



2450 6TH AVENUE S · UNIT 32 · SEATTLE, WA 98134

INDUSTRIAL RETAIL WAREHOUSE · SODO, SEATTLE

Unit 32

Retail warehouse with direct Lander Street customer access

AVAILABLE

2,400 SF (BOMA)

FOR LEASING INFORMATION

Darrell Sanders

206.910.5213
darrells@americanlifeinc.com

TYPE

Retail / Whse

BASE RENT

\$1.65 /SF + NNN

EST. MONTHLY

\$5,304 /mo all-in

AVAILABLE

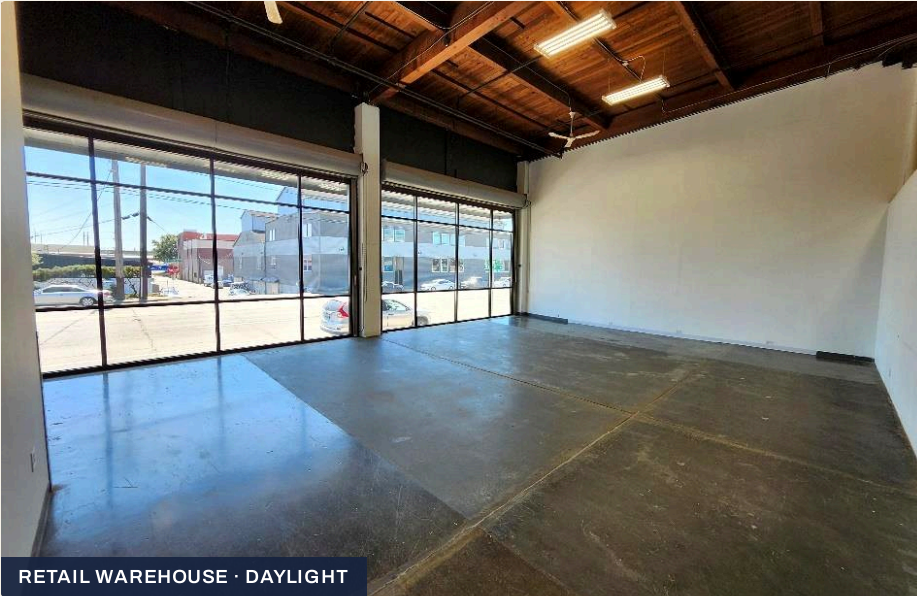
Now

Ken Clark

206.971.7824
ken.clark@americanlifeinc.com

Eric Haber

206.940.7528
eric.haber@americanlifeinc.com



A rare retail-warehouse unit with its own storefront on Lander Street, abundant natural light, and a roll-door loading dock behind it.

Unit 32 offers 2,400 rentable square feet of retail warehouse space with direct customer access off Lander Street and excellent natural light. It includes roughly 100 square feet of office and a 10'H x 12'W roll door accessed via a shared loading dock. Ceiling height is roughly 20' with 17' clear.

Base rent is \$1.65 per SF plus NNN of \$0.56 per SF, which includes utilities (excluding phone, internet, and janitorial). The building is one block from the SODO light rail station with free street parking in front and easy access to I-5, SR-99, and I-90.

IDEAL FOR

- Retail
- Showroom
- Warehouse
- Maker / Production
- Light Industrial

UNIT 32 AT A GLANCE

Rentable Area	2,400 SF (BOMA)
Usable Area	~100 SF office included
Base Rent	\$1.65 / SF + NNN
Est. Monthly (All-In)	\$5,304 / Mo. (\$3,960 base + \$1,344 NNN)
Office Area	~100 SF
Customer Access	Direct off Lander St
Ceiling Height	~20' (17' clear)
Roll Door	10'H x 12'W
Loading	Shared Dock
NNN	\$0.56 / SF (incl. utilities*)