

# INDUSTRIAL PORTFOLIO FOR SALE

**9300 14TH AVENUE S**  
**1421 S 93RD STREET**  
**1425 S 93RD STREET**  
SEATTLE, WA 98108

- **PRICE: \$6,850,000**
- **THREE SEPARATE INDUSTRIAL BUILDINGS**
- **AVAILABLE FOR LEASE**
- **AVAILABLE FOR OWNER-USER**

**MATTHEW LITTLE, CCIM**

PRINCIPAL | BROKER

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# Offering Summary | For Sale & Lease

## PROPERTY HIGHLIGHTS

- Industrial Automation, Inc. currently occupies 19,018 sqft. at 1425 S 93rd Street and 9300 14th Avenue S until September 30th, 2023
- Frog Hollow Corporation currently occupies 9,131 sqft. at 1425 S 93rd Street until April 30th, 2024.
- Immediate freeway access from the Highway 99
- Traffic count at property off-ramp - 19,254 Average Vehicle Traffic Count
- Heavy three phase power located in each building
- Property located in King County with Seattle address
- The multiple access of four streets allow for most property development flexibility
- Onsite storm system allows for outside storage of material on paved parking area
- Property is visible from Hwy99/SR-599 freeway - 28,279 Average Vehicle Traffic Count



