



2ND AVENUE SOUTH

7901

S KENYON STREET

INDUSTRIAL
SPACE FOR
LEASE

7901 BUILDING

7901 2nd Avenue South, Seattle, WA 98108

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Great industrial Warehouse lease opportunity in South Park off of 2nd Avenue South & S Kenyon Street

Availability	Warehouse space available now
Rental Rates	\$1.30 SF/mo. blended + NNN (Est. \$0.36/SF/mo.)
Square Footage	3,599 SF Total 3,301 SF Warehouse 298 SF Office/Breakroom & Restroom
Electric Service	Power - 3-Phase, 200 amp (tenant to confirm)
Grade Level Door	1 - 10' x 13' door
Clear Height	Approximately 20 feet
Fire Sprinkler System	Monitored ceiling sprinklers; heat activated dry system
Roof	Roof replaced in 2023
Communication	CenturyLink
Zoning	IG2 U/65 (Industrial General 2)
Year Built	1965
Location/Access	Easy access to Hwy 99 & SR 509, I-5 and South Park Bridge



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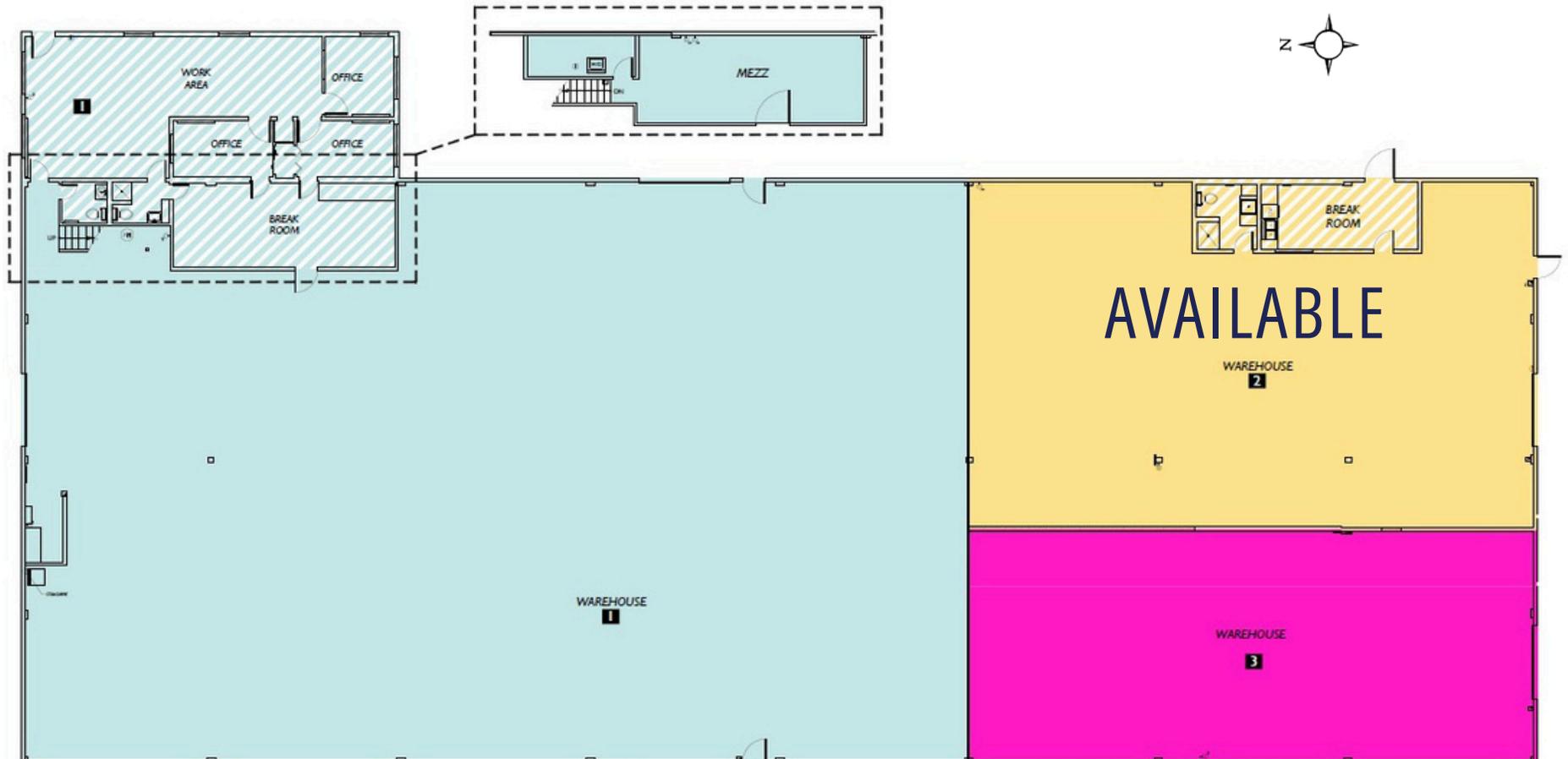


3,599 SF

3,301 SF WAREHOUSE | 298 SF OFFICE/BREAKROOM & RESTROOM

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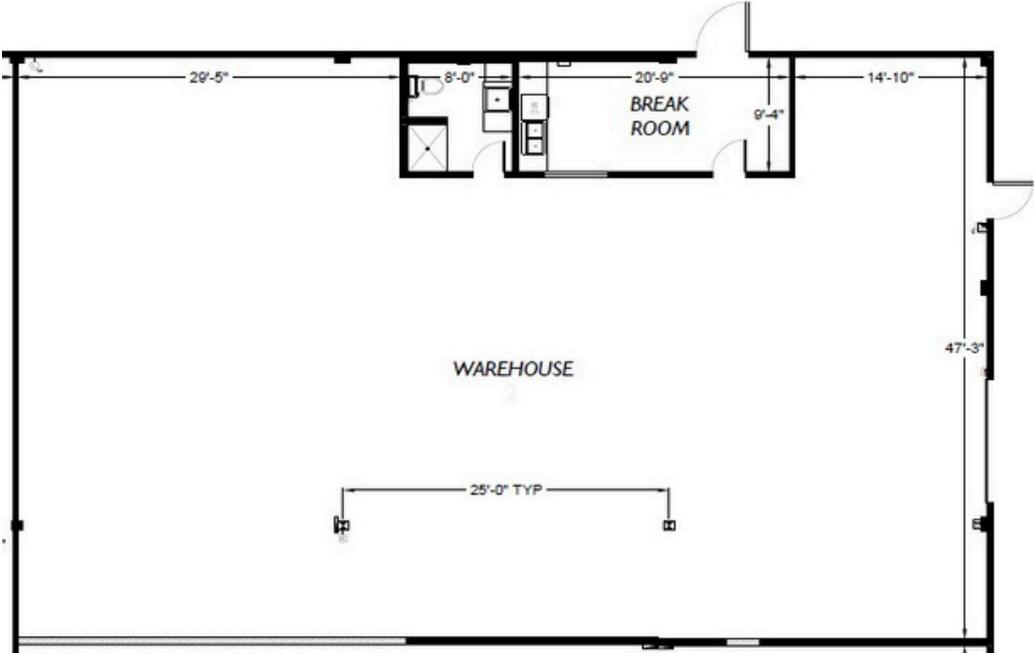
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