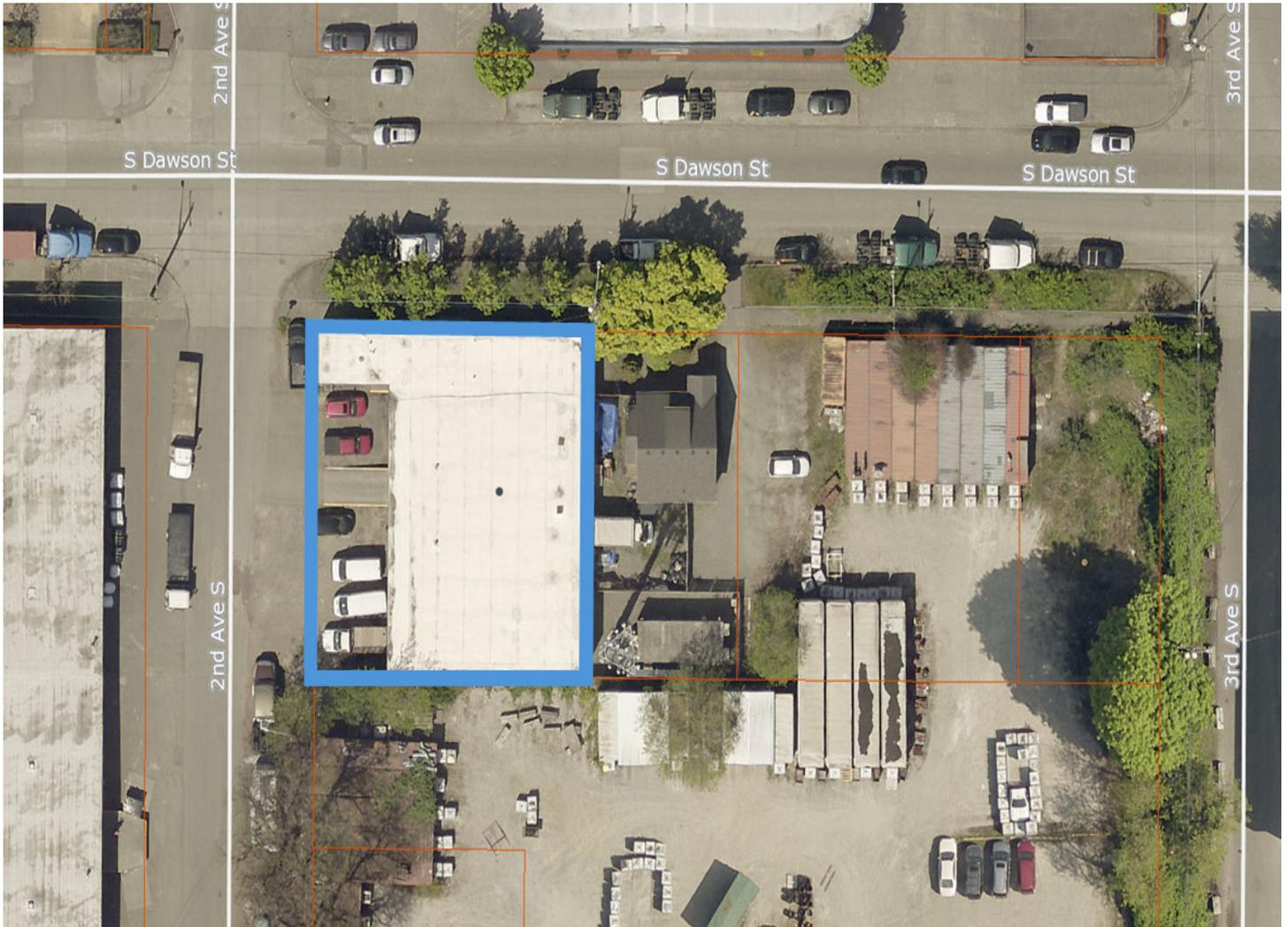


# LEASE

## GEORGETOWN WAREHOUSE FOR LEASE

205 S Dawson St Seattle, WA 98108



Lease Rate

**\$17.00 SF/YR  
(NNN)**

### OFFERING SUMMARY

Building Size: 8,400 SF Approx.  
(Warehouse/Office) (6,425 SF/1,975 SF)

Lot Size: 0.22 Acres

Zoning: MML-U/85

### PROPERTY OVERVIEW

Located in the heart of Georgetown, this approx. 8,400 SF industrial space offers excellent functionality for a wide range of users. The building features **\*\*15-foot clear ceilings\*\***, **\*\*two dock-high doors\*\***, and **\*\*one drive-in door\*\***, making it ideal for distribution, light manufacturing, or creative production.

Onsite and street parking is available, and the property is easily accessible from I-5, SR-99, and downtown Seattle. A solid option for businesses looking to establish or expand in one of Seattle's most dynamic industrial neighborhoods.

