

# SODO - 6<sup>th</sup> & Lander

2450 6<sup>th</sup> Ave S., Unit 32

Seattle, WA 98134



**FOR LEASE**  
**Industrial Retail**  
**Warehouse**

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# SPACE DETAILS

Unit 32 is 2,400 sq.ft. of retail warehouse space that is available now. The unit has direct customer access off Lander Street and amazing natural light. There is a 10' H x 12' W roll door accessed via a shared loading dock. There is ~100 sq. ft. of office space. The ceiling height is roughly 20' and 17' clear. Asking base rate is \$1.65/sq.ft. + NNN. NNN's are 0.53¢/sq.ft. and include utilities (minus phone/internet/janitorial). The building is located one block from the SODO light rail station. There is free street parking in front of building. Easy access to I-5, Hwy 99, and I-90.



<b>Square Feet (BOMA)</b>	<b>2,400</b>
<b>Base Rent</b>	<b>\$1.65</b>
<b>NNN</b>	<b>0.53¢</b>
<b>Available</b>	<b>Now</b>
<b>Unit</b>	<b>32</b>

