

Marcus & Millichap
THE BROWN GROUP

SOUTH SEATTLE INDUSTRIAL

401 S Webster St, Seattle, WA 98108

RARE INFILL INDUSTRIAL WAREHOUSE FEATURING A FULLY
SECURED 1.26-ACRE LOT WITH 33,975 SF YARD AND FLEXIBLE
SELLER FINANCING IN STRONG SEATTLE LOGISTICS LOCATION

FOR SALE OR LEASE

SELLER FINANCING AVAILABLE

ACTUAL PROPERTY PHOTO



THE OFFERING

401 S WEBSTER ST, SEATTLE, WA 98108

\$5,250,000

PRICE

\$226

PRICE/SF

\$17/SF NNN

LEASE RATE

PROPERTY OVERVIEW

Parcel Number(s)	732790-5955
Zoning	Maritime Manufacturing and Logistics (MML U/85)
Construction	Prefab Steel
Roof	Metal
Clear Height	16'-10'
Rentable Building Area	23,225 SF
Warehouse SF	19,000 SF
Office & Mezzanine SF	4,225 SF
Yard SF	33,975 SF
Land Area	55,000 SF (1.26 Acres)
Year Built	1968

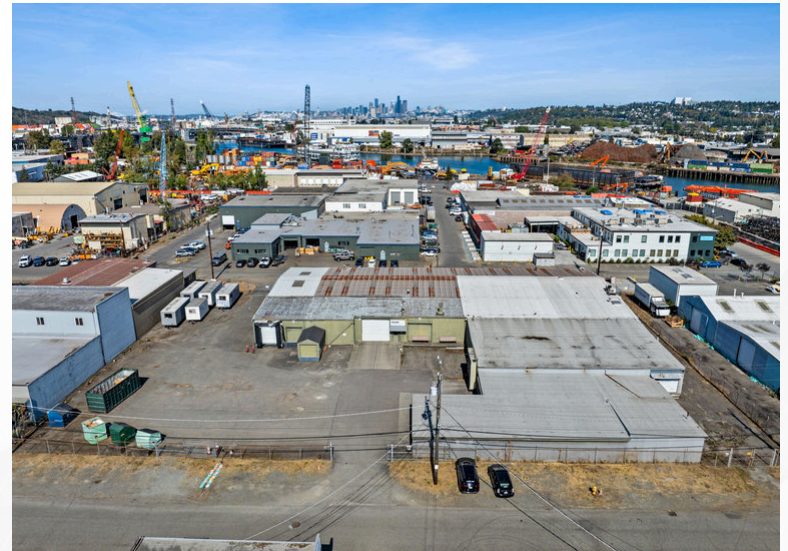
LOADING CONFIGURATION

Dock-High Doors	4
Grade-Level Doors	3

ELECTRICAL SERVICE

800-Amp, 3-Phase, 240V High-Leg Delta

Seller Financing Available
Contact Listing Agents for Details



THE HIGHLIGHTS



OWNER/USER WAREHOUSE WITH VALUE-ADD & REDEVELOPMENT POTENTIAL

The Property features a functional 23,225 SF building with an efficient office-to-warehouse ratio, four dock-high loading positions, three grade-level loading doors, and multiple points of ingress and egress. The existing improvements also provide an excellent foundation for strategic modernization — enhancing warehouse efficiency and optimizing outdoor operations.



RARE 1.26-ACRE SECURED INDUSTRIAL LOT | 33,975 SF YARD

The Property features a fully fenced and secured 1.26-acre lot with a rare 33,975 SF yard, accommodating fleet parking, trailer and equipment storage, outdoor staging, and efficient truck circulation to support a wide range of industrial operations.



UNMATCHED LOGISTICS LOCATION

Located less than one-half mile from the convergence of SR-509 and SR-99, the Property provides exceptional access to Seattle's most critical transportation infrastructure, including the Port of Seattle, Boeing Field, Sea-Tac International Airport, Downtown Seattle, I-5, and the Kent Valley Industrial Corridor—allowing businesses to streamline logistics, reduce transportation costs, and maximize operational efficiency.



SELLER FINANCING AVAILABLE

Seller financing is available with flexible terms, including interest-only or fully amortizing payment structures.



ROBUST ELECTRICAL INFRASTRUCTURE

The Property is equipped with an 800-Amp, 3-Phase, 240V High-Leg Delta electrical service, providing a substantial power supply for a variety of industrial uses. Electrical distribution is delivered through five primary breaker sub-feeds ranging from 225–400 amps, along with additional sub-panels throughout the building.



HIGH BARRIER-TO-ENTRY INDUSTRIAL MARKET

South Seattle remains one of the Pacific Northwest's most supply-constrained industrial submarkets. Limited developable land, scarce acquisition opportunities, and restrictive zoning continue to support strong occupancy fundamentals and long-term asset appreciation.



FLEXIBLE MML U/85 ZONING

The Maritime, Manufacturing & Logistics (MML U/85) zoning designation permits a broad spectrum of industrial, manufacturing, warehouse, logistics, contractor, marine-related, and commercial uses, providing exceptional flexibility for current operations while preserving long-term optionality.






