

65 HORTON

65 SOUTH HORTON STREET
SEATTLE, WA 98134

STATE-OF-THE-ART
NEW CONSTRUCTION
MULTI-STORY INDUSTRIAL
VALUE-ADD OPPORTUNITY
FLEX/HYBRID OFFERING



A CBRE NATIONAL PARTNERS INDUSTRIAL INVESTMENT OPPORTUNITY

CBRE

THE OFFERING

CBRE, Inc., as exclusive advisor, is pleased to present the exceptional opportunity to acquire 65 Horton (“Property”), a vacant multi-story industrial building totaling 132,260 SF in the high-growth SODO district of Seattle. The building features dock high and grade level loading, two freight elevators, heavy power, and ample auto parking. 65 Horton is ideal for fabrication & assembly, R&D, last-mile distribution, and advanced manufacturing & engineering.

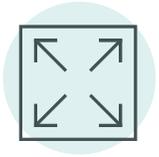
A rare opportunity to own a piece of South Seattle, the Property is located less than three miles from downtown Seattle, proximate to 1st Ave and the regional Link Light Rail system. 65 Horton offers excellent accessibility to freeways, the entire Seattle metro, including over 1.1 million people within 10 miles and the highly educated South Lake Union labor pool.



PROPERTY AT A GLANCE



ADDRESS
65 S Horton St
Seattle, WA



BUILDING AREA
132,260 RSF



YEAR BUILT
2023



STORIES
4



FLOOR PLATE SIZES

Floor 2	44,791 SF
Floor 3	44,791 SF
Floor 4	42,678 SF
TOTAL	132,260 SF



LOADING
10 dedicated and assigned
truck loading docks



LIVE LOAD
100-175 lb. / SF



PARKING
82 secured
parking stalls



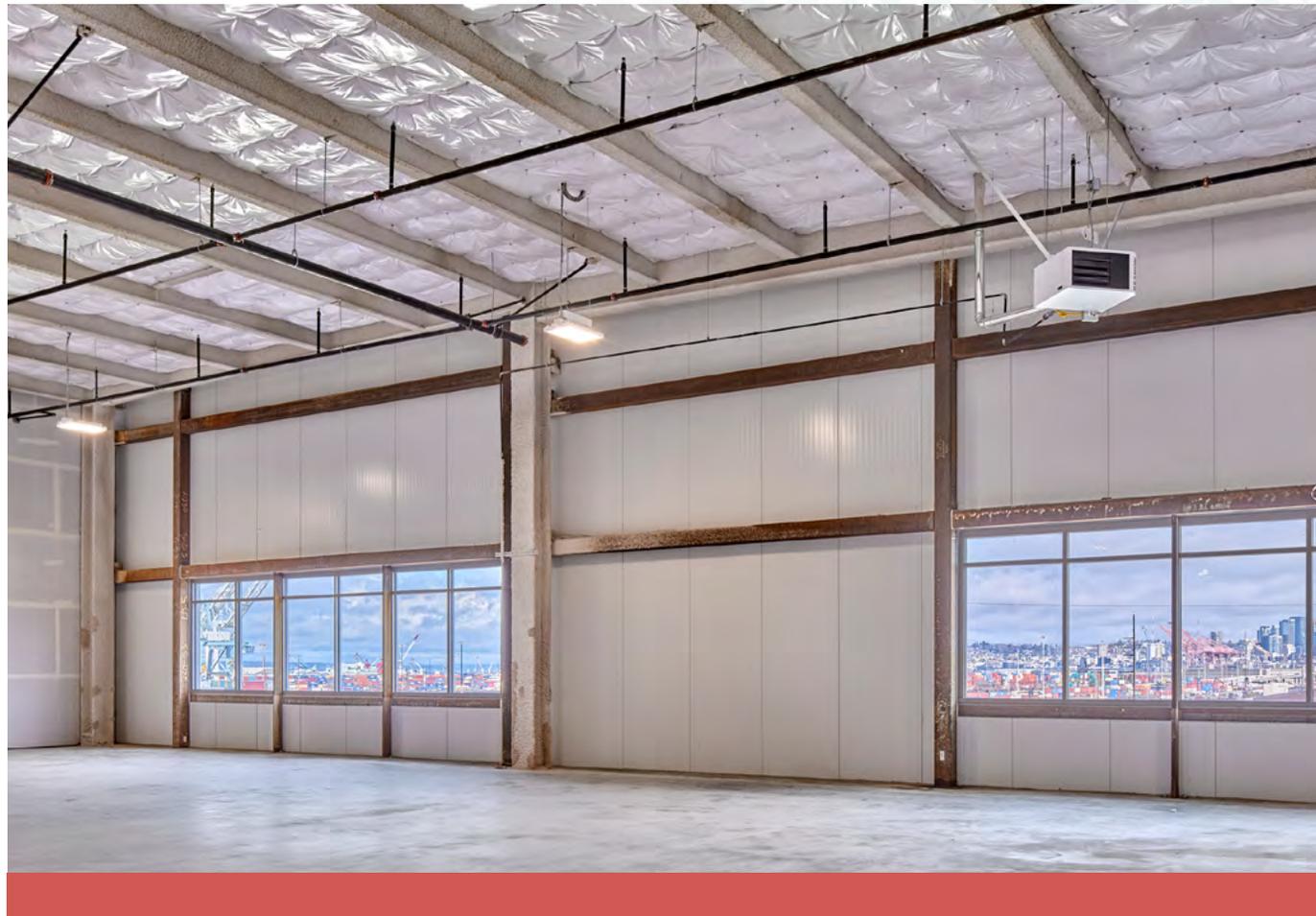
ELEVATORS
Twin freight elevator access
12,000-lb. capacity



