

FOR LEASE

# COLD STORAGE EXPRESS BUILDING



NEIL WALTER  
COMPANY

4604 4TH AVE S | SEATTLE, WA 98108

## HOTTEST FREEZER IN TOWN!



### PROPERTY INFO

- ± 27,397 SF Total
- ± 2,538 SF Office
- ± 22,075 SF Cooler/Freezer (-10°F - 32°F)
  - Freon system
- Additional lit, secured yard for parking/storage
- 12 Exterior refrigerator plugs
- Ample truck parking
- 24' Clear height (17'5" in northend, 24' in southend)
- 9 DH loading doors (two sided)
- Call for rates
- \$0.22 Est. NNN
- Available January 1, 2020
- Across the street from Costco
- Forklift charging station
- Ability to use portion of freezer as cooler space
- LED freezer lighting



For more information, please contact:

**KEVIN SKILLESTAD**

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**JIM HONAN**

206 787 1464

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All square footage references are approximate. The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.

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Two freezers on site, interconnected with power slider door, additional power freezer slider doors at loading docks north and south

North freezer designed for ice cream storage, -20 deg F. South freezer cold storage range 0-40 deg F, southwest demised portion can run as a cooler while the balance of the south freezer remains as freezer, or all of the south freezer can run as cooler.



Both freezer sections have sub-floor heating via circulated propylene glycol, freeze protected to -20 deg F. The north freezer doorway has a heated ramp top for ice removal. Recycled waste refrigeration heat is the heat source for both freezers.

The box is panel construction. The south freezer is a fiberglass insulated building.

All refrigeration systems are designed for R-404A refrigerant type. Exception: the south loading dock cooler-dehumidification system is using R-22. (System is obsolete but functional).

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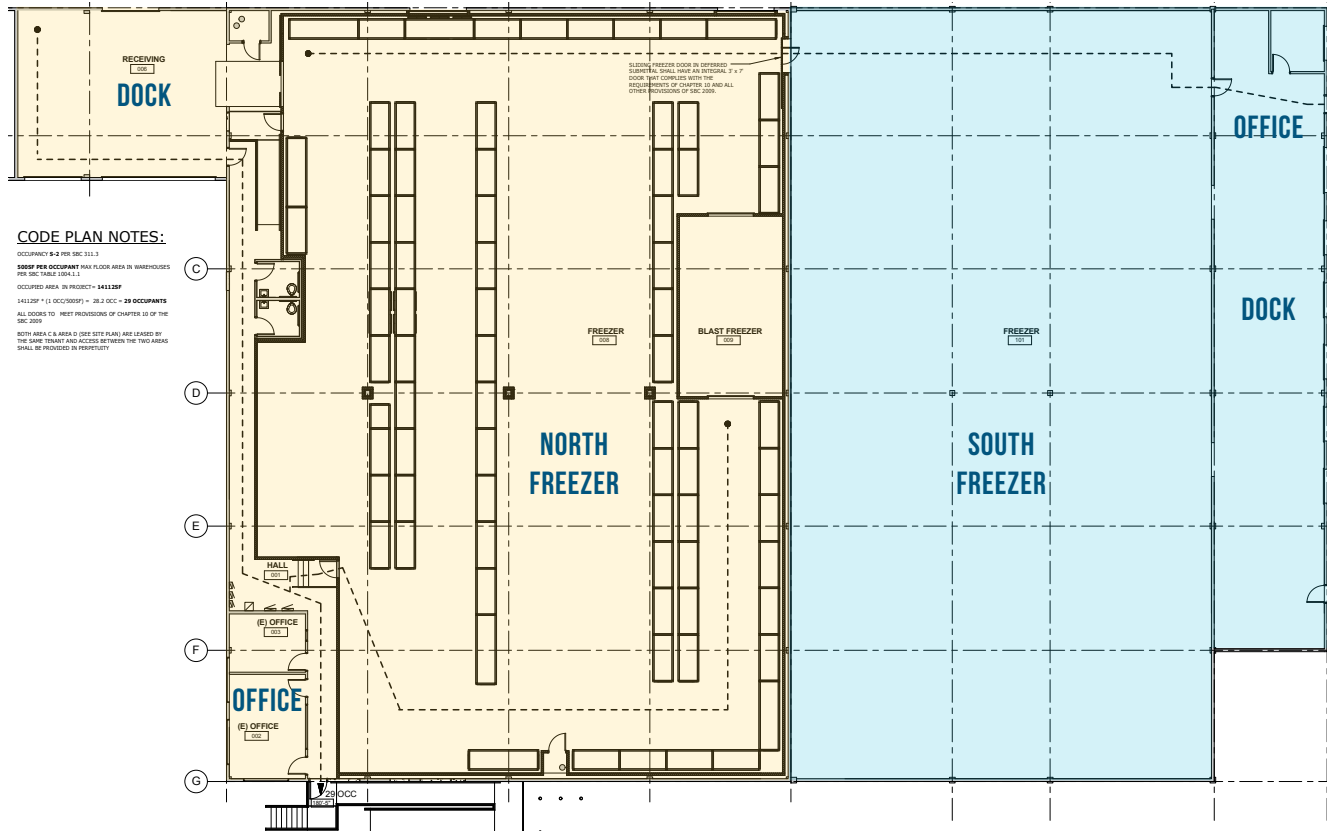
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## FLOOR PLAN



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