

FOR SALE

111 SOUTH LANDER STREET

Seattle, WA 98134

Prime Owner-User/Investment Opportunity in the Heart of SoDo

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PRICING**



**FOR MORE
INFORMATION
CONTACT:**

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THE OFFERING

Positioned at the gateway to Seattle's industrial and creative core, 111 South Lander Street is a rare, adaptable building with immediate appeal to owner-users, creative tenants, and light manufacturers. Originally built in 1905 with exposed timber and vintage charm, this three-story structure offers approximately 23,380 square feet of flexible space on a 9,000 SF lot—just steps from the new Lander Street overpass and minutes from downtown.

What sets this property apart is its incredible adaptability. Open floor plates, and versatile layout, it is perfectly suited for conversion to light manufacturing, fabrication, or mixed-use creative production. The Industrial Maritime zoning (IG2 U/85 - M) supports a wide range of industrial and production-related uses, from warehousing and light manufacturing to maker studios and production facilities, making this building a compelling option for businesses needing urban industrial space with character.

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ZONING ADVANTAGE

Industrial General 2 (IG2 U/85 - M)

This Industrial Maritime zone is designed to support Seattle's working waterfront and industrial base. The "M" suffix limits certain non-industrial uses, helping protect long-term industrial operations and prioritize production-based businesses. Key features of the IG2 U/85 zoning include:

Building height allowance up to 85 feet

USES PERMITTED: light manufacturing, production, fabrication, warehousing, research and development, and select office uses

Favorable for owner-users seeking manufacturing or hybrid office/production functionality in an urban setting

Location within Seattle's Manufacturing/Industrial Center (MIC) and designated Opportunity Zone, adding potential tax benefits and development incentives

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HIGHLIGHTS

- Approx. 23,380 SF | 3 floors + basement
- 9,000 SF lot | Corner location with excellent visibility
- Heavy timber construction | Clear heights from 10'-14'
- Currently 83.4% leased with flexible short-term occupancy
- Basement storage (3,150 SF) currently used by owner and will vacate at closing.
- Significant value-add and repositioning potential
- Perfect for creative, production, or light industrial owner-user
- Just minutes to I-5, I-90, SR-99, downtown Seattle, and the Port

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LOCATION

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