CLEAR HEIGHT
18' to structure

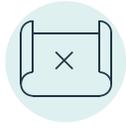


POWER
3,000 amps
expandable to 4,000





INVESTMENT HIGHLIGHTS



LIMITED COMPETING SUPPLY

There is no new construction in the South Seattle submarket under 200,000 SF.



HIGH RENT GROWTH MARKET

South Seattle rents have increased 130% since 2015 and have had a 20%+ sustained rent premium over the market average.



DOCK HIGH & GRADE LEVEL PRIVATE LOADING

Equipped with secure parking, dock high & grade level loading and 2 freight elevators, the space is ideal for a broad range of users from fabrication & assembly, research and development, advanced manufacturing and food users.



DIRECT ACCESS LOADING DOCKS

10 available docks and a secured receiving bay for access by tenants.



OPPORTUNITY ZONE LOCATION

Click **HERE** for More Information.

INVESTMENT HIGHLIGHTS



INFILL SUBMARKET CLOSE TO TARGET DEMAND

Centrally located 2.4 miles South from Downtown Seattle, minutes from new SR-99 tunnel providing quick access to South Lake Union, Queen Anne, Magnolia, Fremont, Ballard and North Seattle.



EVERYTHING UNDER ONE ROOF

Tenants have the rare opportunity to build out class A office, perform manufacturing, fabrication and assembly all under the one roof with secure parking in close proximity to downtown Seattle.



FLEXIBLE SPACES TO OPERATE

Providing robust adaptable spaces with 18' clear heights, expandable 3,000 amp service to 4,000 amps, roll up doors with 10 dedicated truck dock positions with grade level loading for operational efficiency. Ideal for manufacturing, R&D, assembly, or fabrication needs.



