



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

**RGM**  
COMMERCIAL  
REAL ESTATE

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

<b>Availability</b>	Warehouse Space Available Now
<b>Rental Rates</b>	\$1.30/SF/mo Blended + NNN (2025 Est. \$0.36/SF/mo)
<b>Square Footage</b>	<b>3,599 SF Total</b> 3,301 SF Warehouse 298 SF Office/Breakroom & Restroom
<b>Electric Service</b>	Power - 3-Phase, 200 Amp (tenant to confirm)
<b>Grade Level Door</b>	1 - 10' x 13' door
<b>Clear Height</b>	Approximately 20 Feet
<b>Fire Sprinkler System</b>	Monitored ceiling sprinklers; heat activated dry system
<b>Roof</b>	Roof replaced in 2023
<b>Communication</b>	CenturyLink
<b>Zoning</b>	IG2 U/65 (Industrial General 2)
<b>Year Built</b>	1965
<b>Location/Access</b>	Easy access to Hwy 99 & SR 509, I-5 and South Park Bridge

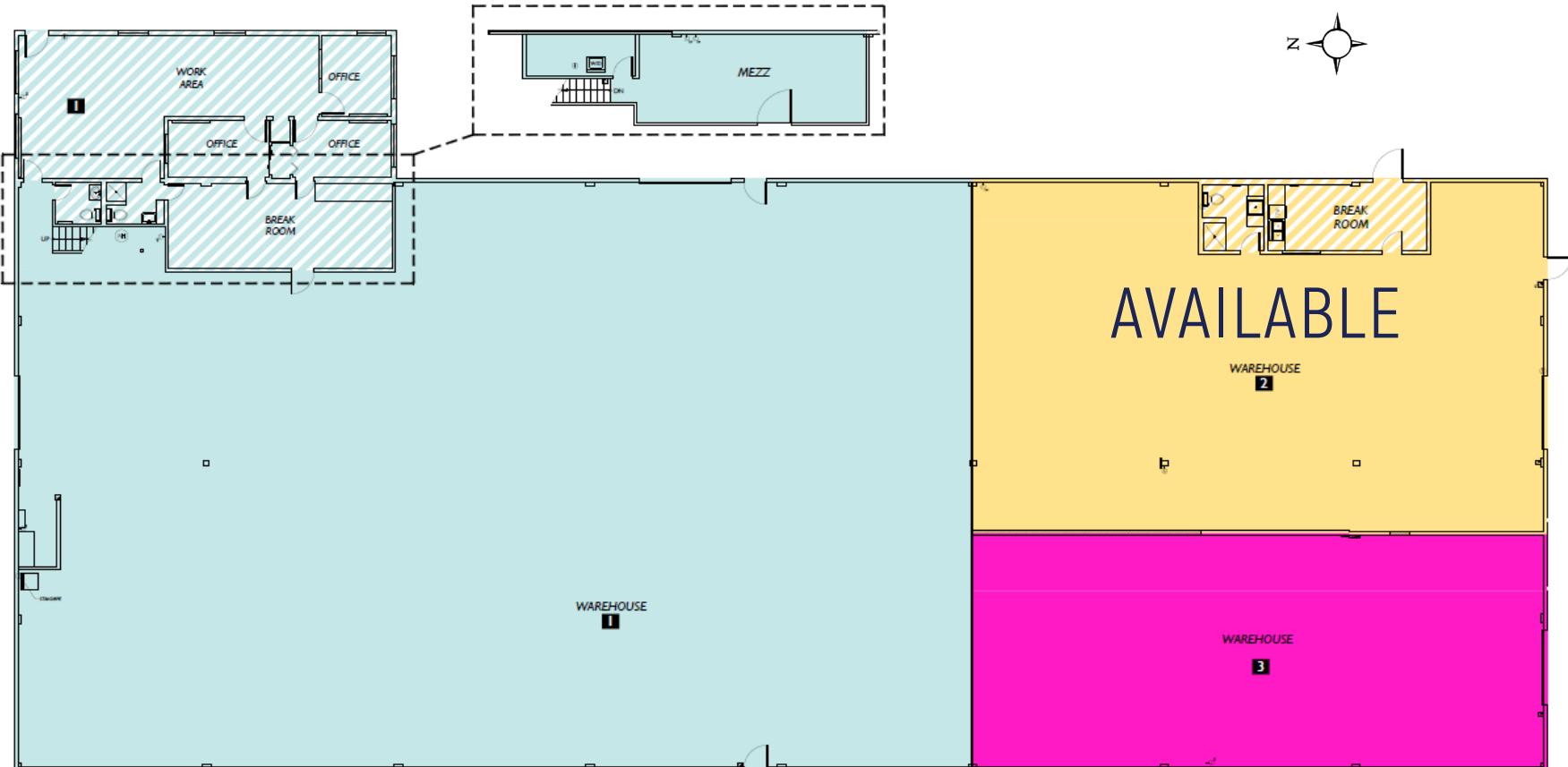


3,599 SF

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

2ND AVENUE SOUTH

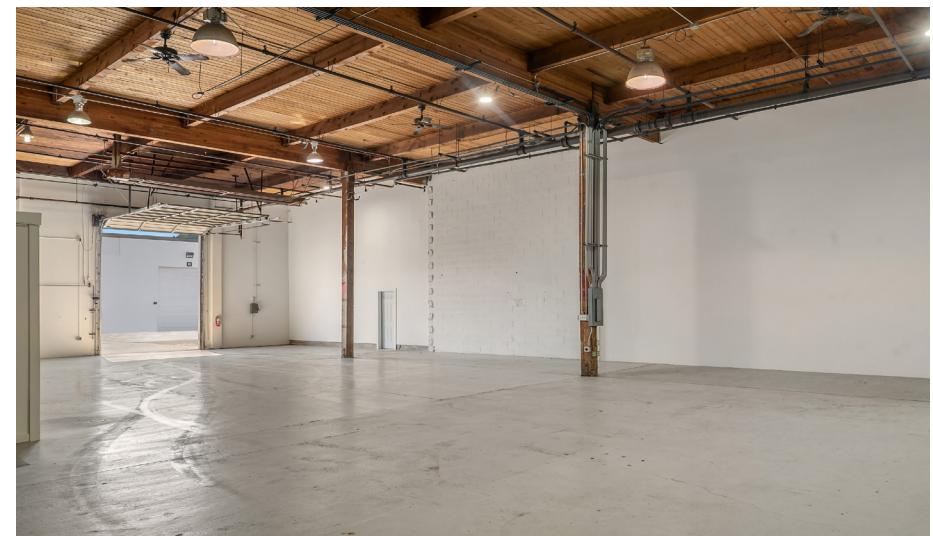
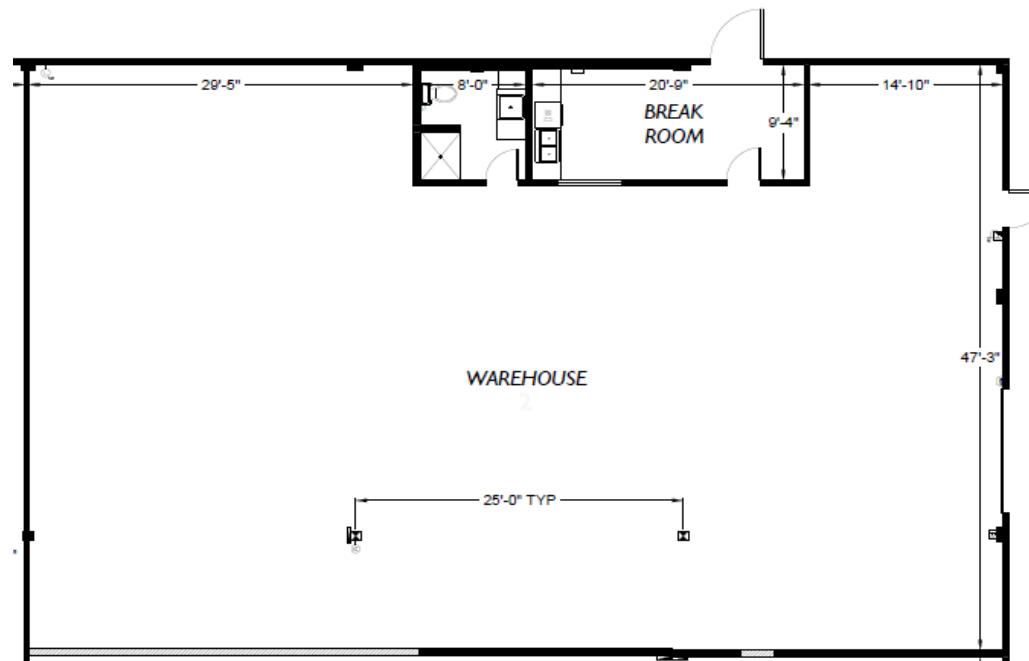
S KENYON STREET



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

JENNIFER HEYL  
425.458.3908  
jennifer@rgmcommercial.com

425.452.3052 | rgmcommercial.com  
The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information.



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

JENNIFER HEYL  
425.458.3908  
jennifer@rgmcommercial.com

425.452.3052 | rgmcommercial.com  
The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information.

