

SOUTH 96TH BUSINESS PARK

FOR LEASE: 27,456 SF

410 SOUTH 96TH STREET | SEATTLE, WA 98108

STAND-ALONE INDUSTRIAL BUILDING WITH HEAVY POWER & YARD AREA



South 96th Business Park offers a rare opportunity to lease a fully renovated stand-alone industrial building featuring heavy power, multiple over-sized loading options, and a fenced yard area. Ideally situated just minutes from SR-599, I-5, SR-518, SR-509, Sea-Tac International Airport, and the Port of Seattle, the property provides exceptional access and functionality for manufacturing and warehousing users.

PROPERTY FEATURES

- Fully renovated building
- New interior paint and LED lighting
- Occupancy-ready office in two nodes
- Three 20'x18' oversized grade-level access to yard area
- 20' clear height
- No county/city B&O tax
- Zoned I (Industrial)
- Owner managed and well-maintained

SPENCER MEAD

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professionally
managed/owned by:



All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

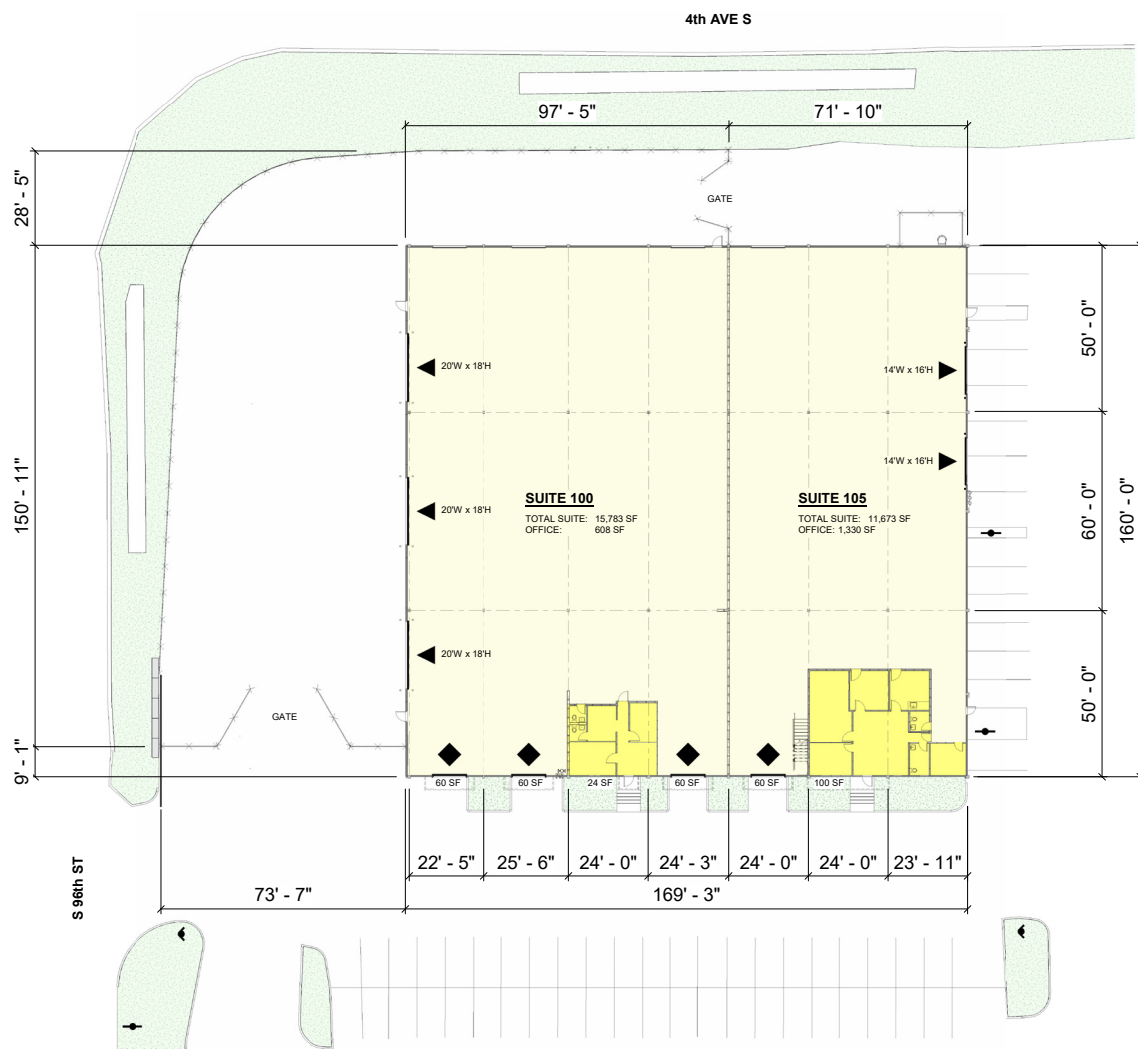
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Suite	Total SF	Office SF	Available	GL Doors	Pony Docks	Lease Rate
100	15,783 SF	608 SF	Q1 2027	3 (20' W x 18' H)	3	Call Broker
105	11,673 SF	1,330 SF	Q1 2027	2 (14' W x 16' H)	1	Call Broker
100/105	27,456 SF	1,938 SF	Q1 2027	3 (20' W x 18' H) 2 (14' W x 16' H)	4	Call Broker

