

# SUBLEASE

3480 W. Marginal Way SW

Seattle, WA 98106

**40,000 Square Feet of Industrial Space For Sublease**



## Features:

- Available: 40,000 SF of a 157,000 SF facility
- Located adjacent to the Port of Seattle
- South Seattle with access to all major freeways
- Dock high and drive-in loading
- 24' clear height
- Zoned IG-1
- Rail (BN & UP) and barge accessible
- US Customs bonded warehouse
- Warehouse handling and loading available
- Available January 1, 2016 or earlier
- \$0.55 blended, plus low NNN
- Sublease through June 2019



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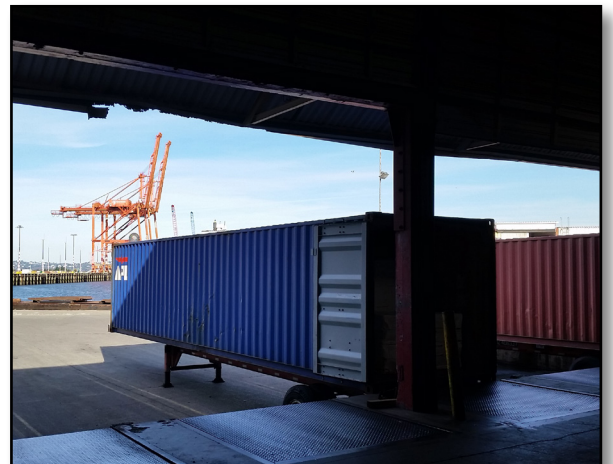
3480 W. Marginal Way SW

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**40,000 Square Feet of Industrial Space For Sublease**



- 53' truck, rail and barge accessible
- Dock and grade level loading
- 24' clear height
- Available January 1st or sooner



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