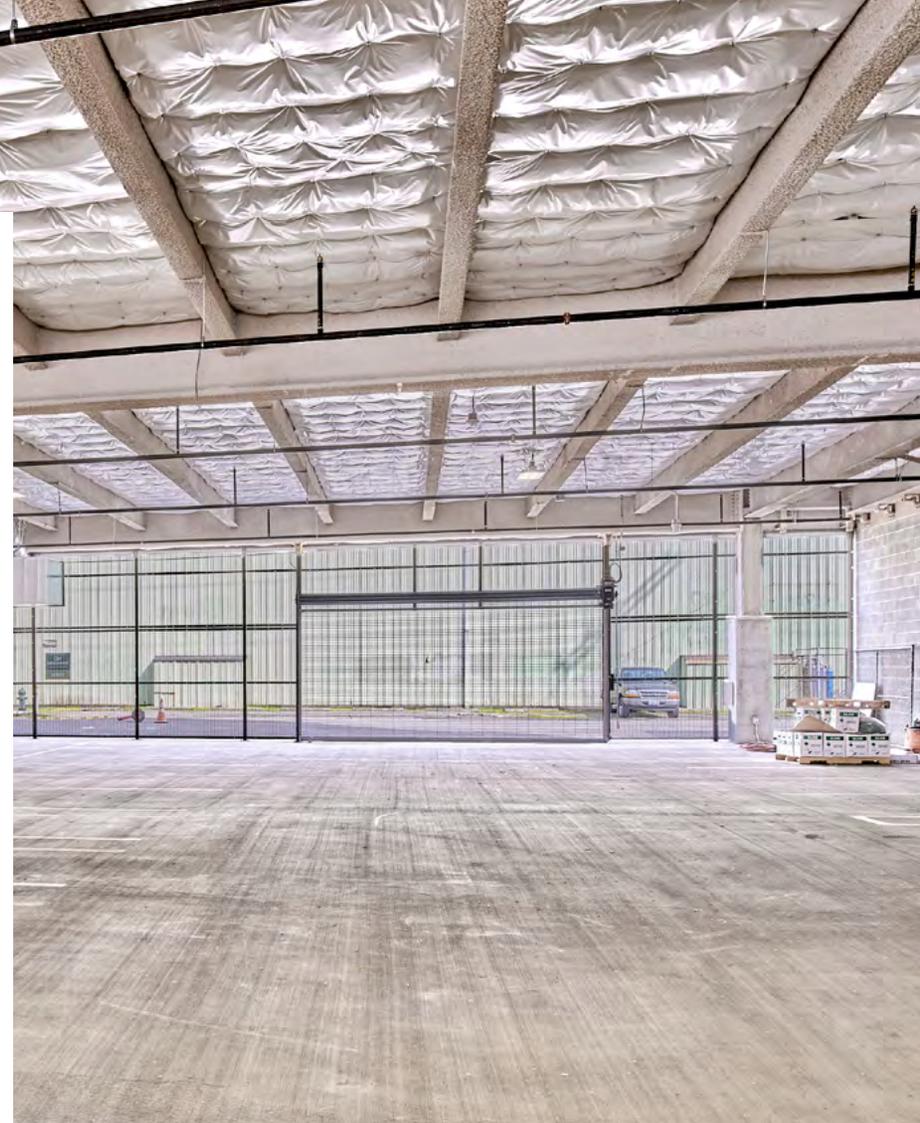
RARE TENANT OPPORTUNITY

There is no new construction available for tenants under 20,000 SF with dock high loading and secure parking.



LAST MILE DELIVERY

Quick access to the entire Seattle metro, proximity to freeways and a high concentration of e-commerce sales within a 60 minute drive.



NEW CONSTRUCTION

South Seattle is a low supply, infill market with an older building stock, where the average year built is 1959. There have only been 3 new industrial buildings delivered over the last 20 years due to the lack of developable land.

SEATTLE R&D AND ADVANCED MANUFACTURING

- Seattle's R&D and biotech market has seen the most growth of any U.S. metro since 2019 with a 25% increase in R&D employment
- The technology corridor runs from the SODO neighborhood north to the CBD, South Lake Union and Eastlake neighborhoods.
- 28.7% of the labor pool within 5 miles are R&D or manufacturing employees (U.S. = 18.6%)
- Seattle's aerospace manufacturing sector accounts for 14% of the total U.S. aerospace jobs. (Oxford Economics)