Fenced Yard: Approximately 15,000 SF fenced yard available
Power: 600 Amps, 480 Volts, 3-Phase Power (in process of being upgraded to 800 amps)



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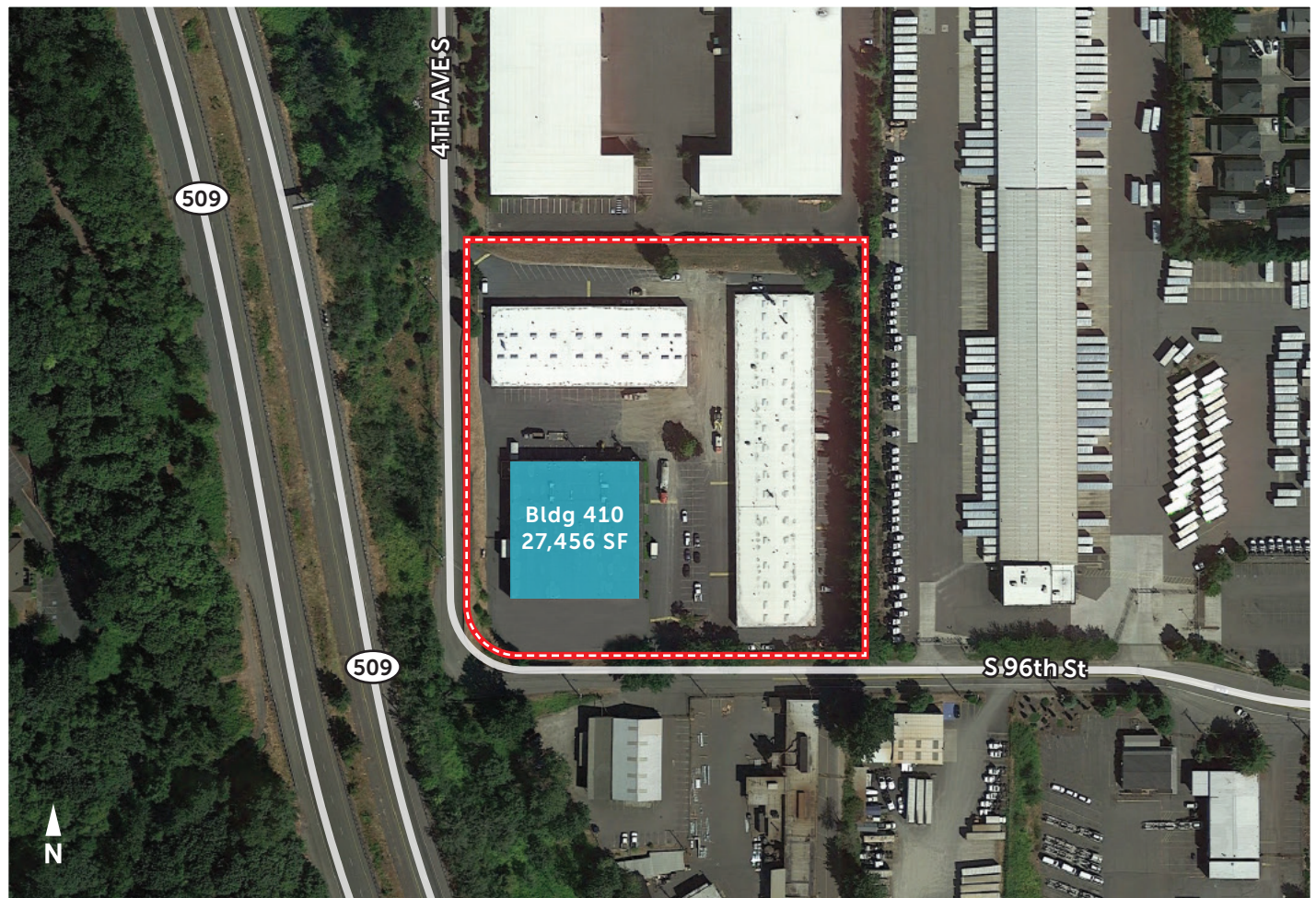
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