## FOR SALE

**\$6,850,000**

SALE PRICE

**28,149 SF**

TOTAL BLDG SF

**\$243.35**

PRICE PER SF

## FOR LEASE

**\$31,000**

PER MONTH + NNN

**28,149 SF**

AVAILABLE SF

**\$1.10 + NNN**

PRICE PER SF



# Property Profile

## BUILDING INFORMATION

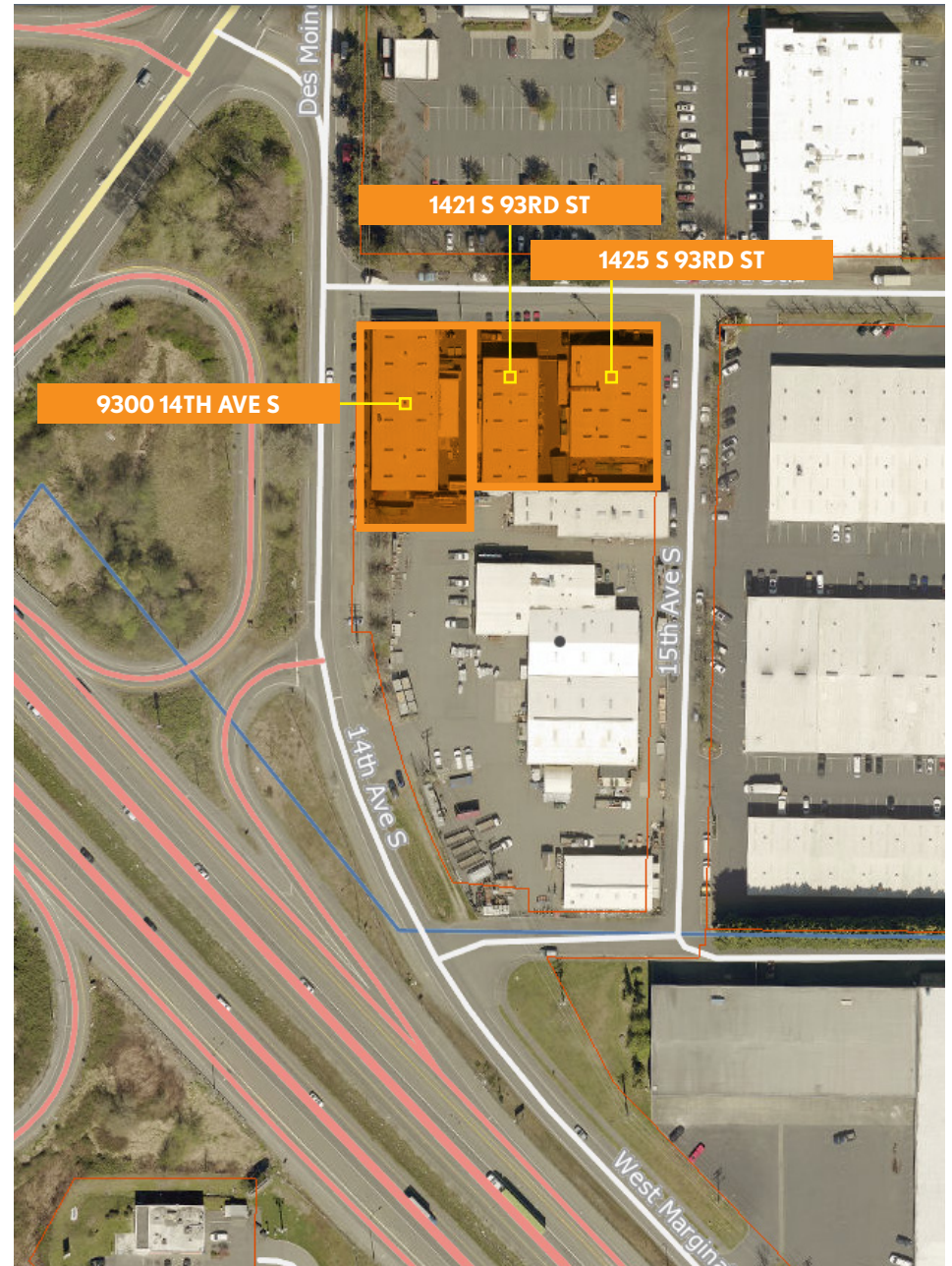
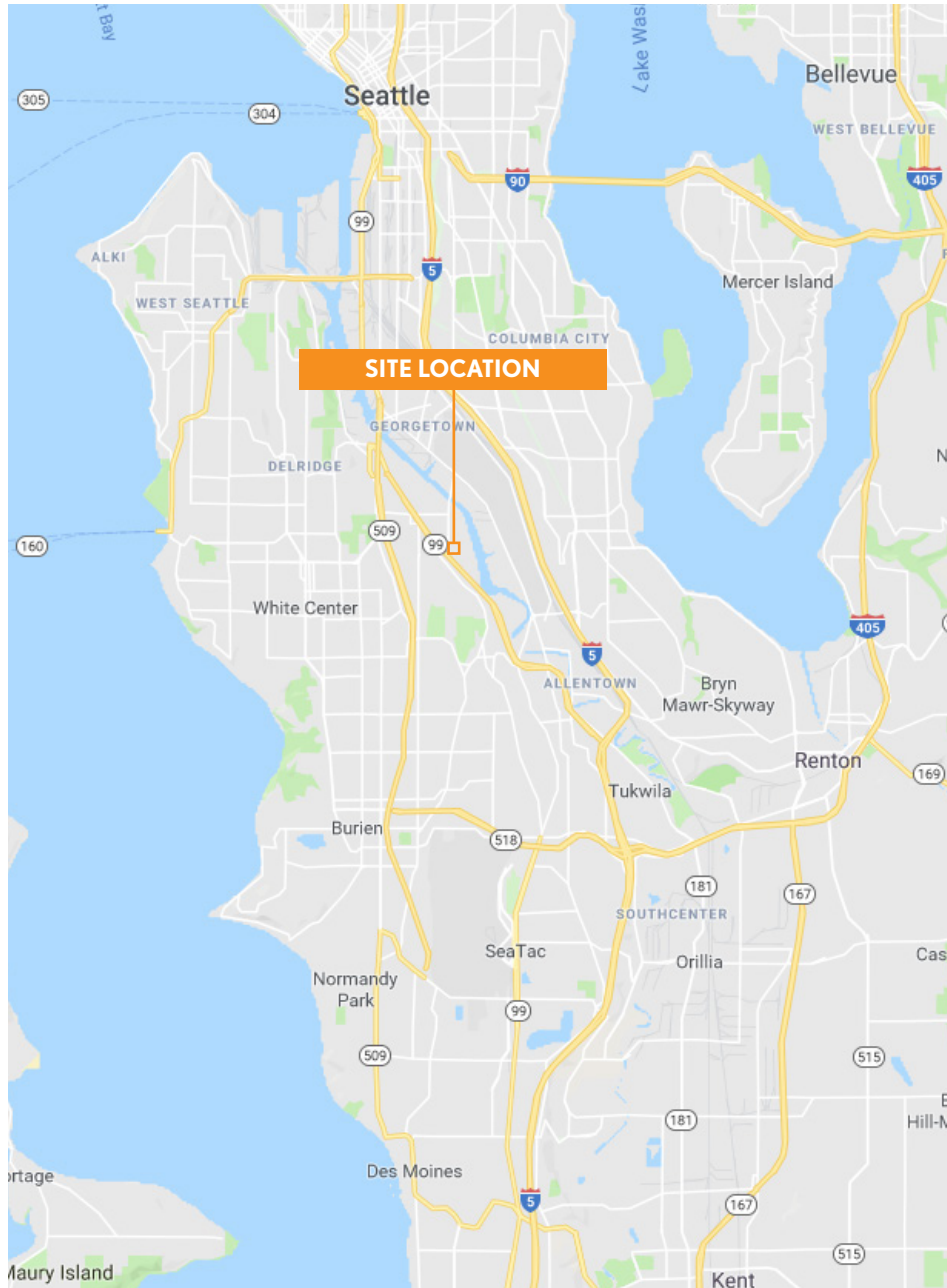
Address	1421 S 93rd St 1425 S 93rd St 9300 14th Ave S Seattle, WA 98108	
Total Building SF	28,149 SF	
Lot SF	45,345 SF   1.04 AC	
Year Built	1978, 1979 & 1979	
# of Buildings	3	<u>Current Tenants:</u>
Building SF	1421 93rd: 8,049 SF	<i>Industrial Automation</i>
	1425 93rd: 9,131 SF	<i>Frog Hollow Corp</i>
	9300 14th: 10,969 SF	<i>Industrial Automation</i>
# of Floors	1	
Construction	Metal	
Roof	Metal	
Ceiling Height	21'	
Parking	Street Parking	

