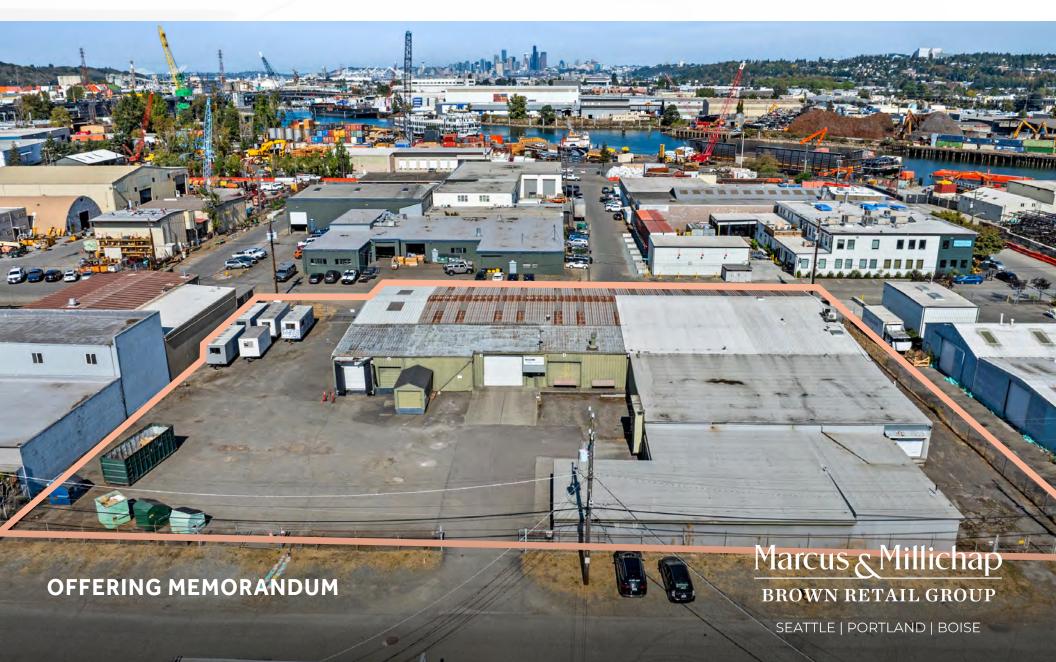
401 WEBSTER

SEATTLE INFILL IOS

401 S WEBSTER ST, SEATTLE, WA 98108



INVESTMENT SALES TEAM

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TABLE OF CONTENTS

EXECUTIVE OVERVIEW PROPERTY SUMMARY 8 MARKET OVERVIEW 12

EXECUTIVE OVERVIEW

- INVESTMENT OVERVIEW
- INVESTMENT HIGHLIGHTS

INVESTMENT OVERVIEW

MARCUS & MILLICHAP is pleased to present the sale offering for Seattle 401 Webster, a securely fenced, 1.26 Acre site in one of the most active industrial markets in the nation. The 23,281 SF Warehouse features a functional office to warehouse ratio, with 4 dock-high and 3 grade-level doors providing ample loading capacity for fast-paced industrial use.

The Offering's proximity to Rail, Air, and Maritime logistics routes provides businesses with unparalleled access. Less than half a mile from the convergence of SR-509 and SR-

99, the location offers seamless connectivity to I-5, the Port of Seattle, and Sea-Tac International Airport. The designated MML U/85 zoning offers flexible light industrial entitlements while preserving long-term value in a highly supply-constrained market.

As remaining submarket vacancies continue to fill, Seattle 401 Webster offers an attractive opportunity for both Owner-Users and Investors seeking a well-located industrial asset in the Puget Sound Region.





4 401 WEBSTER | OFFERING MEMORANDUM BROWN RETAIL GROUP | MARCUS & MILLICHAP BROWN RETAIL GROUP | MARCUS & MILLICHAP SHOWN RETAIL GROUP SHOWN RETAIL GRO

INVESTMENT HIGHLIGHTS



STRATEGIC SUPPLY CHAIN LOCATION

Centrally positioned between the Port of Seattle and Sea-Tac International Airport, providing direct access to regional and global distribution networks while maximizing efficiency.



HIGH BARRIER TO ENTRY

Limited new development and tight inventory in the submarket sustain strong demand, supporting rent growth and long-term value appreciation.



