

# FOR SALE/LEASE

## SOUTH SEATTLE WAREHOUSE

836, 838 POPLAR PL S SEATTLE, WA 98144



### OFFERING SUMMARY

Sale Price:	\$1,599,000
Price / SF:	\$199.87
Lease Rate:	\$6,500/MONTH (NNN)
Building Size:	8,000 SF
Year Built:	1979
Zoning:	NC-3

### PROPERTY OVERVIEW

Prime Industrial Building for sale or lease in South Seattle. Asking sale price is \$1,599,000 and asking lease rate is \$6,500 per month plus triple net (NNN). Building is 8,000 SF total on two levels with access from Poplar Place South (upper level) and from South Dean Street (lower level). Building has 3 phase power and sprinklers on the lower level. Building has a grade level door on the upper level and framed door on the lower level. Easy access from the Dearborn Exit from I-5 and Rainier Avenue Exit from I-90.

### PROPERTY HIGHLIGHTS

- Prime Location in South Seattle
- Easy access to the freeways
- Building has 3 phase power and sprinklers on the lower level.
- NC-3 zoning allows a variety of industrial uses

### PROPERTY WEBSITE

[Click Here](#)

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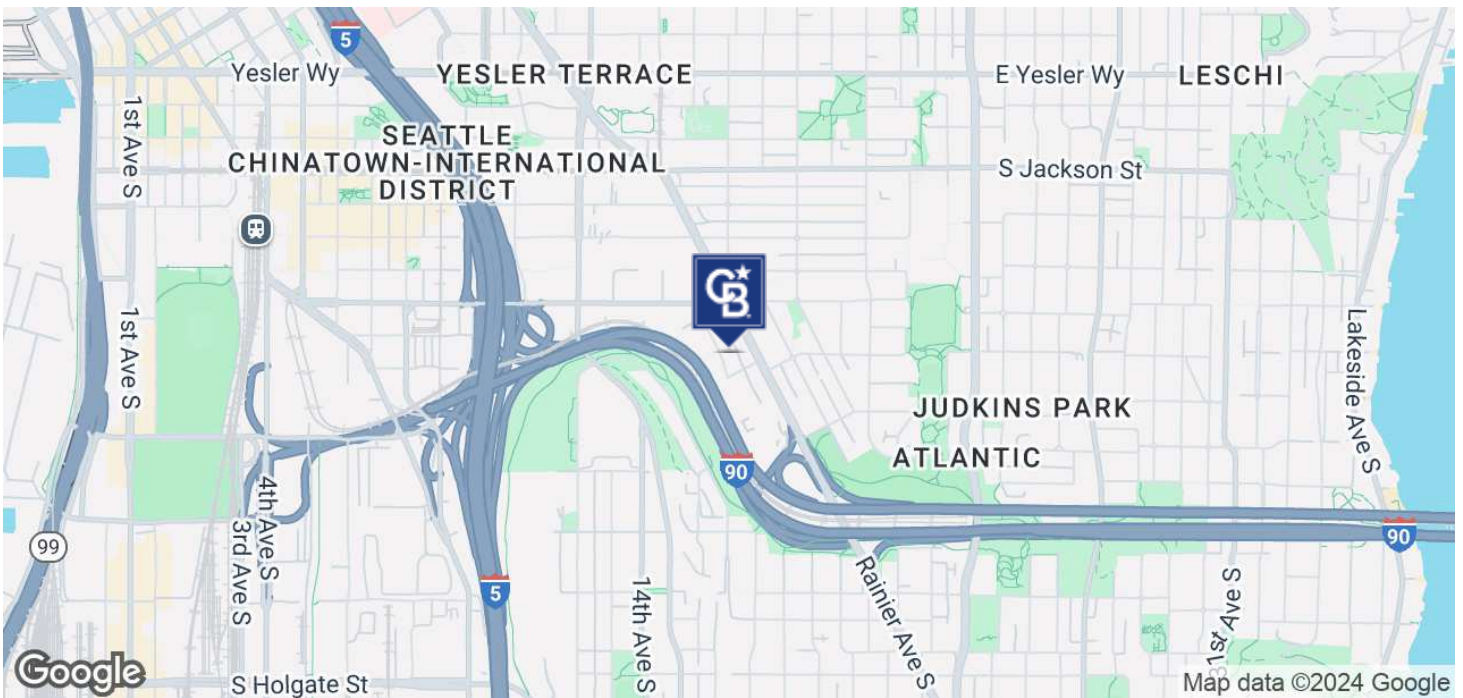
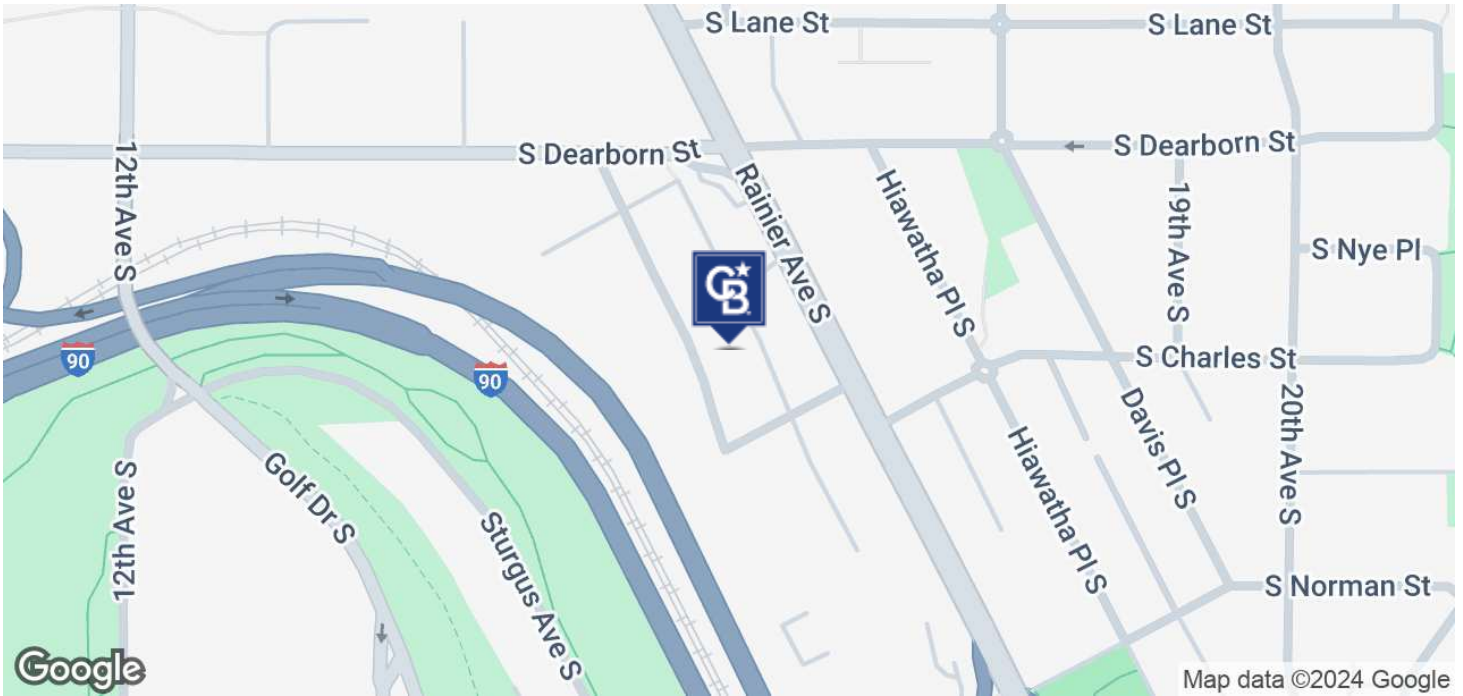


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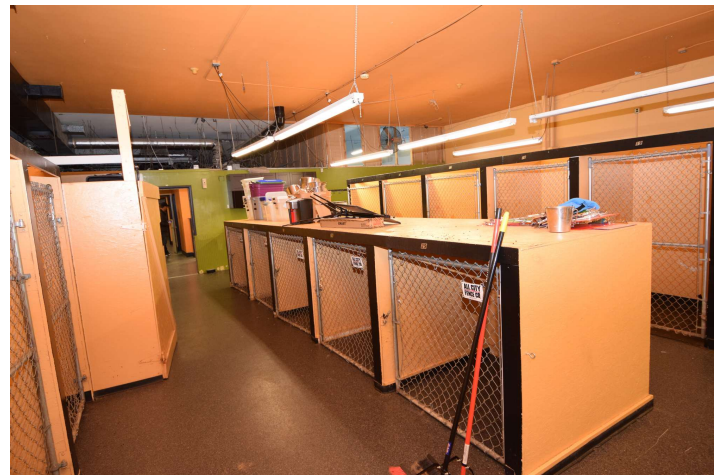
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