

For Sale

1915 S Corgiat Drive

SEATTLE, WA



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NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties has been retained to exclusively market for sale 1915 S Corgiat Drive in Seattle, Washington. The 35,869 SF building is situated on 1.20 acres of land zoned IG2 – MML U/85. The Property offers an excellent opportunity to acquire a well-positioned asset in the highly coveted South Seattle Industrial Market. The offering is centrally located in close proximity to the Port of Seattle, Boeing Field, and has great access to major freeways.



8,950,000

ADDRESS	1915 S Corgiat St Seattle, WA
BUILDING SIZE	35,869 SF (\$249.52/SF)
LOT SIZE	1.20 Acres
CONSTRUCTION TYPE	Concrete & Masonry
YEAR BUILT/RENO'D	1963 / 1993
CLEAR HEIGHT	16-19'
LOADING	7 DH, 1 GL
POWER	Heavy 3-Phase Power
RAIL ACCESS	Rail Possible



Investment Highlights



+ PRIME GEORGETOWN LOCATION

Strategically located in the highly-sought-after Georgetown submarket within the Seattle Industrial Market, benefitting from close proximity to Boeing Field, the Port of Seattle, and major freeways such as I-5 and I-405.

+ OWNER-USER OPPORTUNITY

The property is currently vacant, providing a rare opportunity for an owner-user to immediately occupy the building without tenant rollover risk or lease constraints.

+ FLEXIBLE MULTI-TENANT CONFIGURATION

The building can be easily divided into two separate units, providing flexibility for an owner-user to occupy a portion of the property while leasing the remainder for additional income, or for an investor to create a multi-tenant industrial asset.

+ ATTRACTIVE BUILDING FEATURES

The building offers high ceiling height, heavy power, and both dock-high and grade-level loading, providing an efficient build-out and space plan for potential user buyers.

+ FLEXIBLE ZONING

The IG2 – MML U/85 zoning permits a wide array of industrial uses, including manufacturing, warehousing, distribution, and outdoor storage.

Area Overview

+ DOWNTOWN SEATTLE

One of the fastest growing large cities in the US, home of Amazon HQ, Google, Meta, Salesforce.

+ BOEING FIELD

One of the busiest general aviation airports in the US.

+ LINK LIGHT RAIL SODO STATION

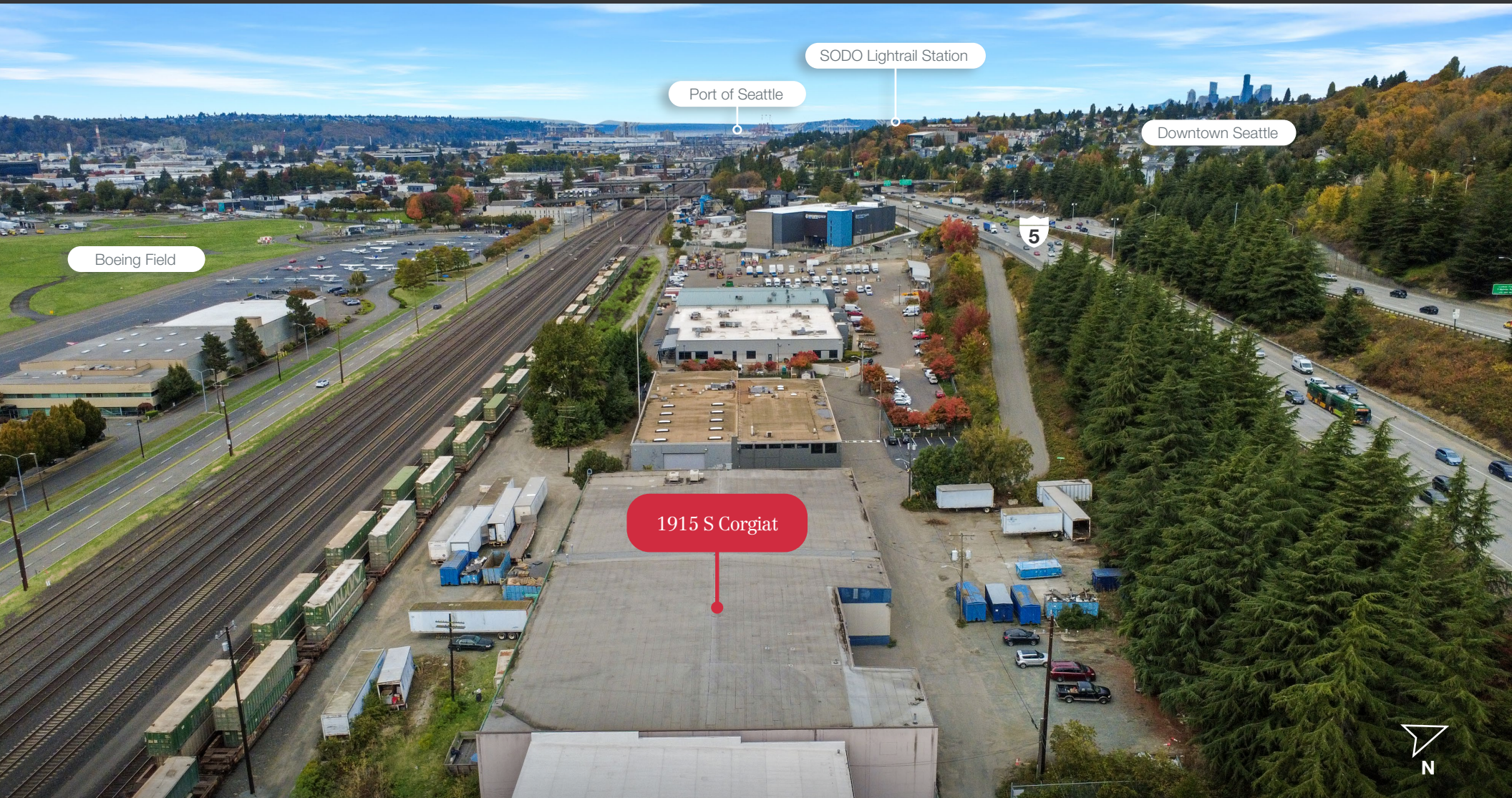
Located less than 4 miles north of the property. Trains serve the station 20 hours a day.

