 Amps of 208 Volt 3-Phase Power in Lower Warehouse (Buyer to Verify with Licensed Electrician)
- 4 Roll-Up Doors
 - » 3 Grade-Level Roll-Up Doors to Upper Warehouse
 - » 2 Loading Docks and 1 Roll-Up Door to Downstairs Warehouse
- 15' Ceilings
- 20-Foot Column Spacing in Warehouse
- Fully Sprinklered
- 9 Restrooms
- Heavily Constructed Building
- Concrete Floors and Ceiling with Ability to Add Additional Floors on Top of Existing Structure
- History – Originally Built by a European Wine Importer; Part of Seattle's Music History as Home to NAF Studios in the '90s; Home to a Printing Company for Most of the Last 20 Years.

Property Overview

LOCATION

6327 West Marginal Way SW
Seattle, WA

BUILDING AREA

27,000 SF (7,000 SF office)

LAND AREA

1.18 Acres

YEAR BUILT

1981

PARCEL NUMBER

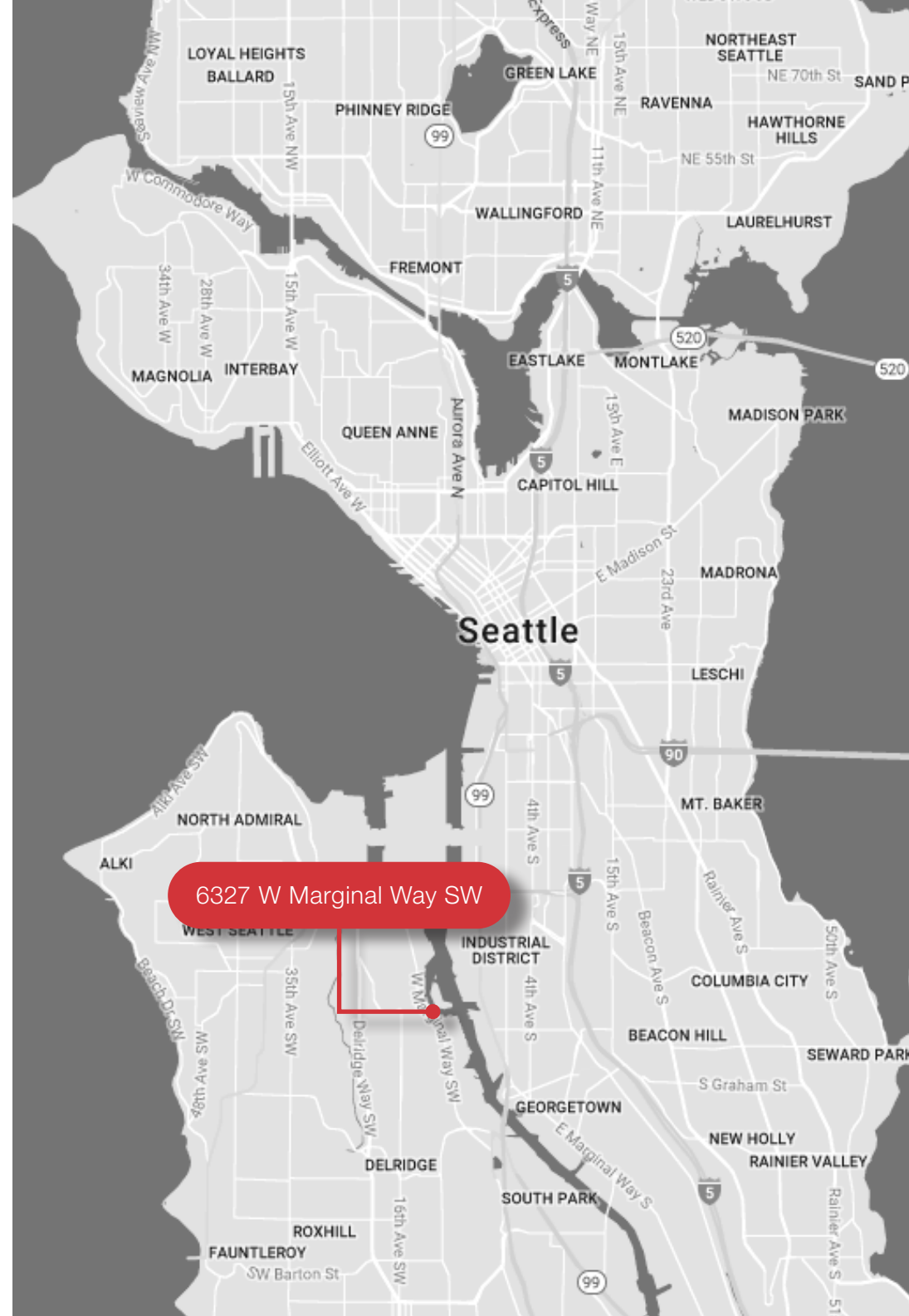
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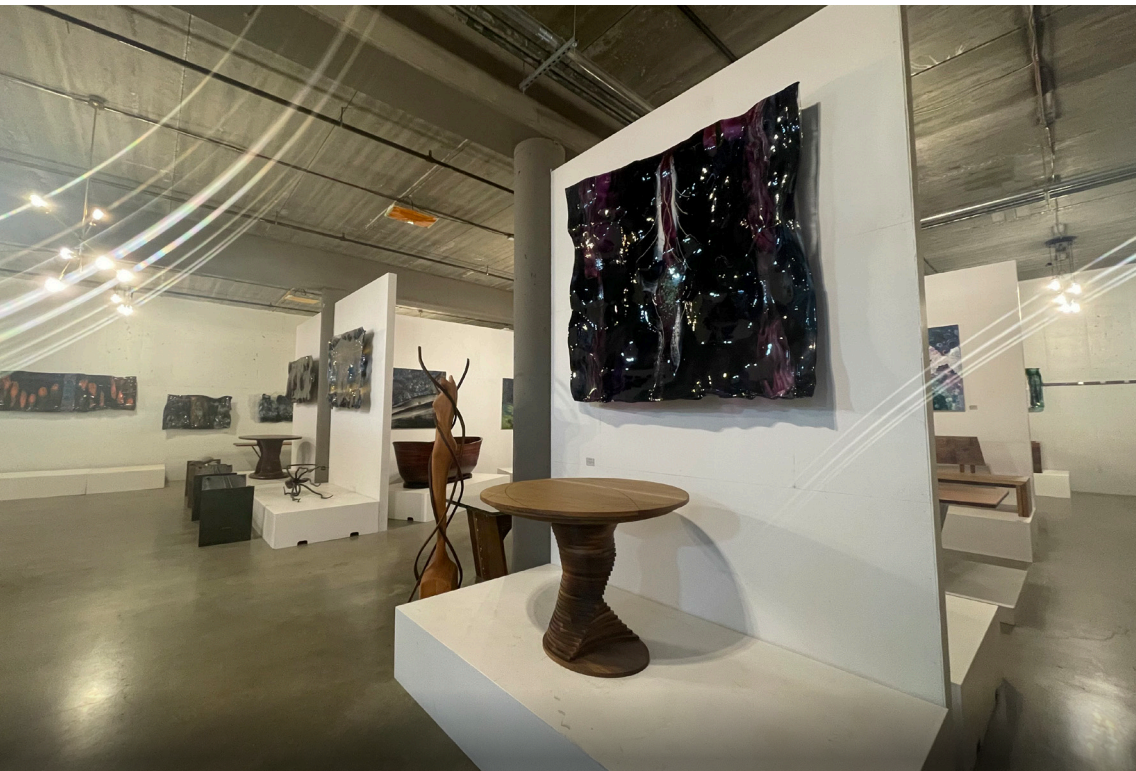
LOADING