FULLY SECURED YARD

Perimeter fencing provides enhanced security, storage opportunity, and vehicle maneuverability for ownerusers and tenants.





OWNER-USER OR INVESTOR OPPORTUNITY

Flexible opportunity for either investors or owner-users to acquire a well-located, functional industrial asset in a supply-constrained corridor.



INVESTMENT HIGHLIGHTS

EXCELLENT LOADING AND DISTRIBUTION CAPABILITY

Efficient warehouse to office ratio, with 4 dock-high and 3 grade-level doors provides ample space and loading capacity for a variety of industrial uses.



ZONING FLEXIBILITY

Rare MML U/85 zoning accommodates a variety of light industrial and commercial applications.

6 401 WEBSTER | OFFERING MEMORANDUM BROWN RETAIL GROUP | MARCUS & MILLICHAP BROWN RETAIL GROUP | MARCUS & MILLICHAP 301 WEBSTER | OFFERING MEMORANDUM 7

02.

PROPERTY SUMMARY

- PROPERTY OVERVIEW
- EXTERIOR & INTERIOR PHOTOS

PROPERTY OVERVIEW

\$5,510,000
\$236.67
\$100.18

Location		
Property Street Address	401 S Webster St	
City, State, Zip	Seattle, WA 98108	
Parcel Number(s)	732790-5955	
Product Type	Industrial	
Zoning	Maritime Manufacturing and Logistics (MML U/85)	

Construction Overview		
Construction	Prefab Steel	
Roof	Metal	

Building Size	
Rentable Building Area	23,281 SF
Warehouse SF	21,861 SF
Office SF	1,420 SF
Land Area	55,000 SF (1.26 Acres)

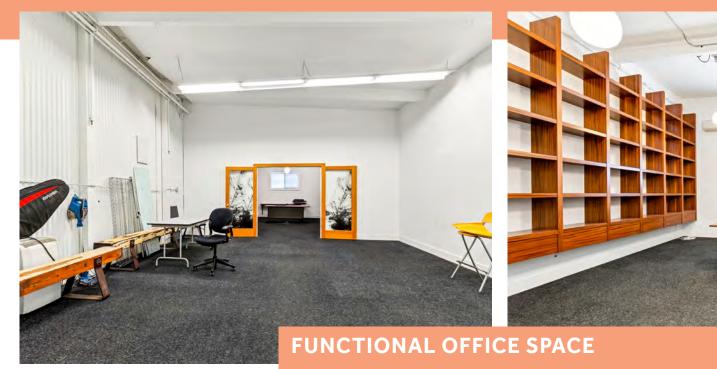
Building Features	
⁄ear Built	1968
oading Capacity	4 Dock-High, 3 Grade-Level
Clear Height	15'6" - 10'

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MARKET OVERVIEW

- LOCAL DEMOGRAPHICS
- NEARBY DEVELOPMENTS
- REGIONAL MAP
- REGIONAL ECONOMIC DRIVERS

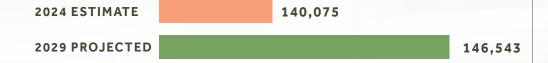
LOCAL DEMOGRAPHICS **IN A 5-MILE RADIUS**



