



WAREHOUSE/
OFFICE SPACE
FOR LEASE

420 SOUTH HINDS STREET

420 South Hinds Street, Seattle, WA 98134

ROBERT MESSMER, CCIM
425.458.3902 | 206.948.1577 (c)
rmessmer@rgmcommercial.com

JENNIFER HEYL
425.458.3908
jennifer@rgmcommercial.com

10423 Main Street #5, Bellevue, WA 98004
425.452.3052 | rgmcommercial.com



420 South Hinds Street - SODO Warehouse Available For Lease

Available	Single tenant metal building
Square Feet	9,435 SF (777 SF Office & 8,658 SF Warehouse) 816 SF Mezzanine over offices (not included in rental rate)
Rental Rate	\$1.15/SF/mo. plus NNN (2026 Est. \$0.42/SF/mo.)
Electric Service	Power - 3-Phase (heavy power), tenant to confirm
Grade Level Doors	12' x 17' & 8' x 8'
Clear Height	Approximately 18' at highest point
Parking	Street parking & 9+ City owned alley striped parking stalls
Building Upgrades	Newer roof, front exterior siding, windows, grade level door & LED high bay lighting
Exterior Storage	Small secure fenced area approx. 14' x 80' in back of building
Location	Conveniently located on 4 th Ave. S. next to the bus line. Easy access to I-5, I-90, Hwy 99 & West Seattle Bridge





ROBERT MESSMER, CCIM
425.458.3902 | 206.948.1577 (c)
rmessmer@rgmcommercial.com

JENNIFER HEYL
425.458.3908
jennifer@rgmcommercial.com

425.452.3052 | rgmcommercial.com

The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information.





ROBERT MESSMER, CCIM
425.458.3902 | 206.948.1577 (c)
rmessmer@rgmcommercial.com

JENNIFER HEYL
425.458.3908
jennifer@rgmcommercial.com

425.452.3052 | rgmcommercial.com

The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information.

