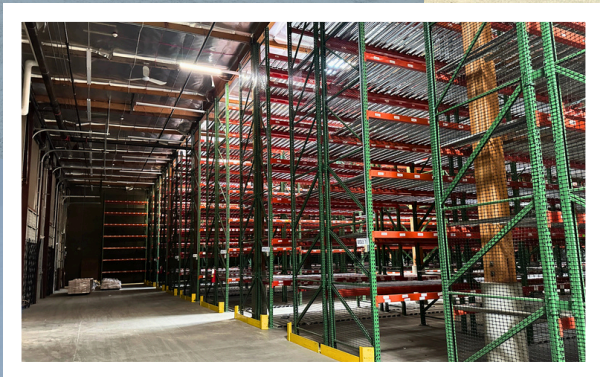




**GARFIELD  
VENTURES**

1201 N 96<sup>th</sup> Street  
Seattle WA 98103



# WAREHOUSE FOR LEASE

- Available with or without racking
- 2 dedicated dock spots & overhead doors
- 1 ground height roll up door
- Gender neutral restrooms & break room
- Fenced parking lot
- Optional 2 floors of office space available

## Property Features

- ↖ ↗ 21,593.5 sq ft warehouse
- ↙ ↘ 5,664.1 sq ft office 1<sup>st</sup> floor  
5,179.3 sq ft office 2<sup>nd</sup> floor
- ↕ 25' 10" to bottom of roof deck



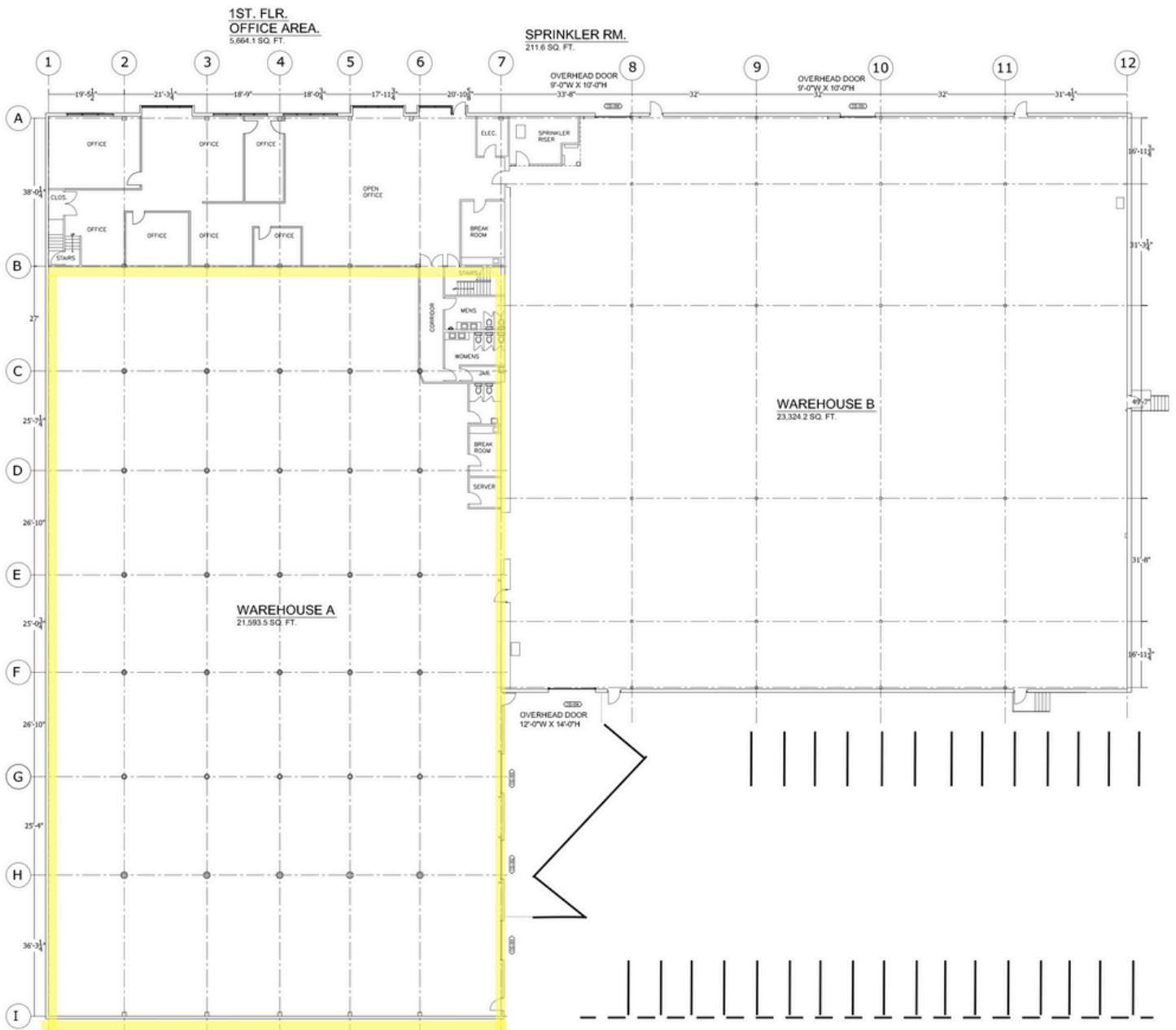
INTERESTED? PLEASE CALL **(206) 799-6038**



