

# FOR SALE

## WAREHOUSE W/ OFFICE DEVELOPMENT LAND

3111 27TH AVENUE SOUTH | SEATTLE, WA 98144



**EWING & CLARK**  
INCORPORATED

PETER  
ARGERES

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# OFFERING SUMMARY

3111 27TH AVE S | SEATTLE, WA 98144



## PROPERTY DETAILS

- Site: 14,000 Square Foot Industrial Building with 11,000SF of warehouse and 3,000SF of second floor office with extra land for yard and or parking.
- Warehouse: 11,000 Clear Span very functional with one dock high roll-up door.
- Office: The office has high-end finishes with a kitchen with all appliances, 4 bathrooms, 2 showers, Conference room, skylights with a combination of office and open work space.
- Built in 1961 with Masonry Construction and extensively remolded in 2015-2018.
- Land: 21,000SF corner lot zoned NC3-55 (M)
- Tax Parcel Number: 3085002295
- Real Estate Taxes: \$25,553 (2025)
- Insurance: \$6,892 (2026)
- **Price: \$5,200,000**
- \$371 price per foot- Building
- \$247 price per foot- Land

# OFFERING SUMMARY

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## PROPERTY DESCRIPTION

14,000 Square Feet Industrial building with efficient clear span warehouse space with 2nd floor office and main floor flex space.

Extremely clean and well-maintained building with exposed wood high ceilings, one dock high roll up door with 3 phase high power with extra land for yard or parking.

Ideal Owner User building suitable for manufacturing, distribution, or creative work flex space with good natural light due to windows on two sides of the building. Remaining furniture/equipment can stay or be removed at Buyer's discretion.

Unique South Seattle location in a neighborhood setting. Next to a wooded area green belt owned by the City of Seattle Parks on Cheasty Blvd. which spans several miles up the hill providing habitat for many birds. This provides privacy, shade and a temperate atmosphere that most building do not have.

Located in a mixed industrial residential setting next to the Mount Baker Light Rail station with excellent access to I 90, I5, downtown Seattle and the Port of Seattle.

This 21,000 Square Foot Lot, zoned NC3-55 (M), is ideal for an Owner User or Investor which offers a development upside in the future.



# PHOTOS

3111 27TH AVE S | SEATTLE, WA 98144



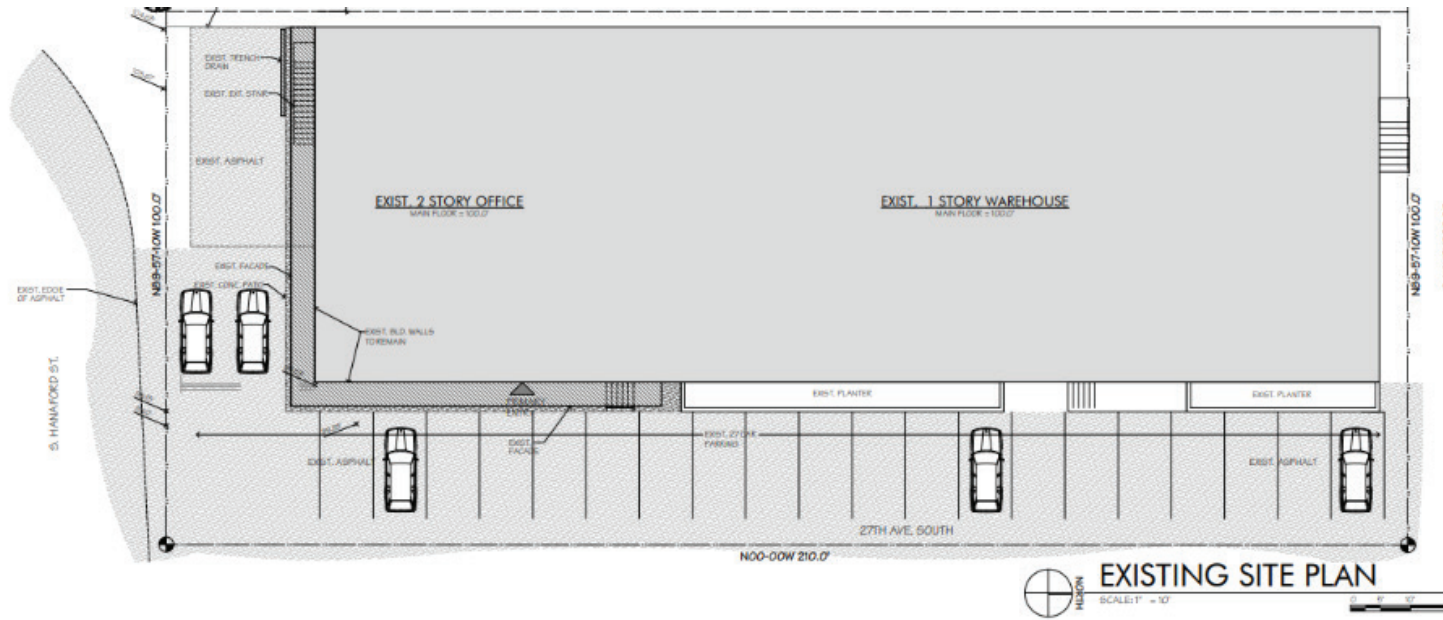
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# FLOOR PLAN

