



2450 6TH AVENUE S · UNITS 29 & 30 · SEATTLE, WA 98134

INDUSTRIAL WAREHOUSE · SODO, SEATTLE

Units 29 & 30

Sprinklered industrial warehouse in the heart of SoDo

AVAILABLE

2,339 SF (BOMA)

FOR LEASING INFORMATION

Darrell Sanders

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TYPE

Warehouse

BASE RENT

\$1.25 /SF + NNN

EST. MONTHLY

\$4,234 /mo all-in

AVAILABLE

Now

Ken Clark

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A clean, sprinklered warehouse box with heavy-timber character and room to work, one block from the SODO light rail station.

Units 29 & 30 offer 2,339 rentable square feet (1,905 usable) of industrial warehouse space available now. The space runs roughly 40' by 49' and is accessed via a common hallway. Ceiling height is 20'10" with beams at 18', and the unit is fully sprinklered.

NNN charges include utilities, keeping occupancy simple. The building sits one block from the SODO light rail station with free street parking around it and easy access to I-5, SR-99, and I-90.

IDEAL FOR

- Warehouse
- Light Manufacturing
- Workshop
- Storage
- Maker / Production

UNITS 29 & 30 AT A GLANCE

Rentable Area	2,339 SF (BOMA)
Usable Area	1,905 SF
Base Rent	\$1.25 / SF + NNN
Est. Monthly (All-In)	\$4,234 / Mo. (\$2,924 base + \$1,310 NNN)
Approx. Dimensions	~40' x 49'
Ceiling Height	20'10"
Beam Height	18'
Access	Common Hallway
NNN	\$0.56 / SF (incl. utilities)
Sprinklers	Yes