**Bob Fredrickson, CCIM**  
(206) 595-7232  
bfredrickson@cbcworldwide.com

**Josh Strok**  
(425) 949-6897  
josh@strokcre.com

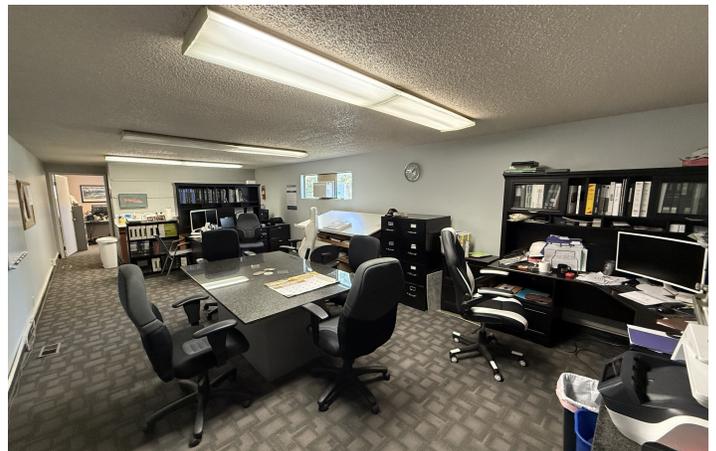


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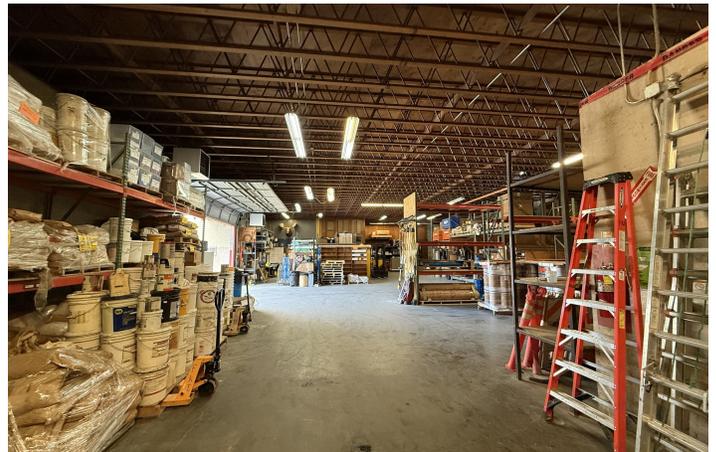


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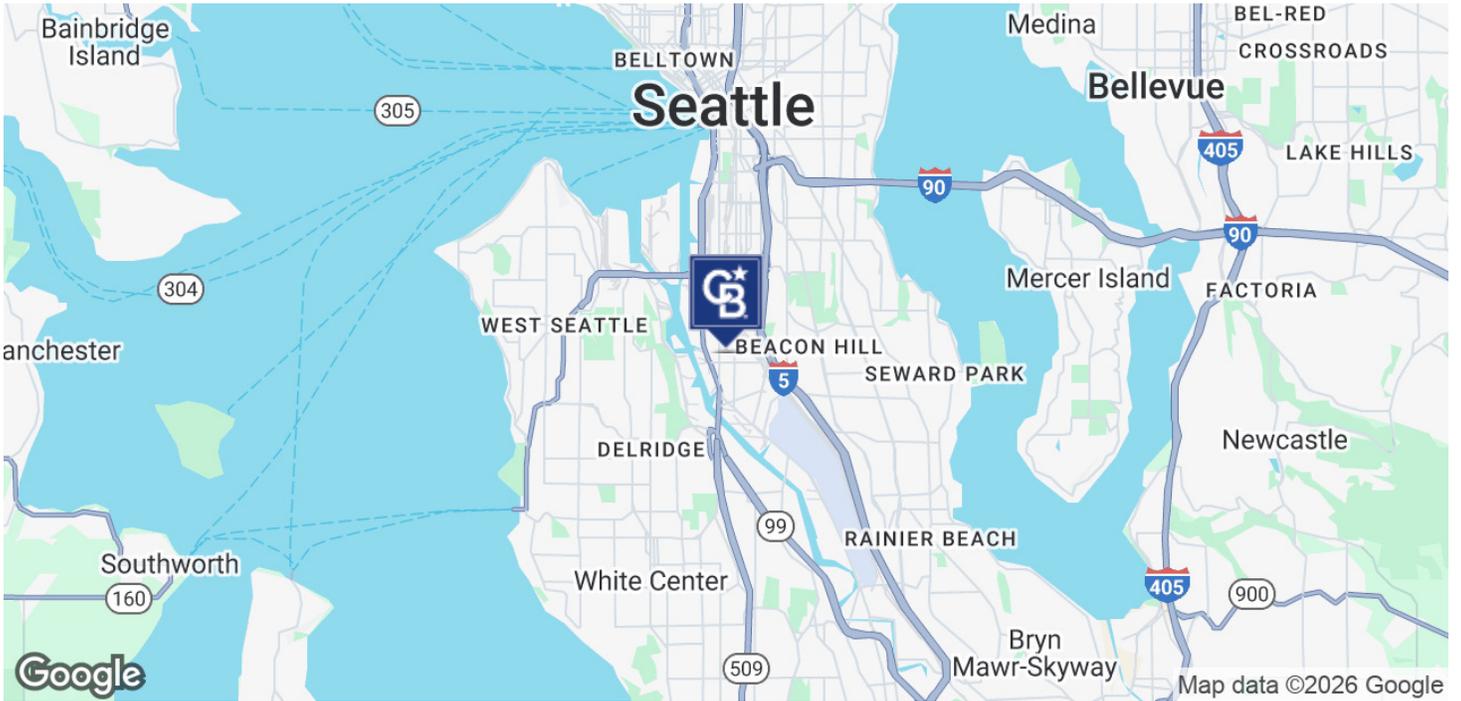


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