

DOWNTOWN SEATTLE

STADIUM DISTRICT

SODO STATION

SUBJECT SITE

59,220 SF YARD
FOR LEASE OR FOR SALE



2535 AIRPORT WAY S

SEATTLE, WA 98134

PRICING

Lease Rate	\$0.50 PSF
Lease Type	NNN
Sale Price	TBD

2535 AIRPORT WAY S, SEATTLE, WA 98134

PROPERTY OVERVIEW

Property Address: 2535 Airport Way S
Seattle, WA 98134

Property Type: Land

Lot Size: 59,220 SF

Parcel: 766620-3189

- Rare corner paved/fenced yard with utilities in place
- High traffic counts on a busy, signalized corner
- Easy Access to I-5, I-90 and SODO Transit Station
- Zoning MML U/85 ([City of Seattle](#))
- Permitted uses industrial zoning permitting uses maritime, manufacturing, warehouse, and logistics uses with an 85-foot height limit
- Available in 60 days



2535 AIRPORT WAY S, SEATTLE, WA 98134

BELLTOWN

DOWNTOWN SEATTLE

STADIUM DISTRICT

SODO STATION

SUBJECT SITE

2 MINS
DRIVE TO I-5

3 MINS
DRIVE TO I-90

10 MINS
WALK TO SODO STATION

6 MINS
DRIVE TO STADIUM DISTRICT

LAKE WASHINGTON





**SUBJECT
SITE**

2535 Airport Wy S

2535 AIRPORT WAY S

SEATTLE, WA 98134

CARSON SCOTT

Senior Associate
+1 206 215 9781
carson.scott@cushwake.com

JIM REED, DUAL SIOR

Executive Managing Director
+1 425 679 1681
jim.reed@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-195486 V1