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# FLOOR PLAN



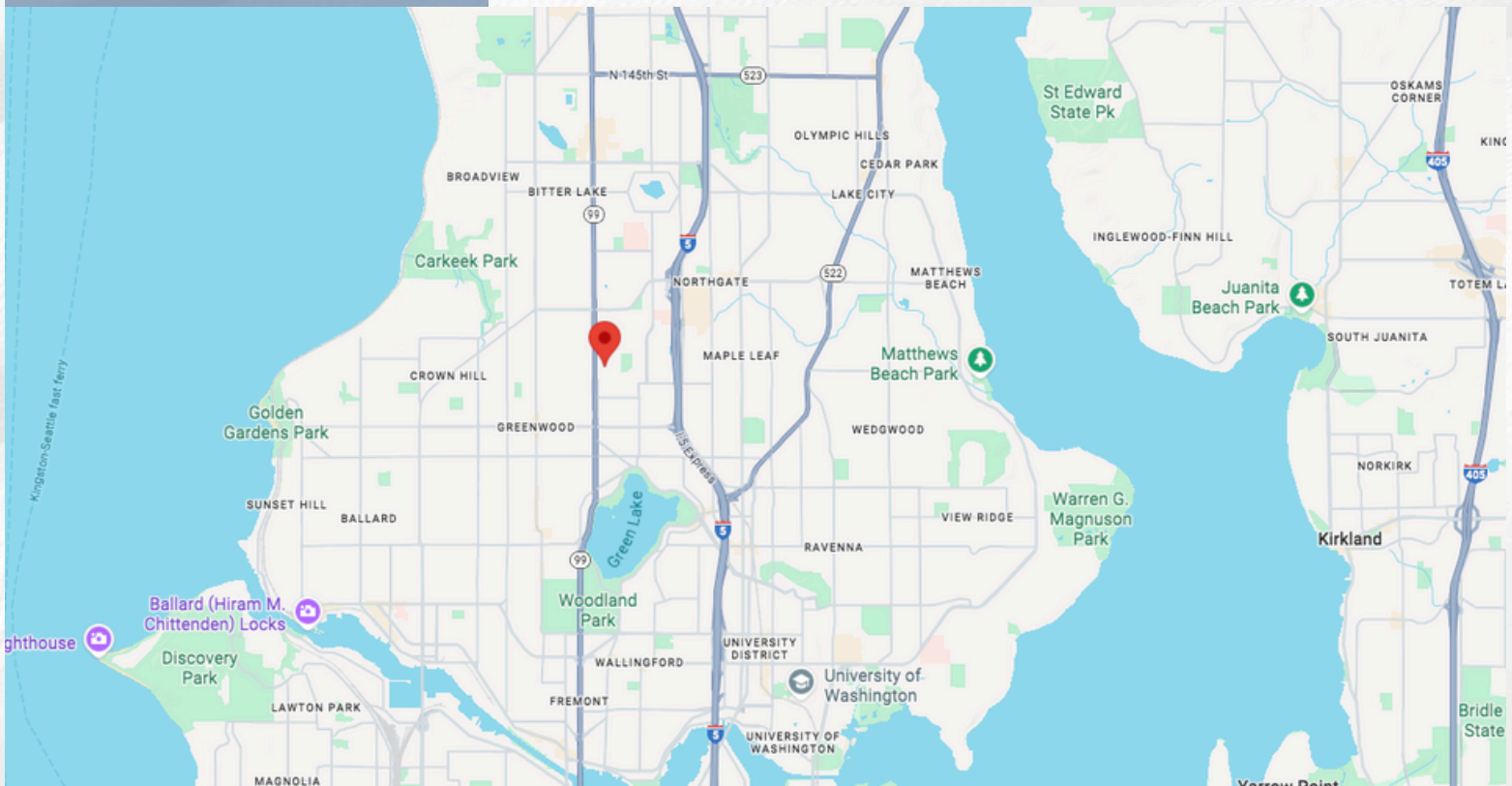
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# LOCATION



### **Very Walkable**

Most errands can be accomplished on foot.



### **Good Transit**

Many nearby public transportation options.



### **Very Bikeable**

Biking is convenient for most trips.

This warehouse is in the North College Park neighborhood in Seattle, close to SR99 and easily accessible from I-5.

The location is considered Very Walkable so most errands can be accomplished on foot.



**INTERESTED? PLEASE CALL (206) 799-6038**