



**INDUSTRIAL
SPACE
FOR LEASE**

7901 BUILDING

7901 2nd Avenue South, Seattle WA 98108

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Great Industrial Warehouse lease opportunity in South Park off of 2nd Avenue South & S Kenyon Street

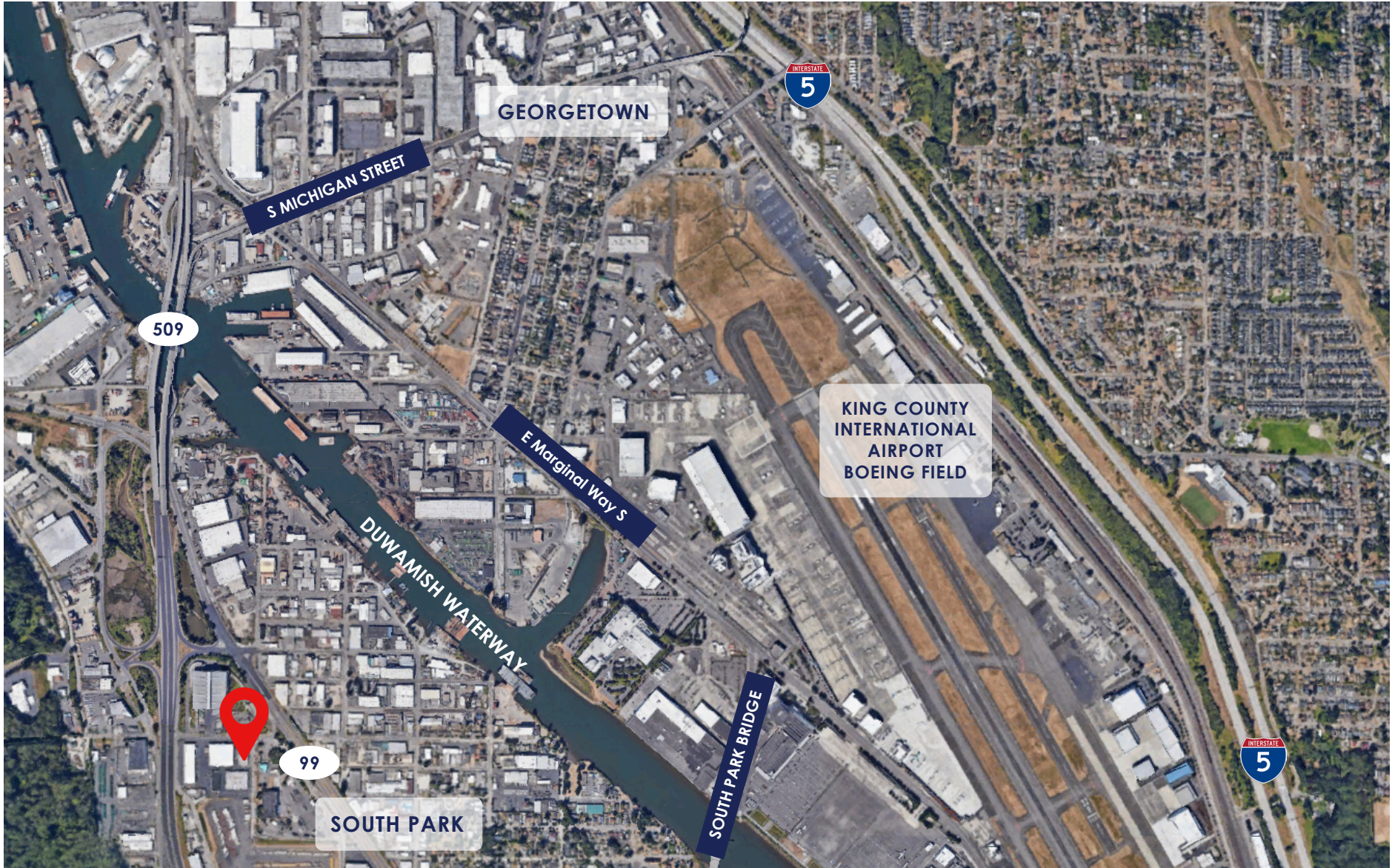
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|------------------------------|--|
| Availability | Available (Occupied month to month) |
| Rental Rates | \$0.90/SF/mo Blended + NNN (2021 Est. \$0.28/SF/mo) |
| Square Footage | 11,012 SF Total 9,548 SF Warehouse 1,464 SF Office 484 SF Mezzanine (not included in rental rate) |
| Electric Service | Heavy Power 270 volt, 3 phase (tenant to confirm) |
| Grade Level Door | 3 - 13' x 11' doors |
| Clear Height | 20 Feet |
| Fire Sprinkler System | Monitored ceiling spinklers; heat activated dry system |
| Roof | Roof installed in 2005 |
| Communication | CenturyLink |
| Zoning | IG2 U/65 (Industrial General 2) |
| Year Built | 1965 |
| Location/Access | Easy access to Hwy 99 & SR 509, I-5 and South Park Bridge |



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