



RIVER STREET INDUSTRIAL CAMPUS

Industrial R&D/tech campus with 10,000 amps of power and direct access to I-5 and Highway 99

6701 6TH AVENUE S & 551 S RIVER STREET | SEATTLE, WA

±45,229 SF

TOTAL BUILDING AREA

±85,366 SF

TOTAL LAND AREA

RIVER STREET INDUSTRIAL CAMPUS CAN DO THE *HEAVY LIFTING*

With 10,000 amps of power and surpassing nearby comparable industrial campuses, River Street Industrial Campus is well equipped to meet the needs of manufacturing and distribution companies.

45,229 SF

TOTAL BUILDING AREA

PARKING

AREA ONSITE

THREE

BUILDINGS

ACCESS

TO I-5 AND HIGHWAY 99





Building 1

FEATURES

17,813 square feet

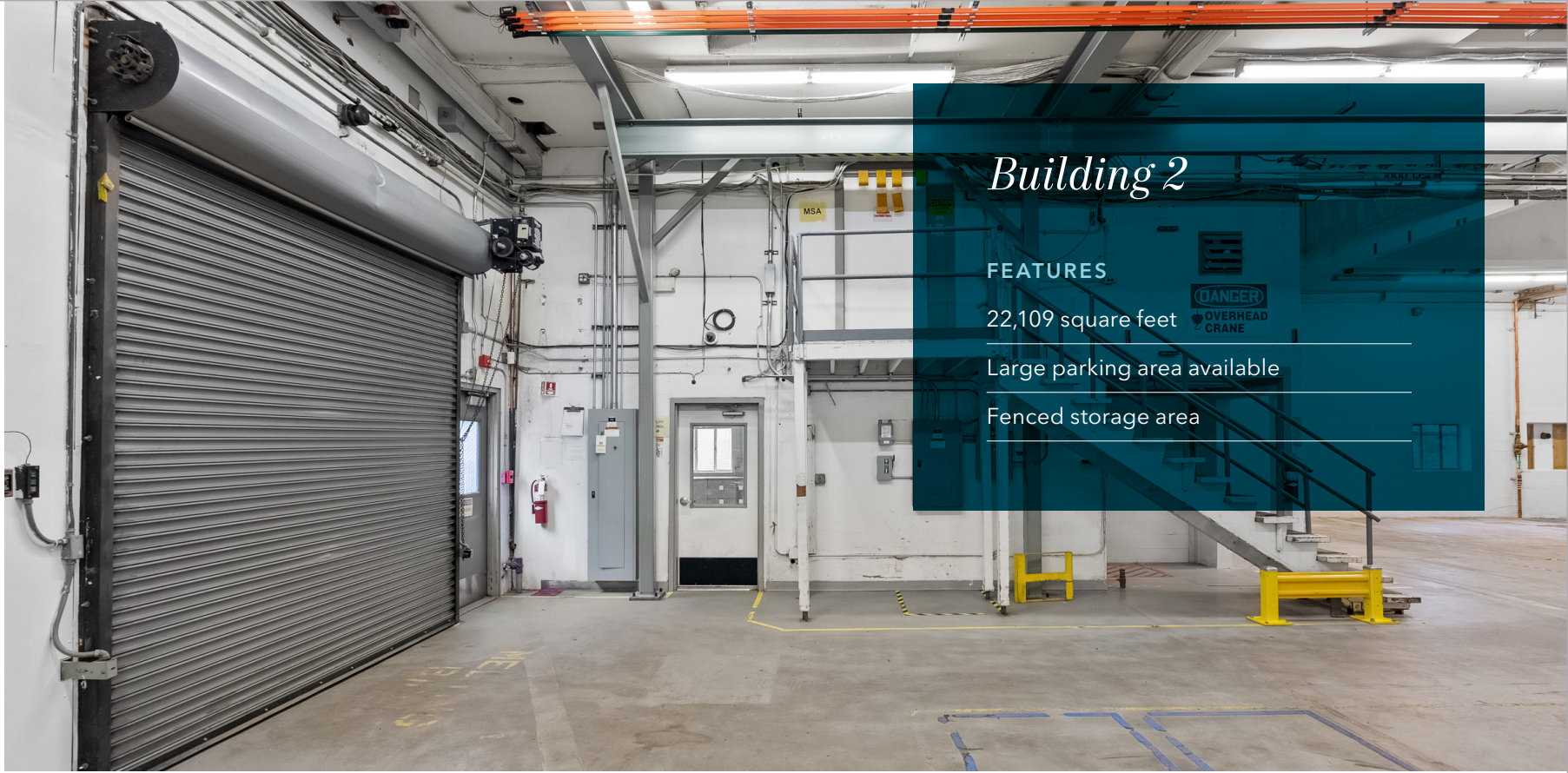
Includes structural and design provisions for an additional 10,000 SF mezzanine