+ I-5

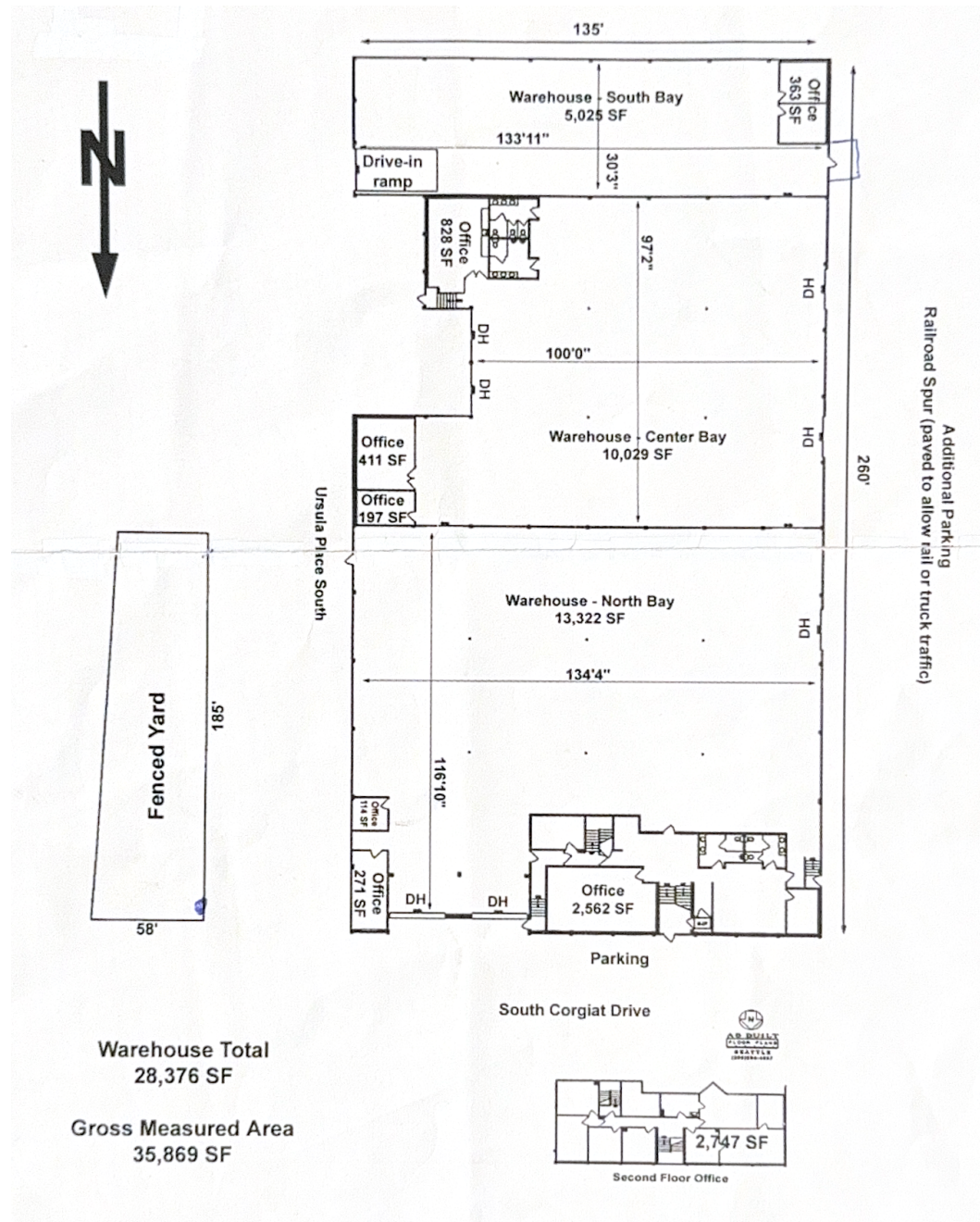
Over 250,000 VPD.