#1

**RANKED STATE
FOR STEM CAREERS**

CNBC

#1

**RANKED CITY
FOR TECH WORKERS**

15% of labor pool

Downtown Seattle Association

#2

**RANKED STATE FOR
ADVANCED INDUSTRIES**

BROOKINGS



SEATTLE E-COMMERCE

E-COMMERCE

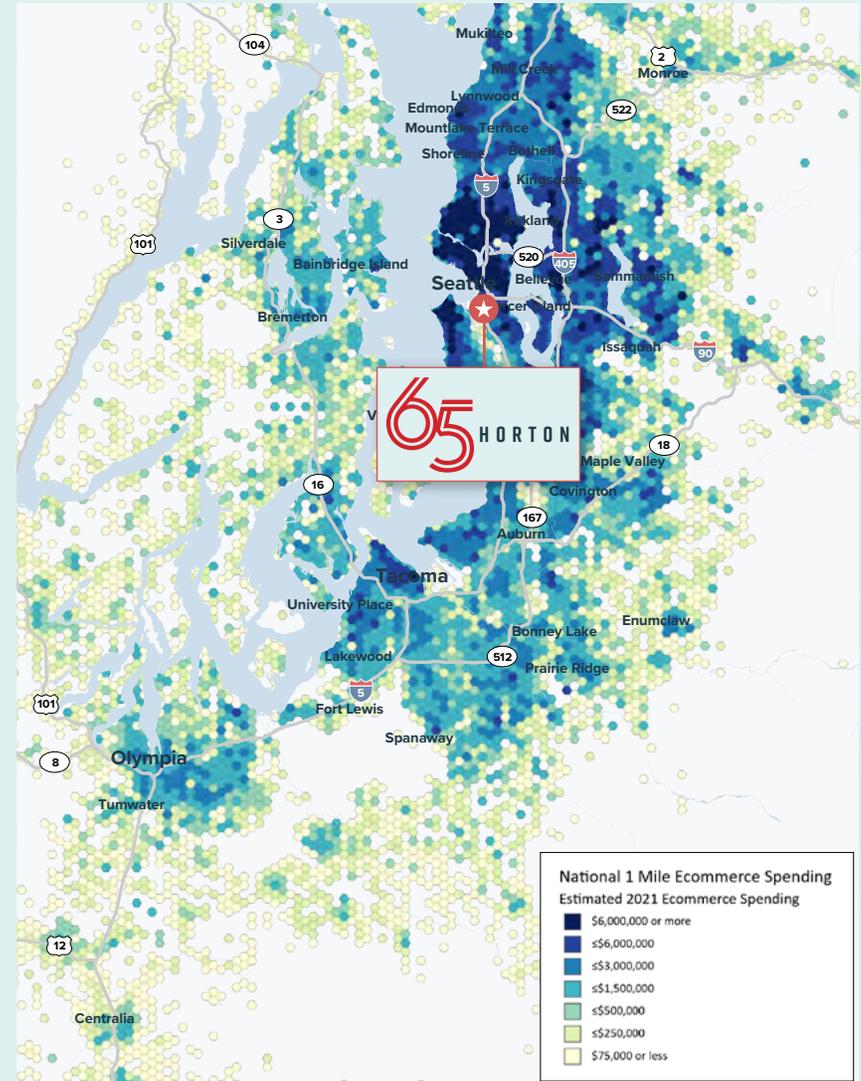
Seattle Economy

Average disposable income per capita (US is \$44,000)	\$68,000
Disposable income growth 2023 - 2026	3-4% Annually
Employment	2-3% Annually (US is 1-2%)
Average wage growth	4% Annually

