

Investment Offering | Approx. 122,872 SF Industrial Building

Norfolk Building

3701 S Norfolk Street | Seattle, WA 98118

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Colliers

Norfolk Building

Seattle, WA 98118

The Offering

Colliers, as exclusive advisor, is pleased to present the excellent opportunity to acquire an approximately 122,872 square foot industrial building located in Seattle, Washington—one of the Pacific Northwest’s most sought-after industrial markets.

The offering is strategically positioned to serve a vast geographical region from Vancouver B.C. to Northern California and is centrally located between Washington’s two major deepwater ports, the Port of Seattle and the Port of Tacoma. The location offers companies a strong labor base and access to major transportation corridors.

Address	3701 S Norfolk Street Seattle, WA 98118
Size	Approximately 122,872 SF*
Land Area	4.08 acres
Year Built	1966, Effective Year 2009
Percent Leased	87.77% leased
Tenants	MacDonald-Miller Facility Solutions, Inc. Quality Food Centers

**Building remeasurement completed in 2022 per BOMA 2019 Industrial Standard totals 129,168 SF.*



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Investment Highlights

Outstanding Stabilized Environment

High-quality industrial building that is 87.77% leased with two tenants and a stable WALT of 7.76 Years. Low risk opportunity to enter the market.

Strong Image

The property offers great visibility and prime location in South Seattle for tenants needing high exposure and strong corporate image.

Superior Location and Accessibility

Located in the Puget Sound region's highly sought-after industrial market, the property provides direct visibility from I-5, S Norfolk St, and 40th Ave S, and quick and easy access to freeways for favorable drive times to the Ports of Seattle and SeaTac International Airport.

Quality Asset

The building possesses superior attributes to other industrial product in the region. Features include quality office build-out, up to 24' clear height, dock high and grade level loading and good parking.



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Property Summary

Address	3701 S Norfolk Street Seattle, WA 98118
Parcel Numbers	032304-9194 and 032304-9216
Zoning	MML U/65, City of Seattle
Site Area	4.08 Acres
Total Rentable SF*	122,872 SF
Mezzanine Storage SF	1,649 SF
Office SF	26,294 SF total (12,970 SF 1st floor; 13,324 SF 2nd floor)
Year Built	1966, Effective Year 2009
Roof	Built-up composite roofing material over plywood sheeting, supported by exposed, wood and metal truss construction. Certain sections have been modified with an EPDM overlay.
Parking	+/- 62 car stalls on the owned property, plus 21 striped stalls along the east side of the building available for use
Clear Height	Up to 24'
Lighting	Warehouse: T8's and LED's Office: Recessed fluorescent fixtures
Power	2,500 amps, 480/277 volts, 3-phase 30 KW standby generator
Sprinklers	Standard wet-pipe system
Floor Slab	Weight rating of 300 pounds per square foot
Loading	8 dock-high doors 10 drive-in doors
Truck Court(s)	Approx. 98'
Construction Type	Concrete tilt-up

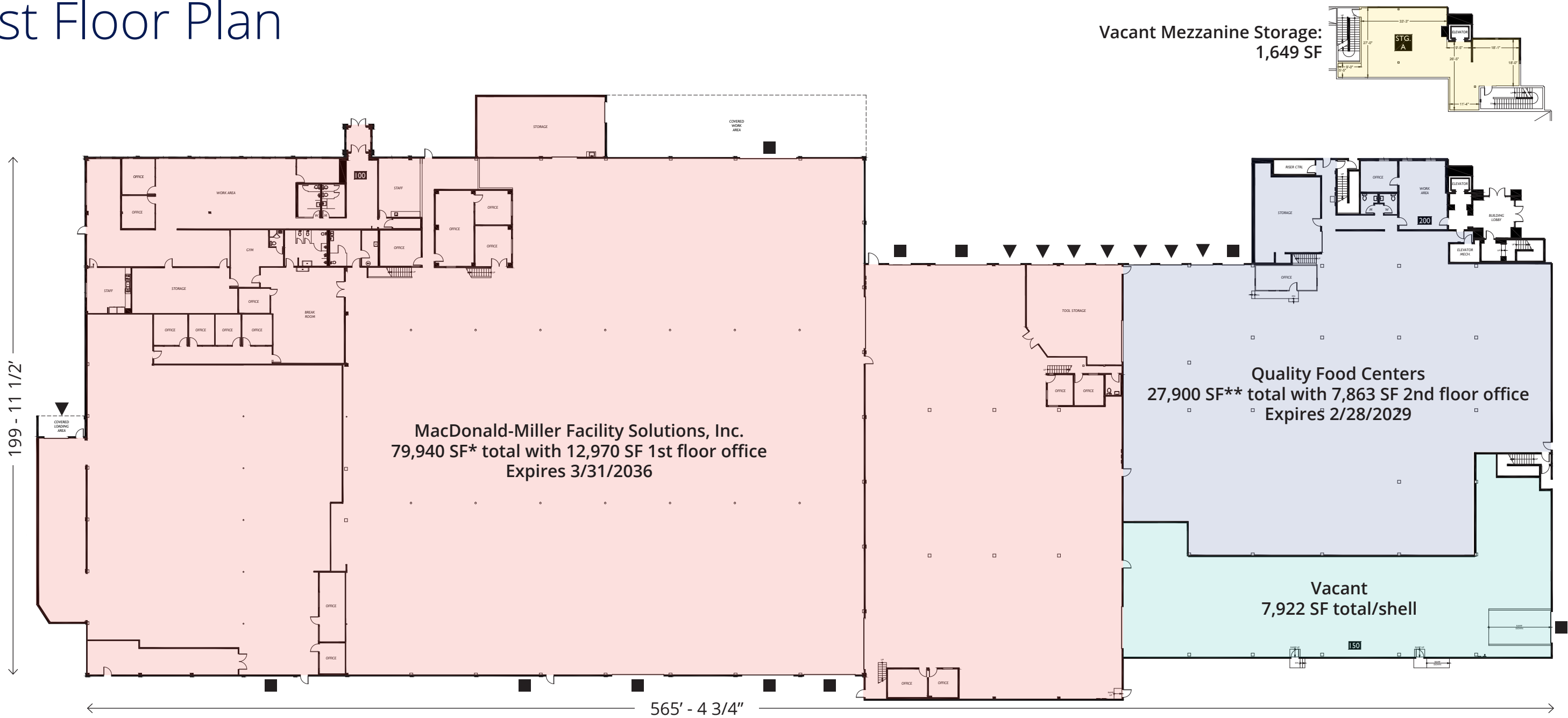
**Building remeasurement completed in 2022 per BOMA 2019 Industrial Standard totals 129,168 SF, which includes 15,329 SF 1st floor office area, 14,646 SF 2nd floor office area, and 5,737 SF of mezzanine areas.*



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1st Floor Plan



*Lease Size: 79,940 SF total with 12,970 SF 1st floor office.
Remeasurement Size: 83,681 SF total with 12,970 SF of 1st floor office and 3,036 SF of mezzanine areas.

**Lease Size: 27,900 SF total with 7,863 SF 2nd floor office.
Remeasurement Size: 30,455 SF total with 2,359 SF of 1st floor office, 1,083 SF of mezzanine area, and 9,185 SF of 2nd floor office.

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2nd Floor Plan