## PROPERTY DETAILS

County	King
Market	South Seattle
Land Use	Industrial / Office
Style	Office / Warehouse
Zoning	I - Heavy Industrial
APN#	000160-0037 & 000160-0042



# Location



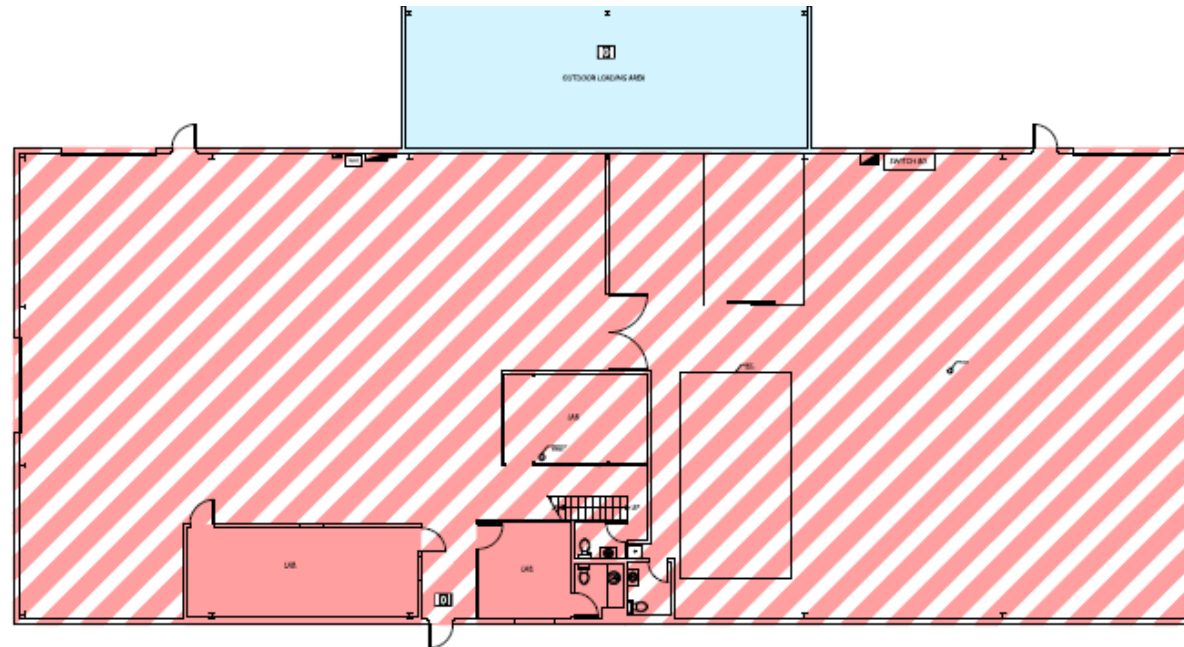




# 9300 14th Avenue South

## SUITE 101

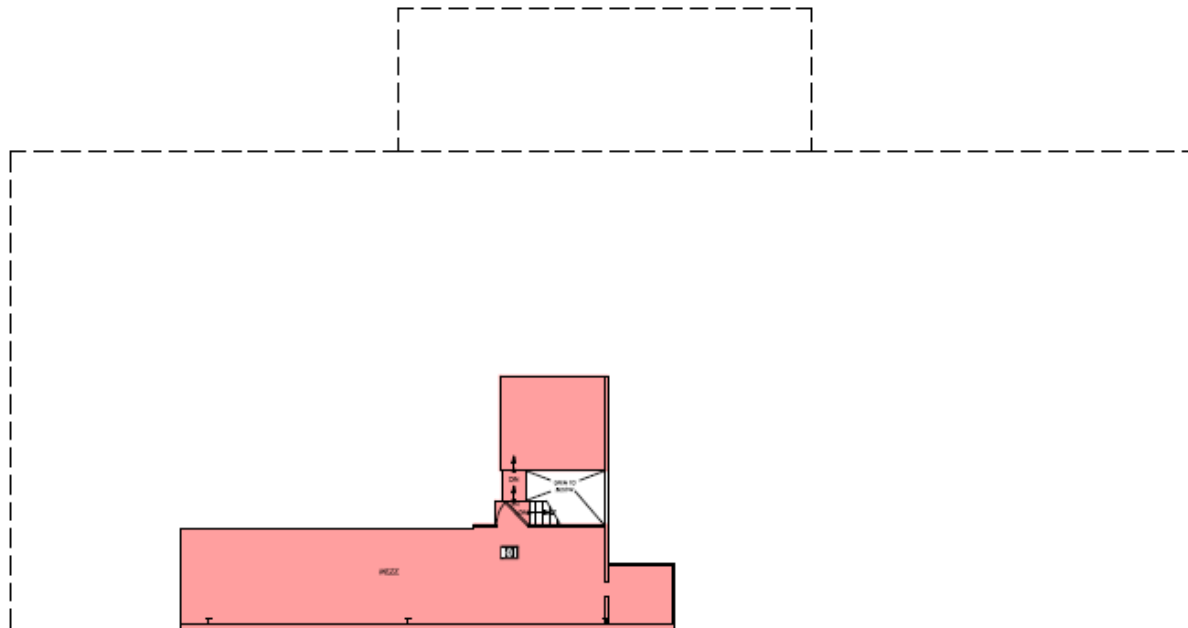
South 93rd street



Access Drive

## MEZZANINE

South 93rd street

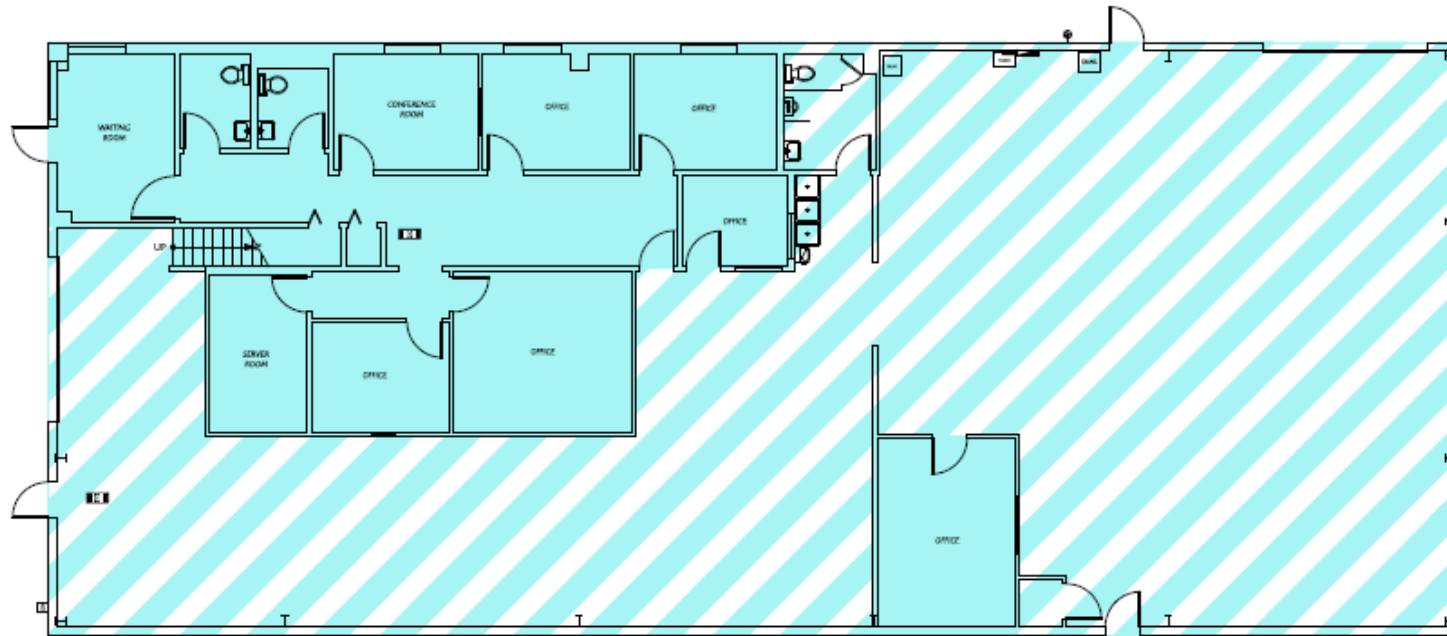


Access Drive

# 1421 South 93rd Street

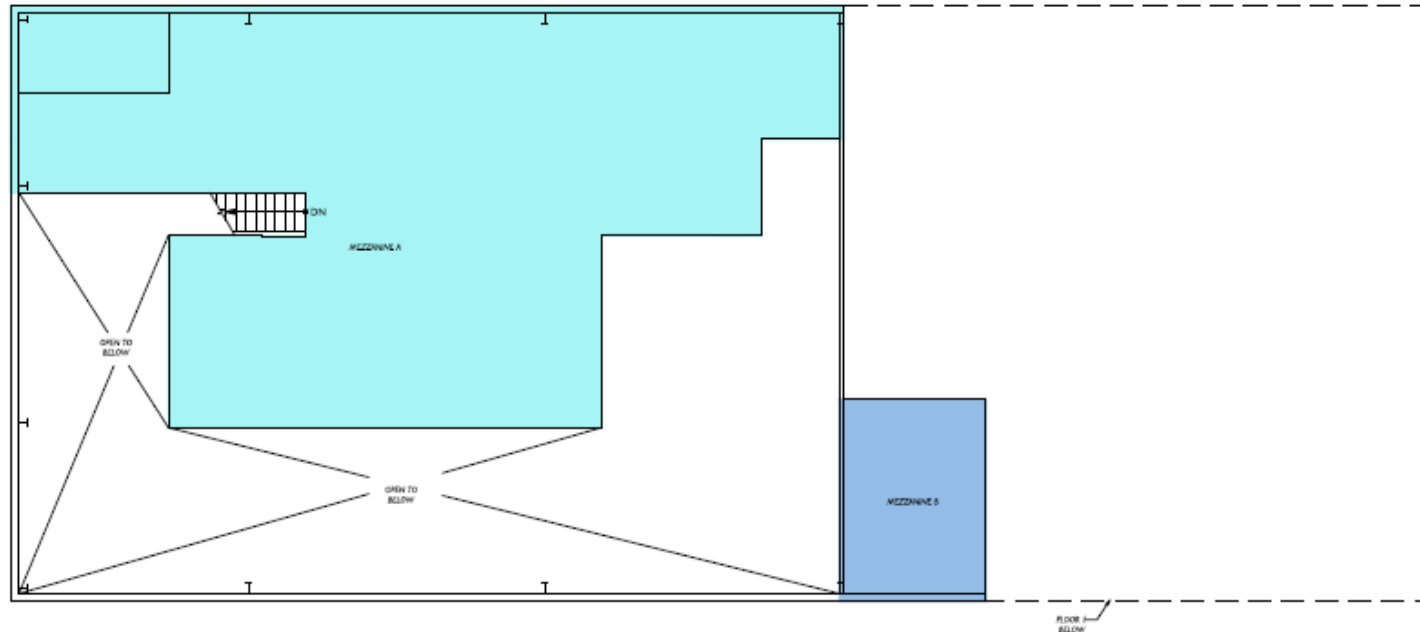
## SUITE 101

South 93rd Street



Adjacent Building