Port of Seattle

**PUBLIC
MARKET
CENTER**
PIKE PLACE MARKET

BNSF
RAILWAY

**UNION
PACIFIC**

SOUTH SEATTLE INDUSTRIAL

 15 275,000+ VPD

 SR 99 57,000+ VPD


King County
International Airport
Boeing Field

SEA
Seattle-Tacoma
International
Airport


509

 Road 509 62,000+ VPD



Downtown Seattle

Harbor Island

West Seattle Bridge

Port of Seattle

King County International Airport
Boeing Field

Duwamish Waterway

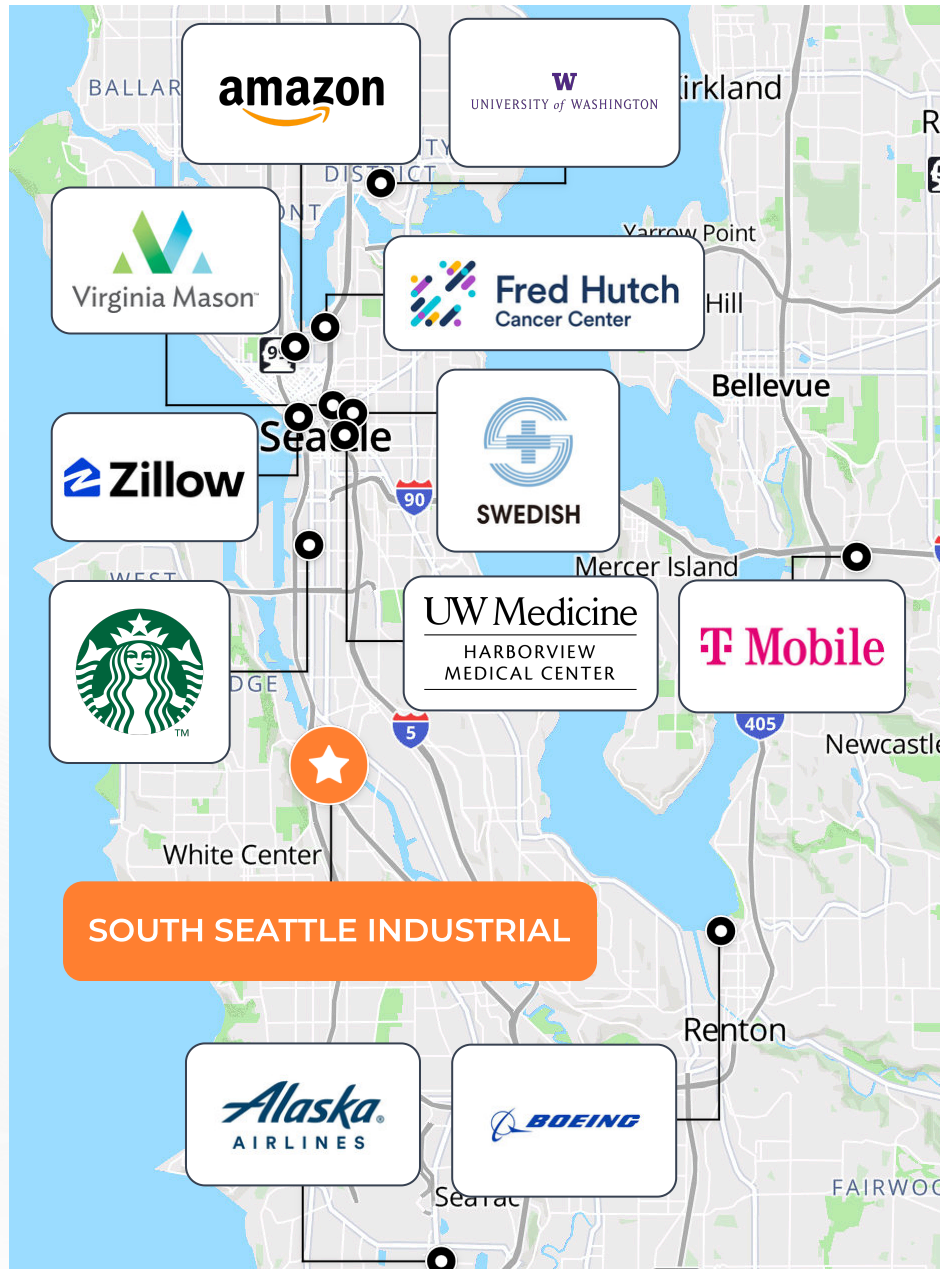
509

62,000 VPD

57,000 VPD

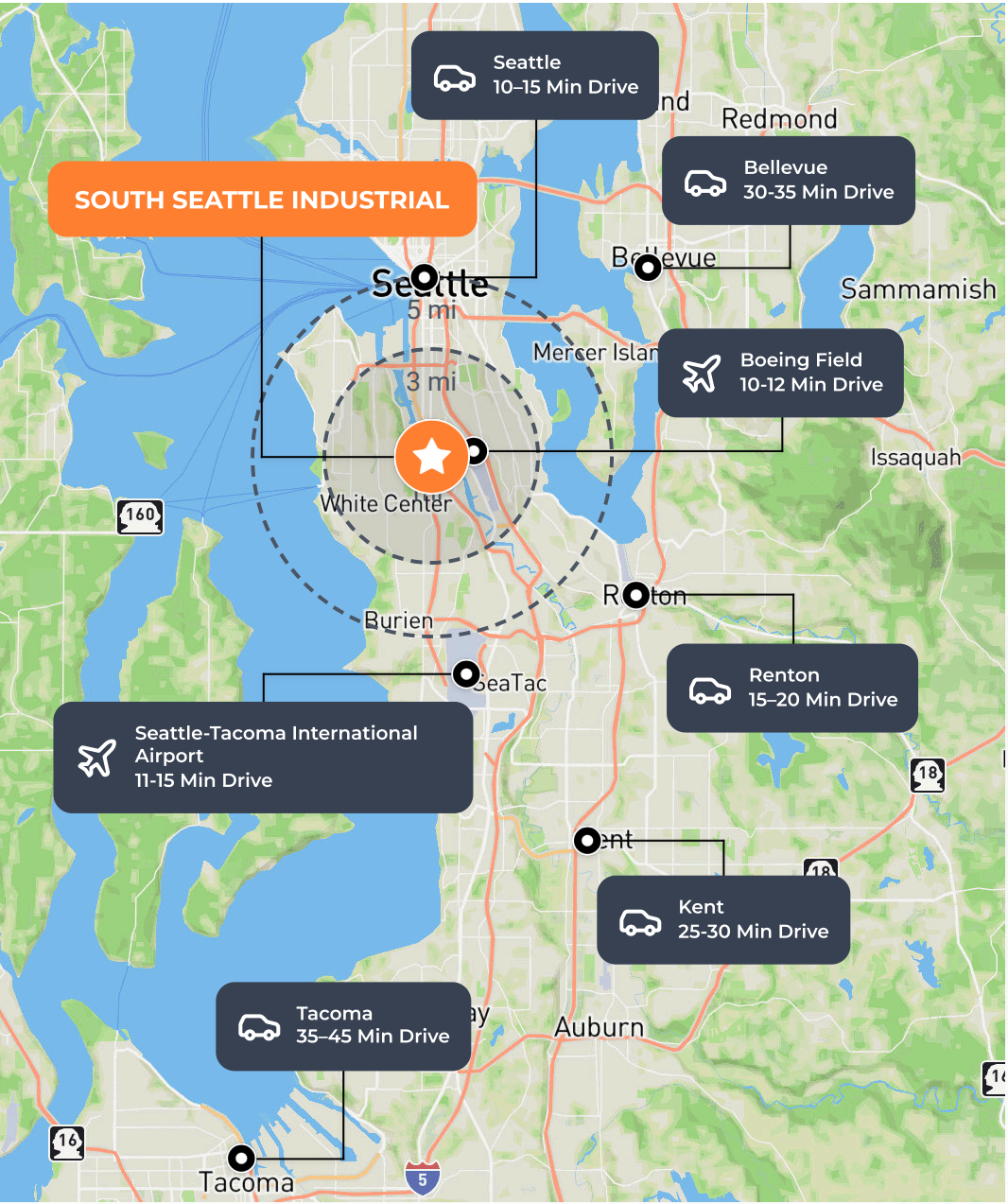
99

MAJOR EMPLOYERS



EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
Amazon	Technology	50,000	6.9 mi
University of Washington	Education	30,000	10.9 mi
The Boeing Company	Aerospace	15,000	12.9 mi
Swedish Medical Center	Healthcare	7,000	6.7 mi
T-Mobile	Telecommunications	6,000	18.4 mi
Harborview Medical Center	Healthcare	5,000	6.3 mi
Virginia Mason Medical Center	Healthcare	5,000	6.6 mi
Alaska Airlines	Aviation	4,000	10.6 mi
Starbucks	Retail / Food & Beverage	4,000	3.6 mi
Fred Hutchinson Cancer Center	Healthcare / Research	3,500	7.5 mi
Zillow Group	Technology / Real Estate	2,000	5.7 mi

DEMOGRAPHICS & TRAVEL TIME



SEATTLE, WA

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	6,893	154,843	340,905
2030 Population	7,214	161,297	356,904
Pop Growth 2020-2025	5.72%	3.38%	5.99%
Pop Forecast 2025-2030	4.66%	4.17%	4.69%
HH Growth 2025-2030	4.62%	4.21%	4.91%
Avg Household Income	\$126,535	\$137,363	\$137,329

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Please consult your Marcus & Millichap agent for more details.

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Marcus & Millichap is offering a cooperative brokerage commission by Seller to brokers who represent purchasers that were not directly contacted via phone or e-mail by the listing brokers and who successfully close on the property at terms acceptable to Seller.

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