CONSUMER SPENDING GROWTH, 2017-2027



ECOMMERCE SPENDING MAP



KEY STATS

\$8.7B

SALES ANNUALLY
60 Minutes

\$4.7B

SALES ANNUALLY
30 Minutes

\$1.6B

SALES ANNUALLY
15 Minutes

THE LOCATION

KEY DISTANCES



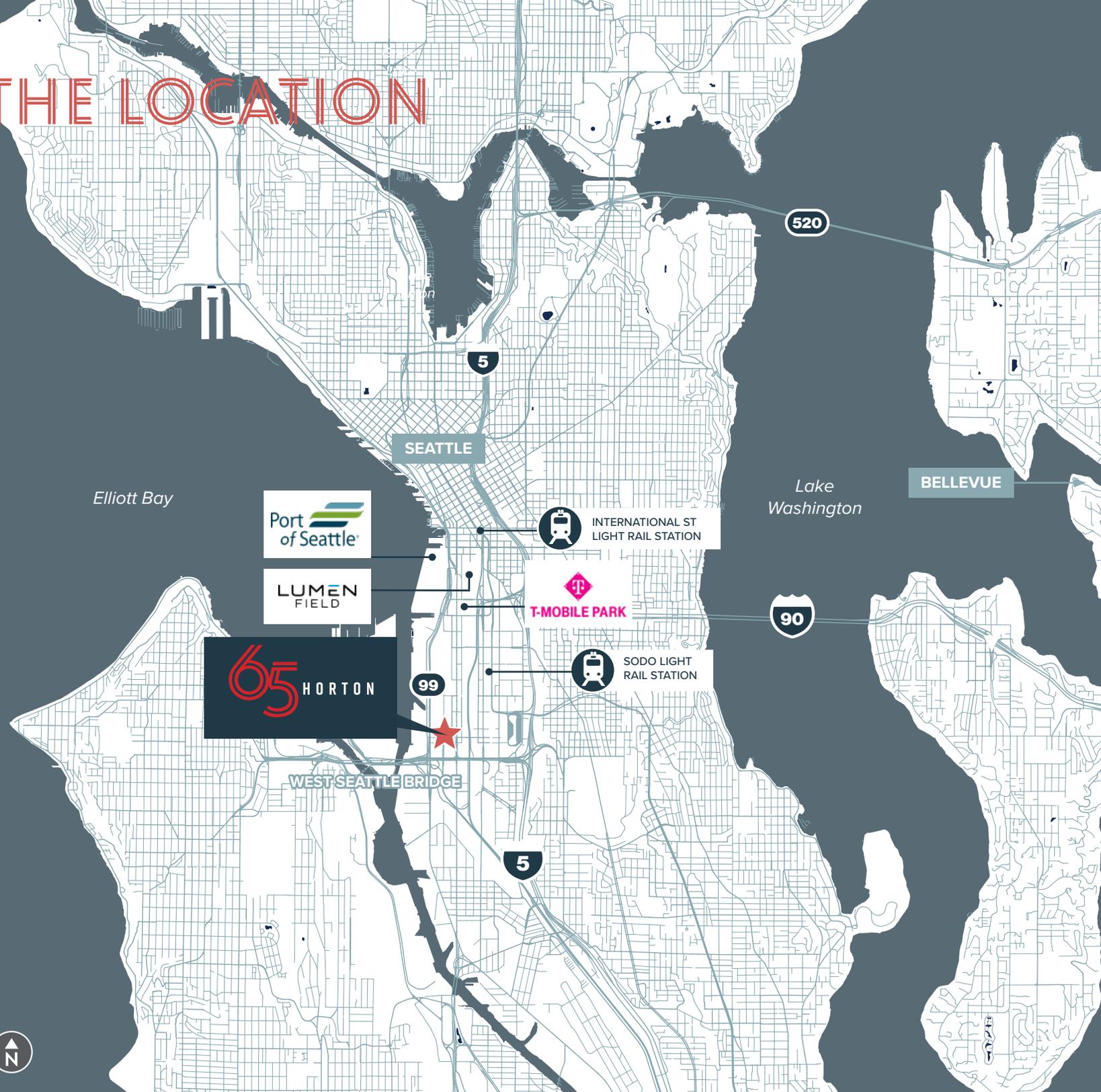
2.4
MILES TO/FROM
SEATTLE CBD

11
MILES TO/FROM
BELLEVUE CBD

2.5
MILES TO/FROM
PORT OF SEATTLE

11
MILES TO/FROM
SEATAC AIRPORT

31
MILES TO/FROM
PORT OF TACOMA



Elliott Bay

Port of Seattle

LUMEN FIELD

65 HORTON

WEST SEATTLE BRIDGE

SEATTLE

INTERNATIONAL ST LIGHT RAIL STATION

T-MOBILE PARK

SODO LIGHT RAIL STATION

Lake Washington

BELLEVUE



INGRESS / EGRESS ROUTES

DRIVE
TIMES

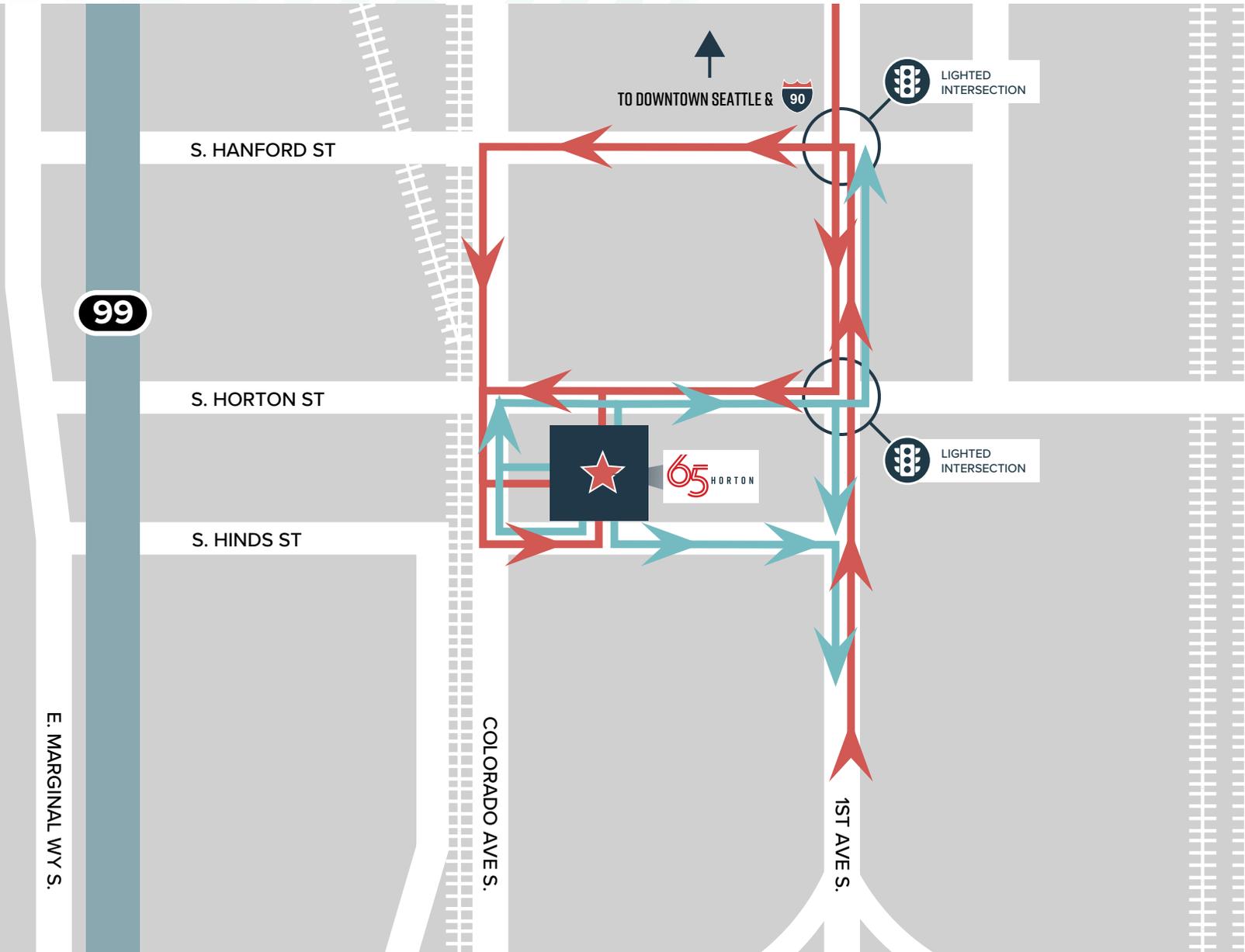


3

MINUTES TO
I-5 NORTH/SOUTH

4

MINUTES TO
I-90 EAST



— INGRESS
— EGRESS

S. SPOKANE ST - WEST SEATTLE BRIDGE



NEIGHBORHOOD AMENITIES

- | | |
|--------------------|-----------------------------|
| 1. FaveKitchens | 16. Sodo Poke & More |
| 2. Big Smoke BBQ | 17. Starbucks Reserve |
| 3. Hooverville Bar | 18. Seattle's Best Teriyaki |
| 4. EFESTE-Sodo | 19. Dona Queen Donut |
| 5. Paseo | 20. Subway |
| 6. Blazing Bagels | 21. Denny's |
| 7. Krispy Kreme | 22. Cafe Con Leche |
| 8. Jack in the Box | 23. By's |
| 9. Jimmy John's | 24. Franz |