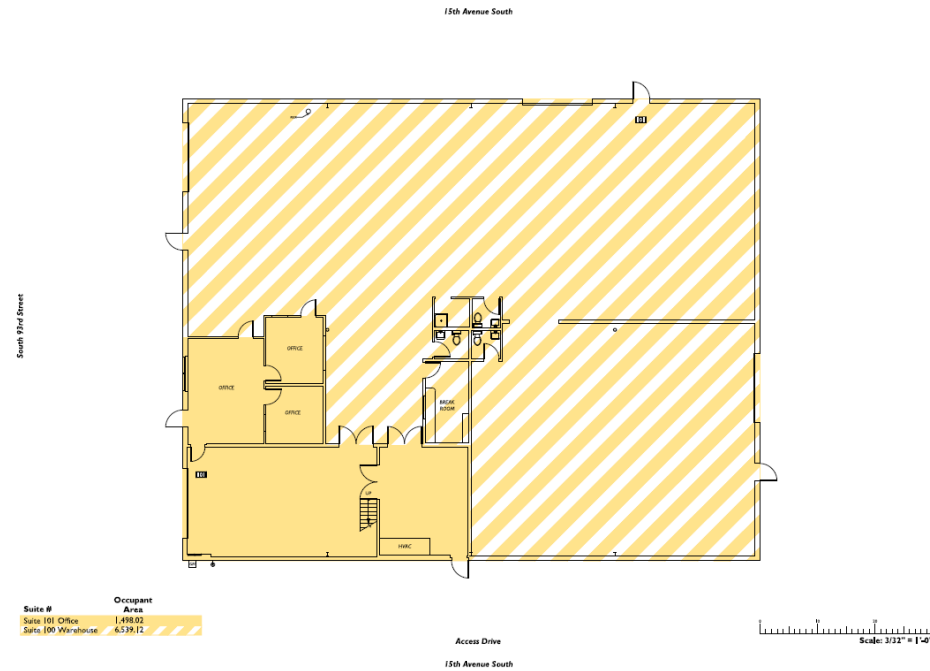
## MEZZANINE



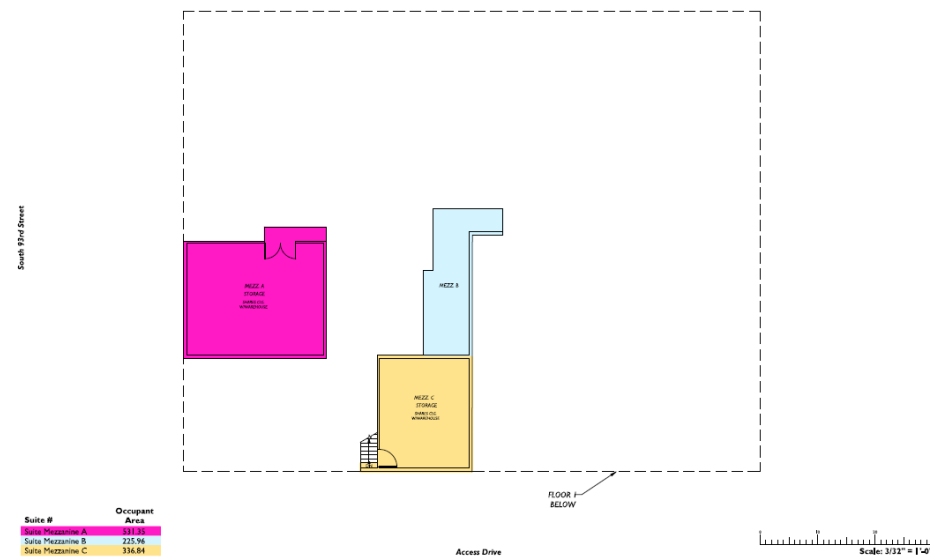
Adjacent Building

# 1425 South 93rd Street

## SUITE 101



## MEZZANINE





# Site Amenities & Travel Times

## WHAT'S NEARBY

### RETAIL

South Park Food Center  
Dominic's Red Apple Market  
Dollar Tree  
QFC  
Bartell Drugs

### SERVICES

Museum of Flight  
Seattle Fire Station 26  
King County Intl Airport  
South Park Marina  
Rainier Golf & Country Club  
King County Metro South Base  
Beverly Park Elementary

### FOOD & DRINKS

McDonald's  
Pasteleria Y Panaderia La Ideal  
Loretta's Northwesterner  
Osprey Bistro  
Ladybug Espresso  
Bajon En Seattle  
Taqueria El Kiosko  
REEF  
South Town Pie  
Honor Mexicano  
Burrito Express  
MoMo's Kebab  
Princess & Bear Wines  
Uncle Eddie's Public House  
Resistencia Coffee  
Man vs Fries

10

**MINUTES**  
SeaTac Airport

15

**MINUTES**  
Downtown Seattle

15

**MINUTES**  
Redmond



Drive Times via Convenient Access to  
Interstate 5, Hwy 99, & State Route 509

- 15 minutes to downtown Seattle
- 10 minutes to Port of Seattle
- 10 minutes to I-90
- 10 minutes to SeaTac
- 7 minutes to I-405
- 5 minutes to I-5

# About Westlake



## EXCLUSIVELY LISTED BY:

**MATTHEW LITTLE, CCIM**

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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

## PROUD MEMBERS OF:

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**LoopNet National Listing Services**

**CoStar Commercial Real Estate Data & National Listing**

**Commercial Investment Real Estate (CREI)**

**Washington State Realtors Association (WSMA)**

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