



3211 Martin Luther  
King Jr Way S

Confidential Offering Memorandum

8,077 SF Bldg  
+ 1 AC of Fenced Lot

CONTRACTOR YARD AND WAREHOUSE FOR SALE

SEATTLE, WA

CBRE

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# EXECUTIVE SUMMARY

## The Offering

CBRE is pleased to present the opportunity to acquire a move-in ready contractor yard and warehouse.

The property is broken into two parts: an 8k SF warehouse with office, and a 1 acre fenced/ paved storage lot.

This current configuration can support a variety of sales, operations and service uses, such as those utilized by contractors, building material sales and vehicle sales/ service entities.



## Site Upgrades

- Fully Fenced
- Large outdoor awning for storing equipment or building materials
- Multiple points of ingress and egress
- Existing pylon sign on Martin Luther King Jr Way S



Subject Site

## Property Highlights

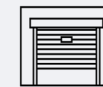


**3211 Martin Luther King Jr Way S  
Seattle, WA**



**Total Building SF: 8,077 SF**

- + Main Building
  - Warehouse: 4,852 SF
  - Office: 2,113 SF
  - Storage: 1,112 SF



**3 Grade-Level Doors**



**1.5 acre. total parcel, with 1  
acre of fenced yard**



**200 amp 120/240v and 120/208v**



**Long term development potential  
with up to 375 units on site  
(buyer to verify)**

# LOCATION MAP



# PROPERTY IMAGES



# 3211 Martin Luther King Jr Way S



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