

### The Cascade Building

4600 E MARGINAL WAY S, SEATTLE, WA

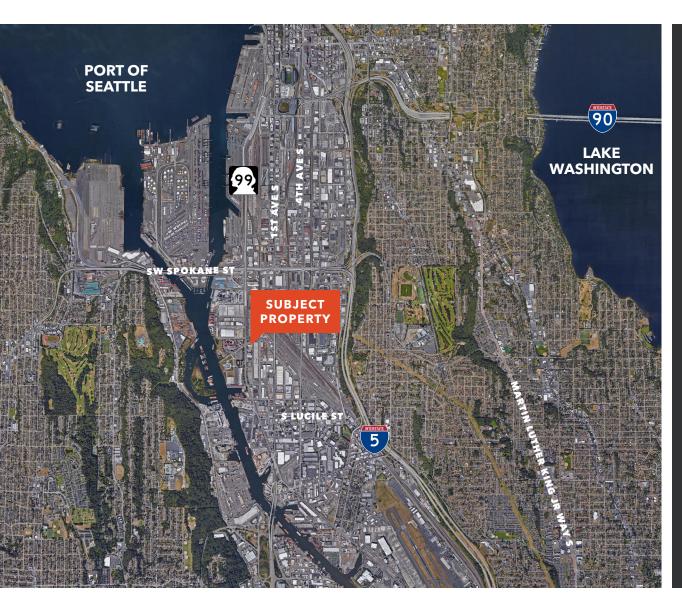




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INVESTMENT OVERVIEW	
Asking Price	\$7,250,000
Parcel #	357320-0225
Total Area	30,155 SF
Office Area	±7,513 SF total ±5,113 SF floor 1 ±2,401 SF floor 2
Land Area	34,350 SF (0.79 AC)
Year Built	1941/1960
Zoning	IG1 U85
Loading	5 grade-level doors
Clear Height	22' celing 18' 10" under cranes
Power	800 amp, 480 volt
Gas	High pressure, high volume
Crane Systems	2 5-ton bridge 1 1-ton jib 2 6,000 lb bridge

#### **EVAN LUGAR**

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#### PATRICIA LOVEALL, SIOR

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## The Cascade Building

4600 E MARGINAL WAY S, SEATTLE, WA

### Floor 1



**EVAN LUGAR Executive Vice President** 206.248.6505

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24,366 SF

**TOTAL FLOOR 1 AREA** 

18,988 SF

**WAREHOUSE AREA** 

**5,113** SF

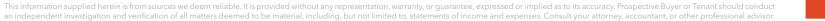
**OFFICE AREA** 

**265** SF

**EXTERIOR STRUCTURES** 

**Executive Vice President** 206.248.6505



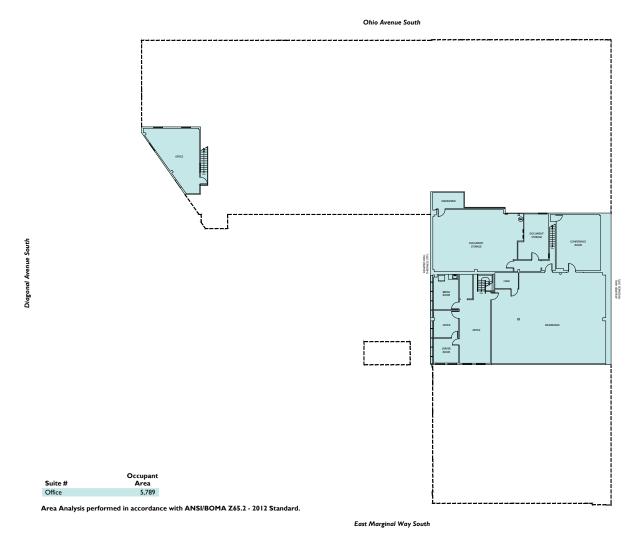




## The Cascade Building

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### Floor 2





5,789 SF

**TOTAL FLOOR 2 AREA** 

2,401 SF

**OFFICE AREA** 

3,388 SF

**MEZZANINE AREA** 

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