



\$1,100,000 | Interbay Owner/User or Investment Opportunity

For Sale: 3439 16th Avenue W
Seattle, WA 98119

NEWMARK

Levi Bundrant

Associate

t 425-409-7405

levi.bundrant@nmrk.com

Marty Leith

Executive Managing Director

Multifamily Capital Markets

Investment Sales

t 206-407-0225

marty.leith@nmrk.com

Sale Details



3439 16TH AVE W | SEATTLE, WA 98119

PROPERTY HIGHLIGHTS

- Total Building Size: 2,925 SF
- Additional Mezzanine: ~750 SF (not included in building square footage)
- Two Grade-Level Roll-Up Doors
- Clear Height: 18'–20'
- Zoning: UI U/45
- Lot Size: 3,440 SF (per King County)
- Rare small-bay warehouse in the heart of Interbay
- Excellent access to Ballard, Magnolia, and Downtown Seattle
- Potential for full owner-user occupancy

TENANCY OVERVIEW

West Suite | 1,170 SF

Current use: Auto storage

Lease expires: 4/1/2027

Early termination negotiable

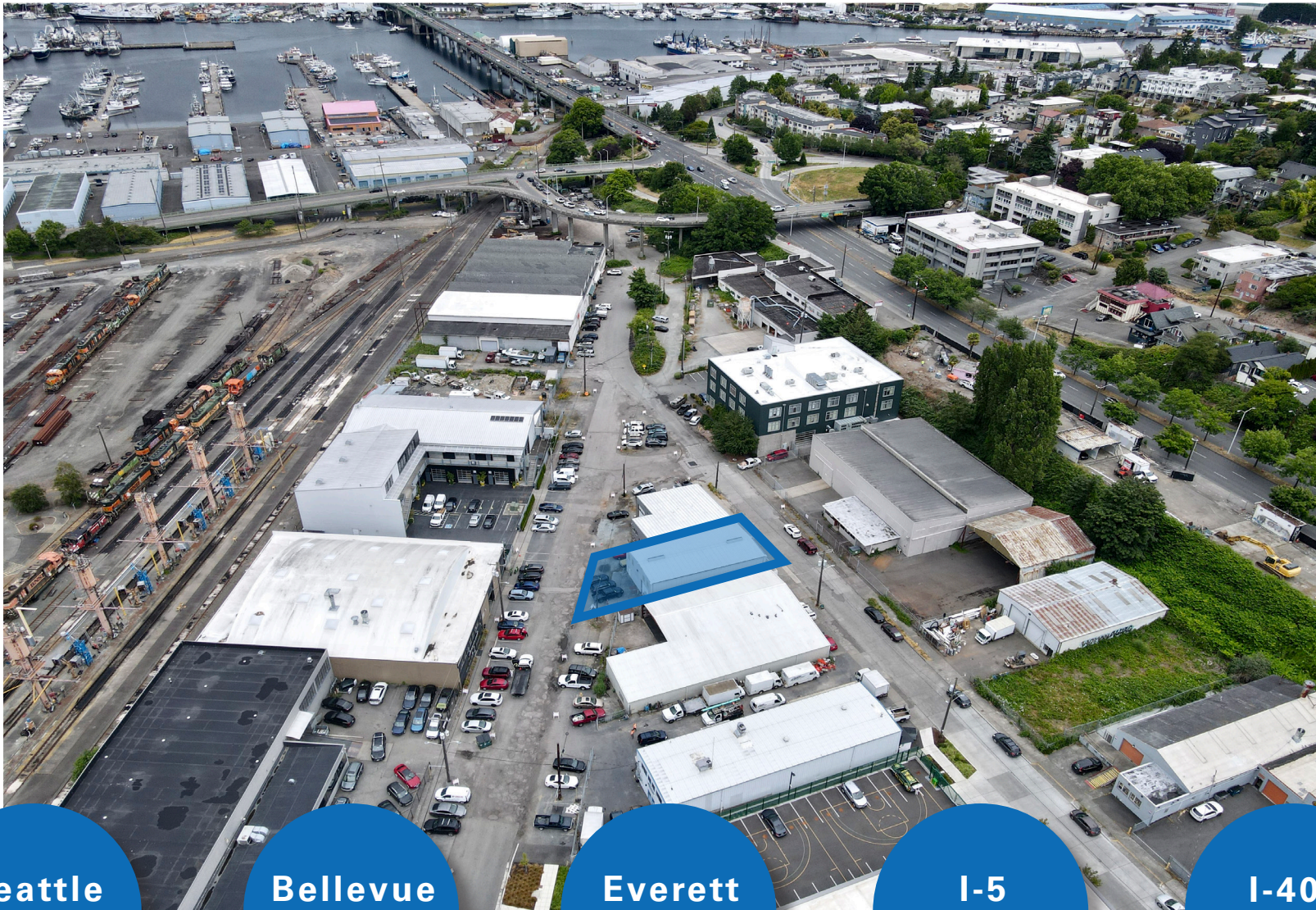
East Suite | 1,755 SF

Current use: Dog training facility

Lease expires: 6/30/2027

Early termination negotiable

- Unique opportunity to acquire a well-located industrial asset in the heart of Interbay.
- Ideal for an owner-user or investor, the property offers flexibility for partial or full building occupancy. With two tenants in place and potential for early termination, this is a versatile offering in one of the Puget Sound's most supply-constrained small-bay industrial markets.