+ PORT OF SEATTLE

Largest port in Washington state and 4th busiest container gateway in North America.



Floor Plan





Market Overview

The Puget Sound Region is considered one of the fastest growing markets in the United States — home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country, including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

South Seattle Industrial Market Overview

The South Seattle industrial market continues to demonstrate strong fundamentals, supported by exceptional regional connectivity and sustained tenant demand. As one of the most strategically located industrial hubs in the Puget Sound, the submarket benefits from its proximity to Port of Seattle terminals, I-5, SR-99, and Boeing Field, making it a premier choice for distribution, manufacturing, and last-mile logistics.

The South Seattle industrial market is well-positioned for stability and long-term growth. Its irreplaceable location and continued tenant demand support a favorable outlook for owners and investors. As regional economic activity and port traffic normalize, South Seattle is expected to remain one of the Puget Sound's most reliable and strategically valuable industrial submarkets.

38.9 377,439 17,700

MEDIAN AGE

TOTAL POPULATION

TOTAL BUSINESSES

Income Projection

MEDIAN HOUSEHOLD INCOME \$118,831 → \$140,776

AVERAGE HOUSEHOLD INCOME \$169,139 → \$190,418

PER CAPITA \$70,667 → \$79,487



10,562

SOME HIGH SCHOOL

33,931

GRADUATED HIGH SCHOOL

37,378

SOME COLLEGE / NO DEGREE

92,042

BACHELOR'S DEGREE

64,421

GRADUATE DEGREE

DEMOGRAPHICS

1915 S Corgiat Dr, Seattle, Washington, 98108 | Ring of 5 miles

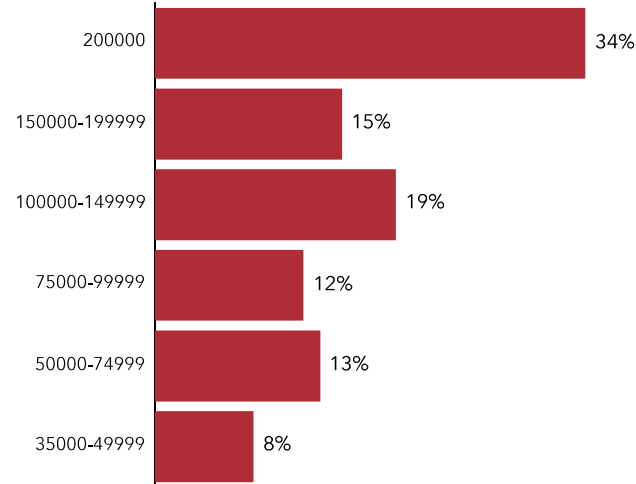
Population



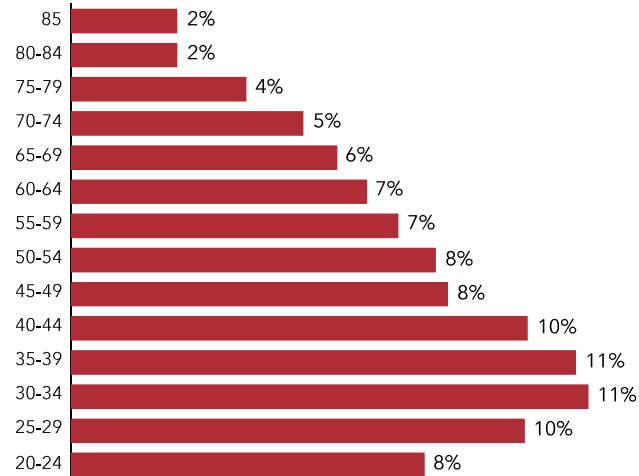
Total Households



Income by Household



Ages



38.9

Median Age



\$119K

Median HH Income



\$882.9K

Median Home Value

SEATTLE



Seattle CBD
15 MIN | 5 MI

Bellevue CBD
20 MIN | 15 MI

Subject Property

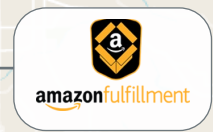
BELLEVUE/EASTSIDE



TACOMA



Tacoma CBD
40 MIN | 31 MI



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EXCLUSIVELY LISTED BY:

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