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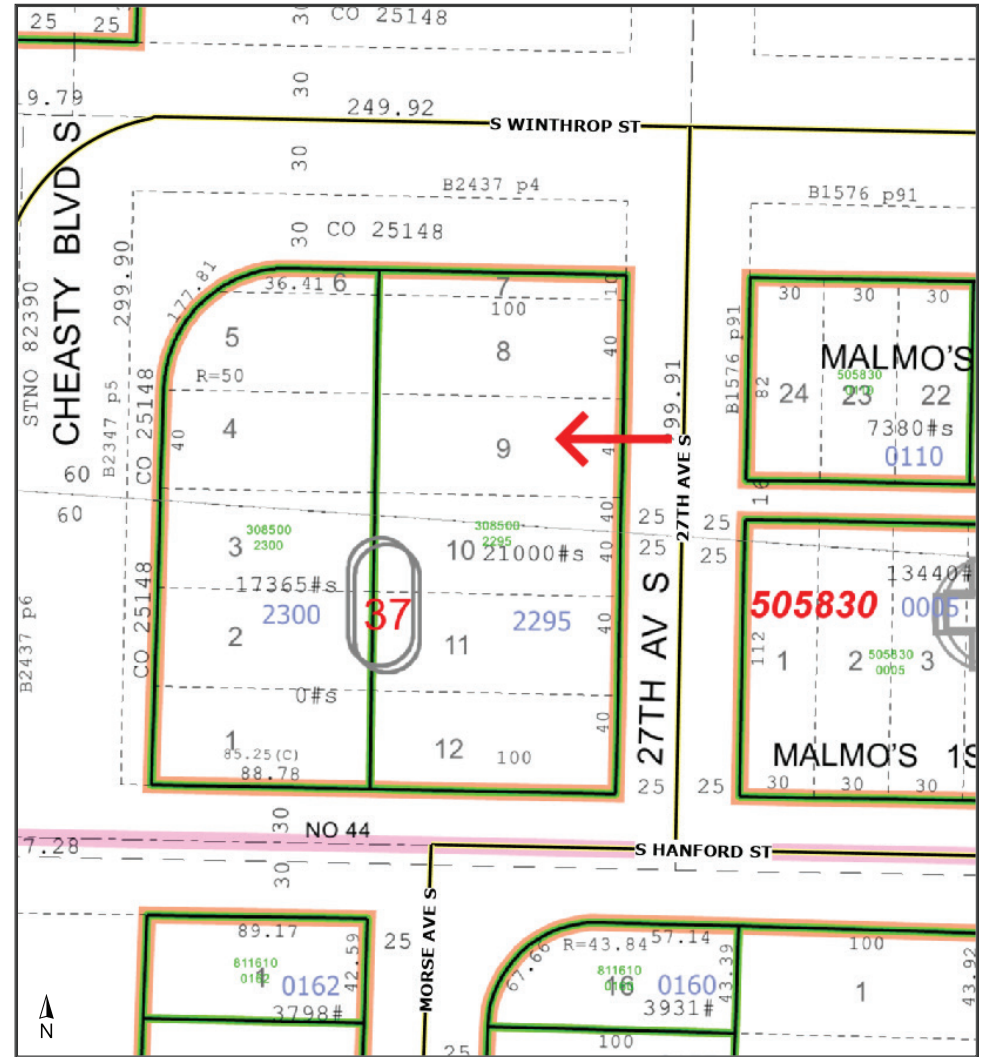
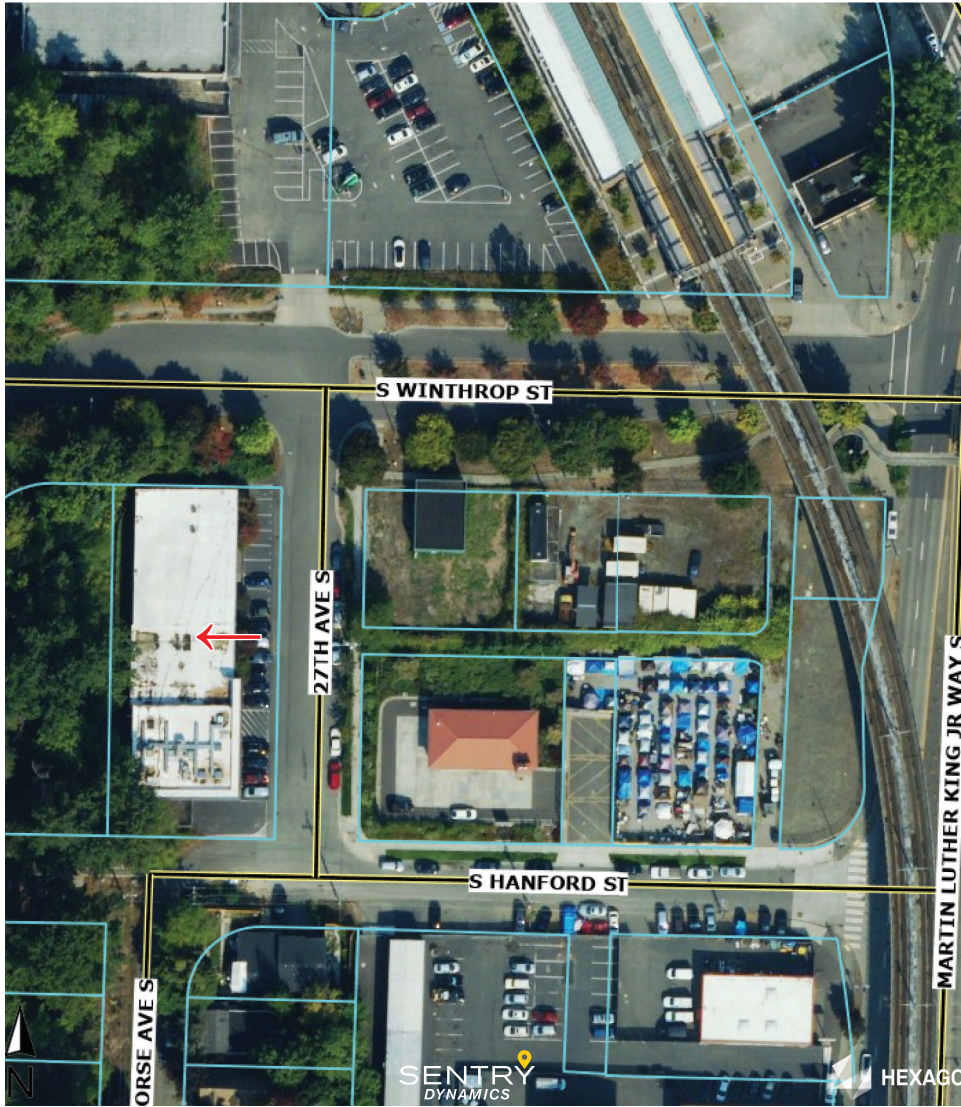


# ASSESSOR MAPS

3111 27TH AVE S | SEATTLE, WA 98144



## MT BAKER LIGHT RAIL STATION



**ParcelID: 3085002295**  
**Tax Account #: 308500229502**  
**3111 27th Ave S, Seattle WA 98144**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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# AERIAL MAP

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