Seattle
20 min

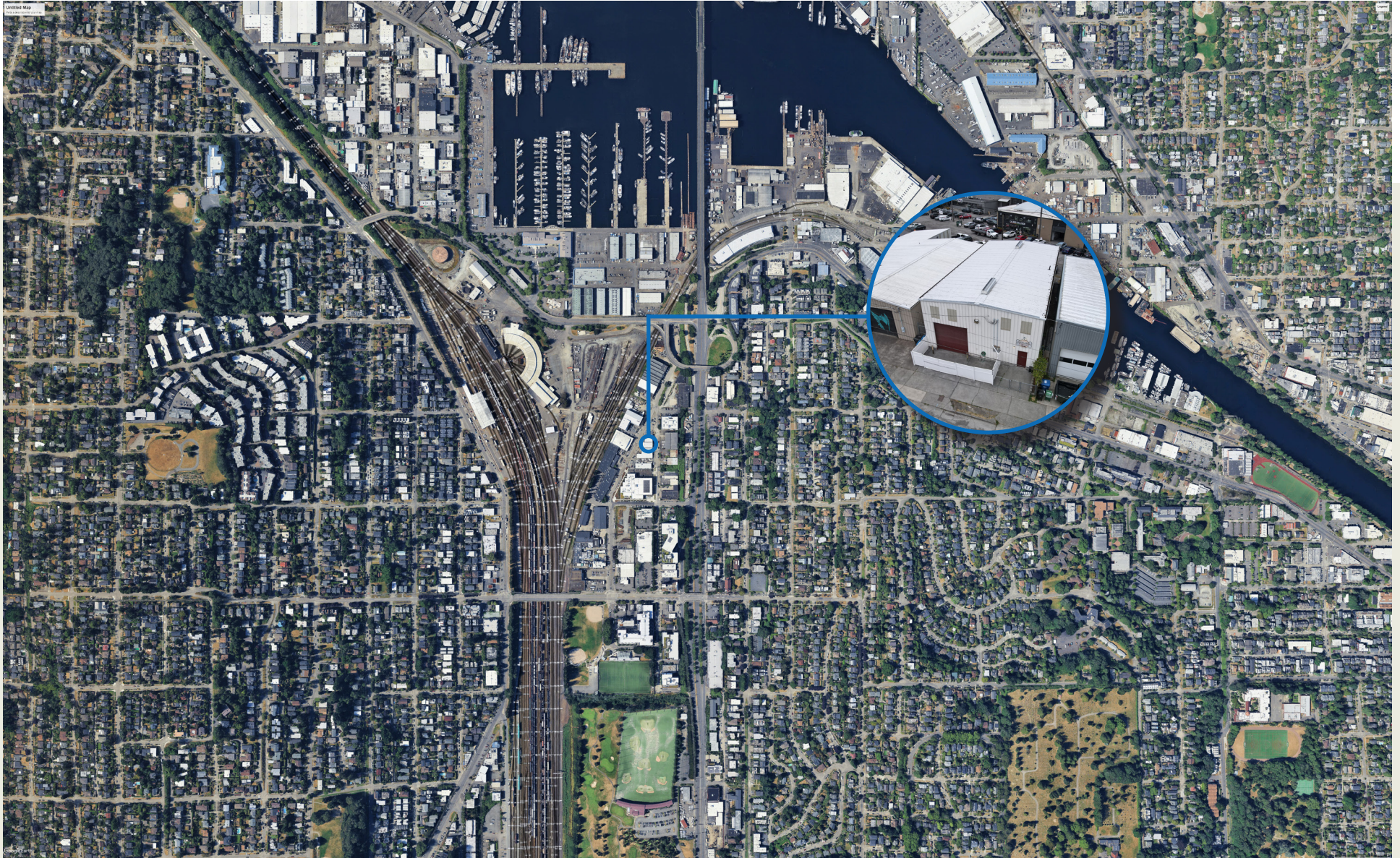
Bellevue
30 min

Everett
45 min

I-5
10 min

I-405
30 min

Location Details





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