



**INDUSTRIAL  
SPACE  
FOR LEASE**

# 7901 BUILDING

7901 2nd Avenue South, Seattle WA 98108

ROBERT MESSMER, CCIM  
425.458.3902 | 206.948.1577 (c)  
rmessmer@rgmcommercial.com

JENNIFER HEYL  
425.458.3908  
jennifer@rgmcommercial.com

10423 Main Street #5, Bellevue, WA 98004  
425.452.3052 | rgmcommercial.com





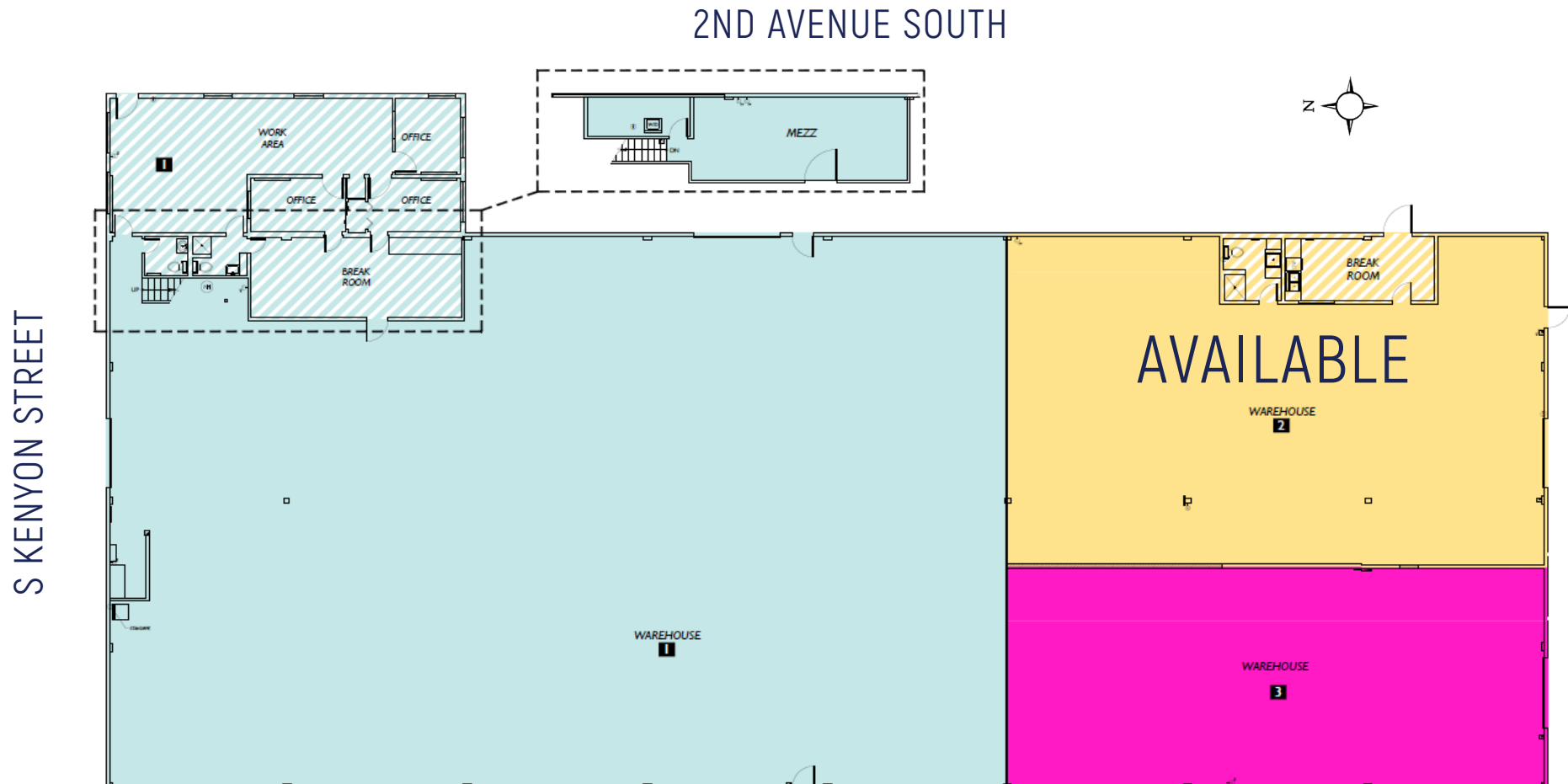
## Great Industrial Warehouse lease opportunity in South Park off of 2nd Avenue South & S Kenyon Street

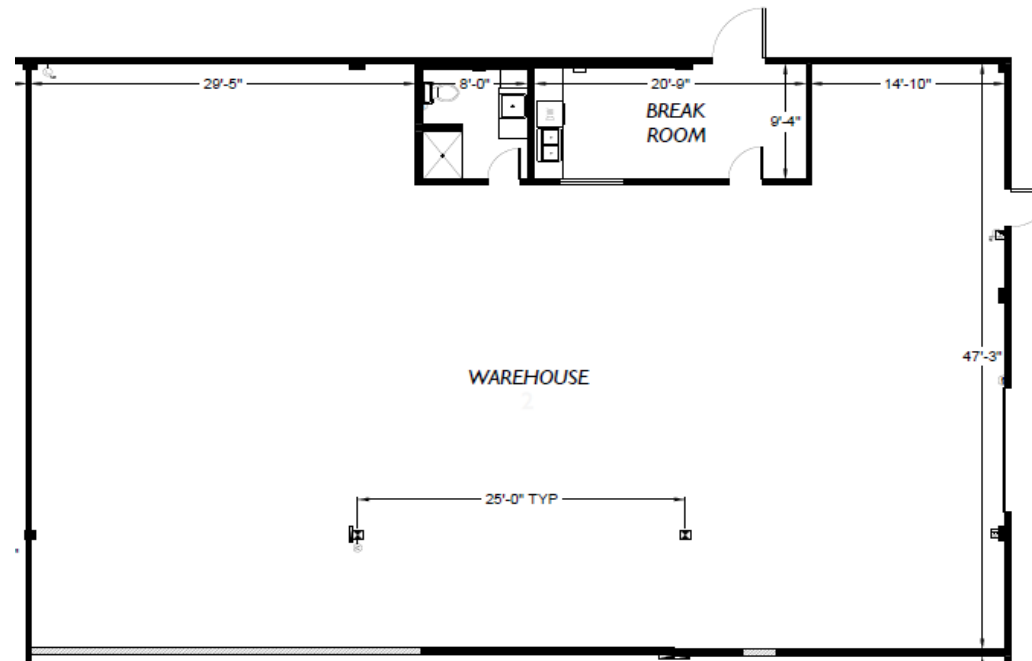
Availability	Warehouse Space Available Now
Rental Rates	\$1.30/SF/mo Blended + NNN (2025 Est. \$0.36/SF/mo)
Square Footage	<b>3,599 SF Total</b> 3,301 SF Warehouse 298 SF Office/Breakroom & Restroom
Electric Service	Power - 3-Phase, 200 Amp (tenant to confirm)
Grade Level Door	1 - 10' x 13' door
Clear 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



3,599 SF

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









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