POPULATION



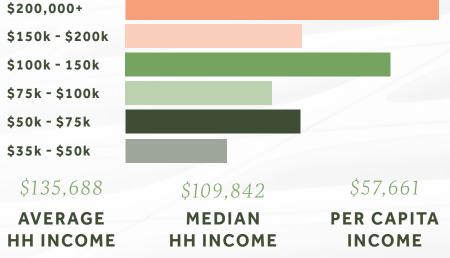


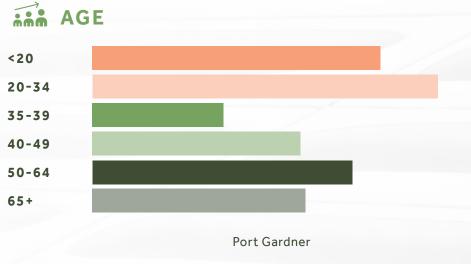






INCOME BY HOUSEHOLD





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NEARBY DEVELOPMENTS



SOUTH PARK FAMILY HOUSING



UNIT COUNT

78 UNITS



GROSS BUILDING SIZE

130,000 SF



DISTANCE FROM THE OFFERING

1.3 MILES



DELIVERS
MAY 2027



WHITE CENTER COMMUNITY HUB



UNIT COUNT

76 UNITS



GROSS BUILDING SIZE

80,050 SF



DISTANCE FROM THE OFFERING

3.3 MILES



DELIVERS **Q4 2025**

NEARBY DEVELOPMENTS



ATRIUM COURT



UNIT COUNT

271 UNITS



GROSS BUILDING SIZE

271,000 SF



DISTANCE FROM THE OFFERING

6.7 MILES



DELIVERS

2026







UNIT COUNT
74 UNITS



GROSS BUILDING SIZE

45,000 SF



DISTANCE FROM THE OFFERING

3.1 MILES

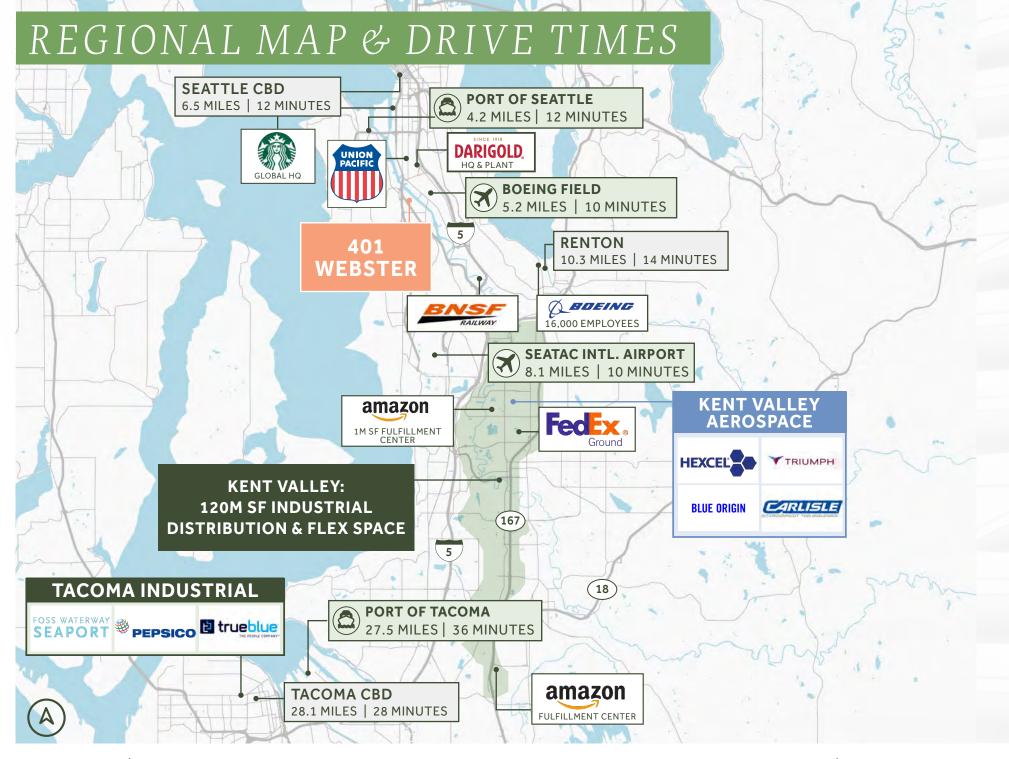
DELIVERS



AUGUST 2025

14 401 WEBSTER | OFFERING MEMORANDUM BROWN RETAIL GROUP | MARCUS & MILLICHAP BROWN RETAIL GROUP | MARCUS & MILLICHAP 15





REGIONAL ECONOMIC DRIVERS



NW SEAPORT ALLIANCE

The Northwest Seaport Alliance is a cornerstone of the South Seattle industrial corridor, connecting Georgetown and South Park businesses to global trade through the Ports of Seattle and Tacoma. Its aviation and maritime divisions sustain thousands of jobs and drive billions in economic output across the region.