DH / GL

ZONING

MML U/85



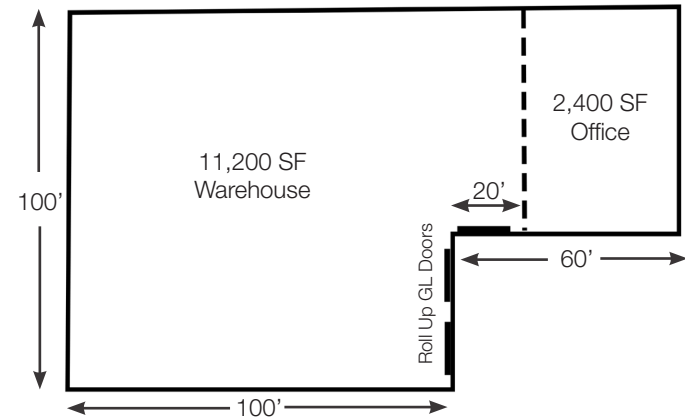


Floor Plans

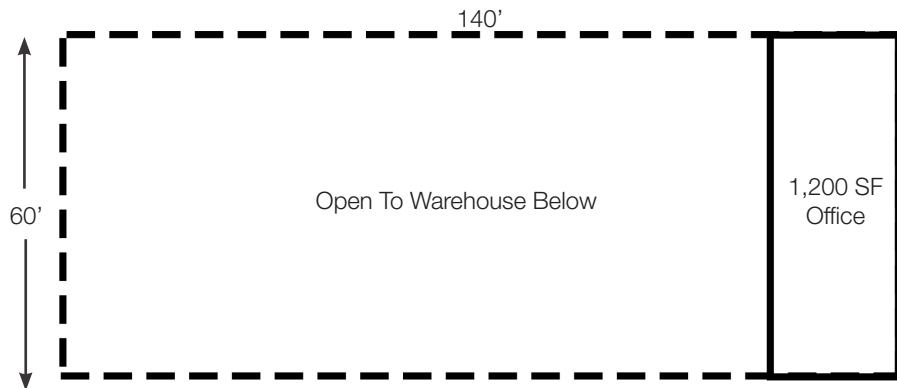
FIRST FLOOR



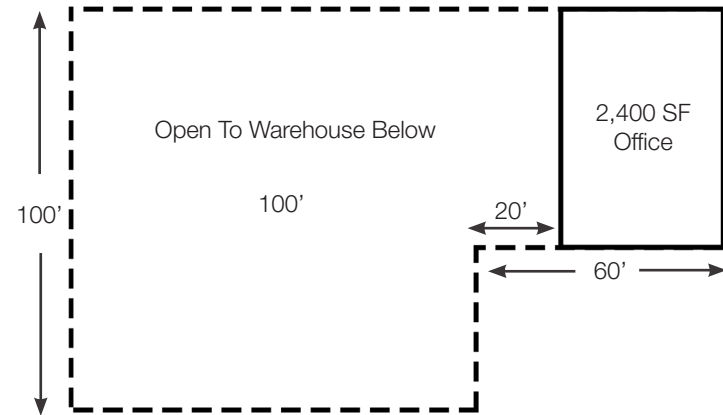
THIRD FLOOR



SECOND FLOOR



FOURTH FLOOR



**Not to any scale*

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BELLACURE
6327

EXCLUSIVELY MARKETING BY:

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