Ceiling heights up to 38'

2 dock height loading doors with load levelers

1 ground level door





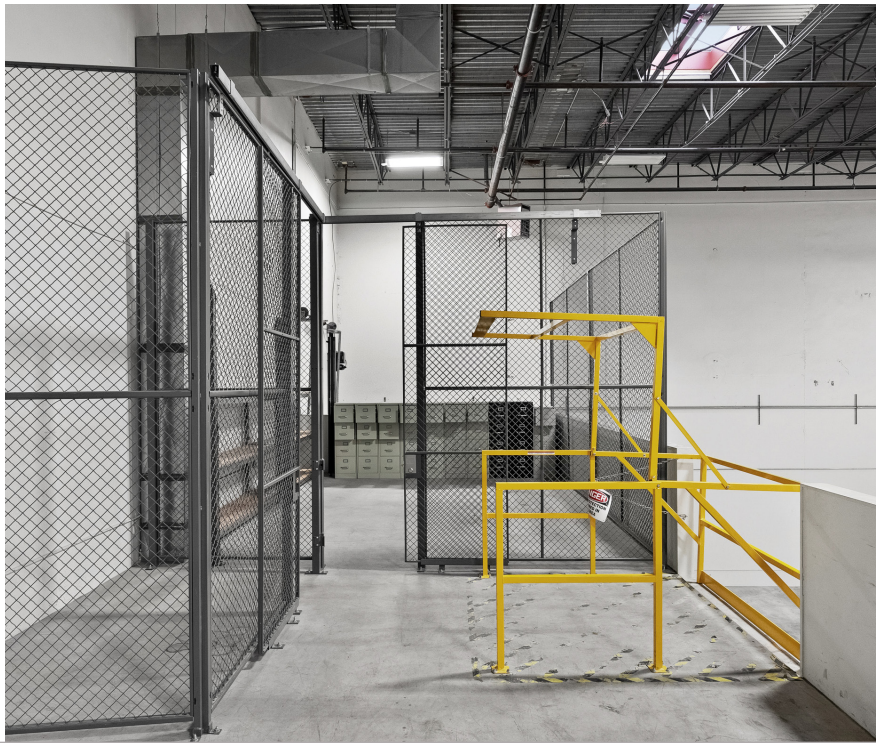
Building 2

FEATURES

22,109 square feet

Large parking area available

Fenced storage area





Building 3

FEATURES

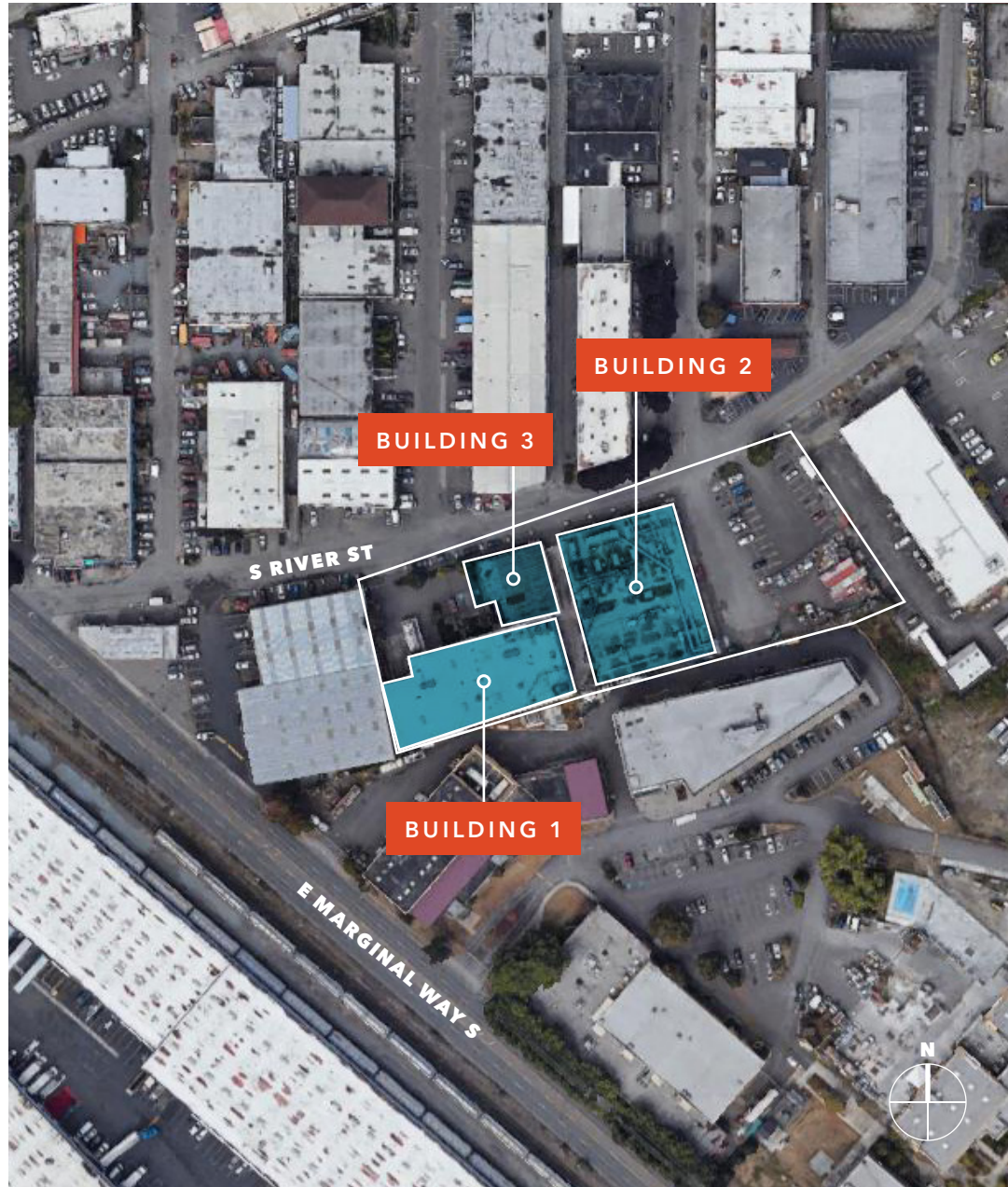
5,376 square feet

On-site parking stalls

Building 3 can be removed



Campus Site Plan



±45,229 SF
TOTAL AVAILABLE

±17,813 SF
BUILDING 1

±22,109 SF
BUILDING 2

±5,376 SF
BUILDING 3

RIVER STREET
INDUSTRIAL CAMPUS

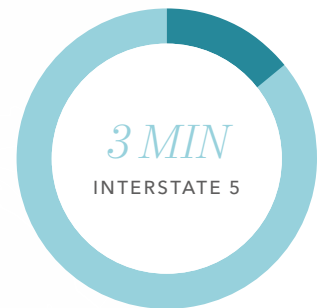
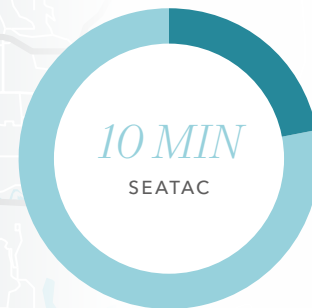
Spanning across three buildings on nearly 2 acres of land, River Street Industrial Campus provides plentiful onsite parking for its tenants.



RIVER STREET INDUSTRIAL CAMPUS

PERFECTLY CONNECTED

River Street Industrial Campus benefits from direct access to I-5 and Highway 99





RIVER STREET
INDUSTRIAL CAMPUS

6701 6TH AVENUE S &
551 S RIVER STREET
SEATTLE, WA

For leasing information contact

EVAN LUGAR
206.248.6505
evan.lugar@kidder.com

MATT MURRAY
206.248.6541
matt.murray@kidder.com

KIDDER.COM

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