| 10. Macrina Bakery | 25. Monkey Loft |
| 11. Starbucks | 26. Ghostfish Brewery |
| 12. Taco Bell | 27. Republic of Cider |
| 13. Derby | 28. Pick-Quick Drive In |
| 14. Pecos Pit BBQ | 29. Orient Express |
| 15. McDonald's | 30. Seapine Brewery |



SOUND TRANSIT
LIGHT RAIL STATION



65 HORTON

SOUTH SEATTLE OVERVIEW

DOWNTOWN SEATTLE



PORT OF SEATTLE TERMINAL 18
Terminal 18 is the largest container facility in the Pacific Northwest, with fully automated OCR and RFID technology

- South Seattle provides the ideal distribution location for e-commerce tenants looking to service the densely populated core of Seattle or distribute regional to the Pacific Northwest
- I-5, which borders the South Seattle market, runs from Vancouver, B.C. down to Mexico, providing coverage to the entire West Coast. It also connects South Seattle to I-90, the fastest route to the East side of Seattle.
- SR-99 also runs through South Seattle, providing direct access to affluent populations in South Lake Union, Queen Anne, Magnolia, and Fremont.
- Located in a Qualified Opportunity Zone (QOZ) - Click **HERE** for more information



Spokane St - WEST SEATTLE BRIDGE





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