

OFFICE/WAREHOUSE FOR SALE/LEASE



North 127th St



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NORTH SEATTLE INDUSTRIAL BUILDING

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FOR SALE/LEASE OR OPTION TO BUY

SALE DETAILS:

- Price: \$6,700,000 - 7% Pro-Forma Cap Rate
- Total Building: 28,837 SF
- 7,883 SF - 15,909 SF Available Now For Owner/User
- Pro Forma NOI: \$471,339
- Annual Net Income From Two Existing Tenants: \$194,018
- Zoning: NC3-75 Seattle Neighborhood Commercial
- Lot Size: 0.84 Acres
- Roof Replaced in 2019 with 20 yr Warranty
- Built in 1982

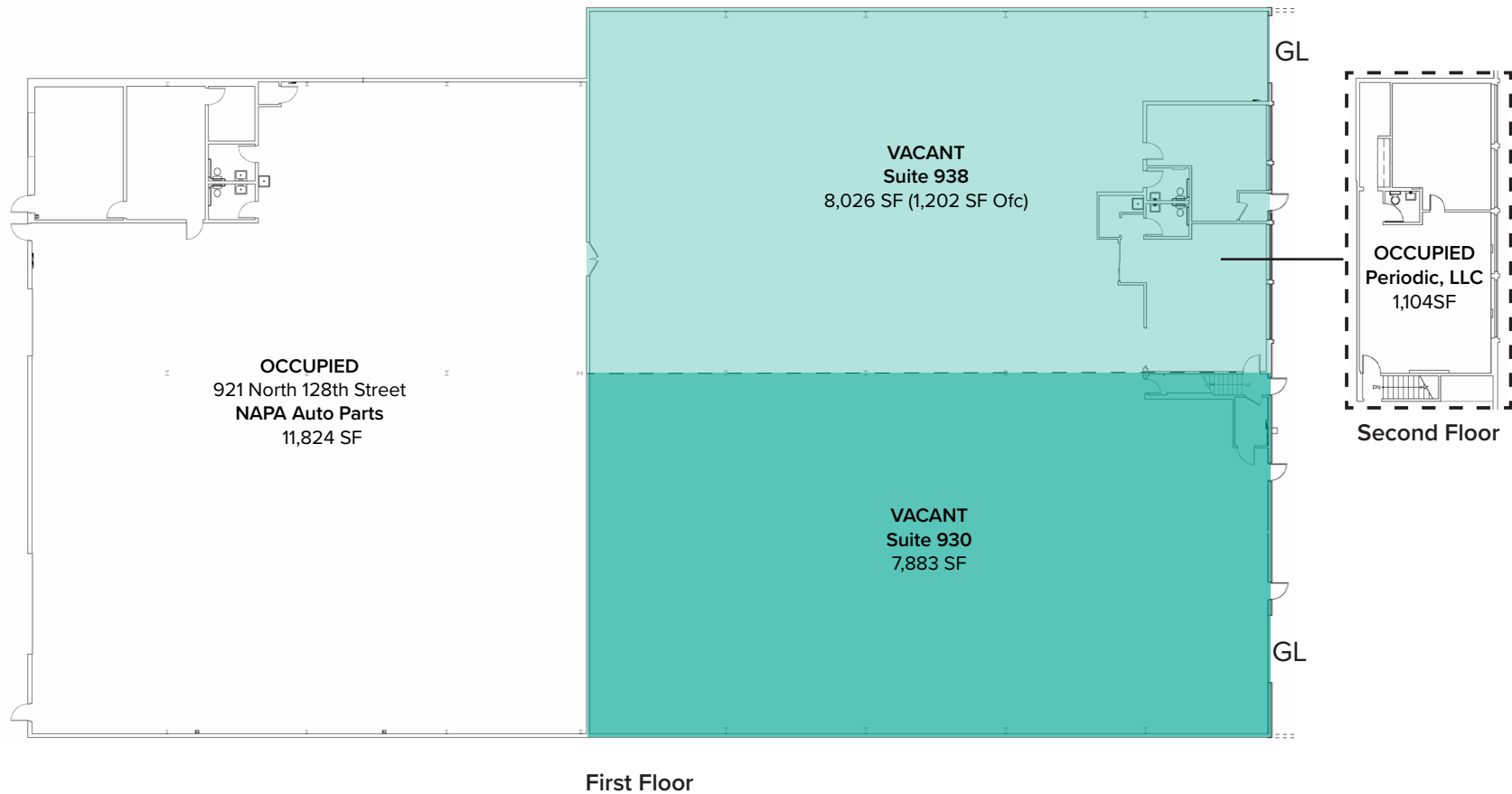
LEASE DETAILS:

- 7,883 SF – 15,909 SF Available Now
- \$1.55/SF, NNN
- Potential for Option to Buy
- Rare North Seattle location
- Oversized Grade Level Loading
- Minutes from Retail and Restaurant Amenities on Aurora Avenue
- Quick Access to I-5



FLOOR PLAN - FOR LEASE

Suite	Square Feet	Rent	Notes
930	7,883 SF - 15,909 SF	\$1.55/SF, NNN	Warehouse space with oversize grade-level roll up door, and 16' clear height. Available Now.
938	8,026 SF - 15,909 SF	\$1.55/SF, NNN	Warehouse with office, oversize grade-level roll up door, and 16' clear height. Available Now.



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PARCEL MAP



LOCATION MAP