PROVIDED BY

MARITIME DIVISONS

174K JOBS \$14.4 BILLION

> **GENERATED IN** LABOR INCOME

\$45.9 BILLION

IN BUSINESS REVENUE

REGIONAL ECONOMIC DRIVERS

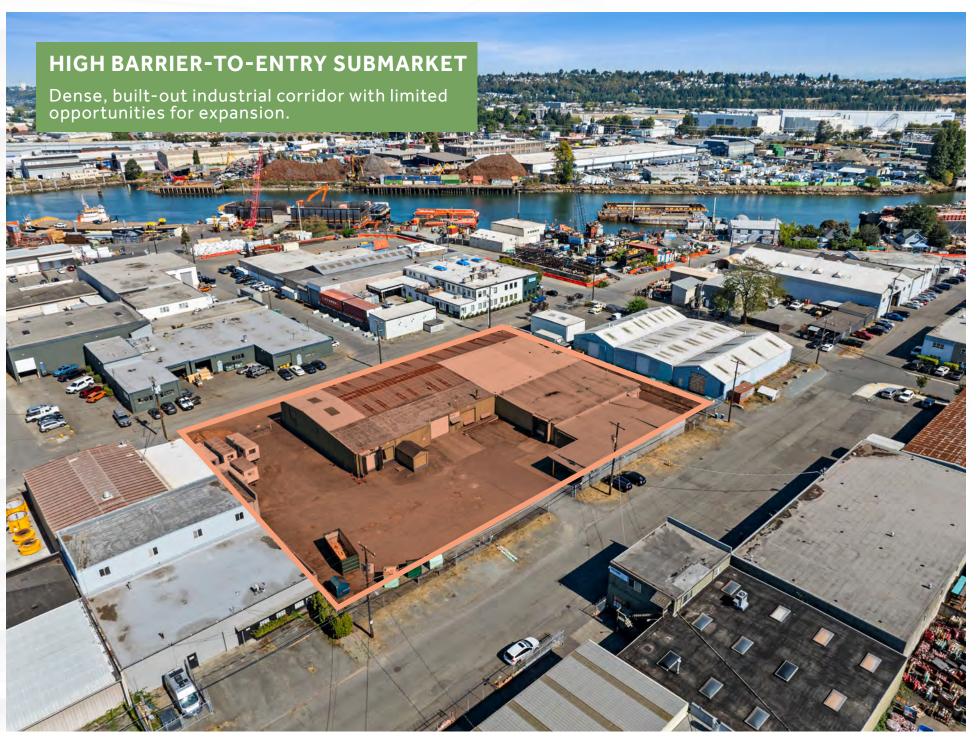
AEROSPACE & ADVANCED MANUFACTURING

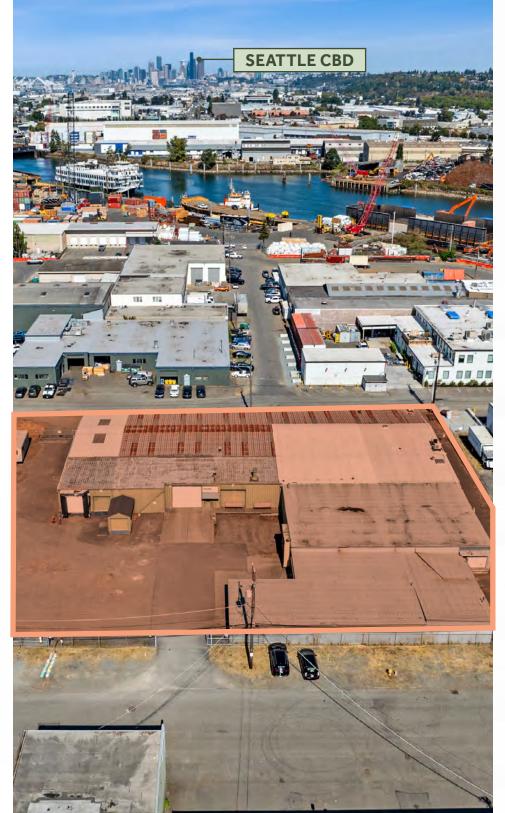
South Seattle's proximity to Boeing Field and major aerospace suppliers positions the Offering at the heart of Washington's global aerospace and manufacturing cluster. Boeing alone employs tens of thousands in the area, while the broader industry generates billions in revenues and tax contributions.





18 401 WEBSTER | OFFERING MEMORANDUM





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