

# FOR LEASE // FENCED COMMERCIAL FACILITY

1201 W NICKERSON ST, SEATTLE, WA 98119



## PROPERTY HIGHLIGHTS

29,287 SF TOTAL SITE AREA // C2-55 ZONING

LEASE RATE: \$13,200 PER MONTH + NNN

### MAIN BUILDING: 5,650 SF

Dry Sprinkler System Throughout

- OFFICE/SHOWROOM: 1,475 SF
- WAREHOUSE: 3,745 SF
  - Fully Insulated with 2 Glass High Bay Doors and Covered Loading Area
- MEZZANINE: 430 SF

### STORAGE BUILDINGS

- 2,250 SF Covered Outdoor Storage Shed
- 600 SF Secured Storage Building w/ Roll-Up Door

### OUTDOOR YARD SPACE

- 15,840 SF  
Access, Storage And Parking Inside Fenced Area
- 2,500 SF  
Parking Outside of Fenced Area on 12th Ave

### ADDITIONAL YARD SPACE AVAILABLE

- STORAGE YARD: 6,000SF - 12,000SF
  - 2 Lots Contiguous to Main Site

FOR MORE INFORMATION ABOUT THIS PROPERTY, PLEASE CONTACT:

**TED WINSKILL**

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**PRESTON SHINN**

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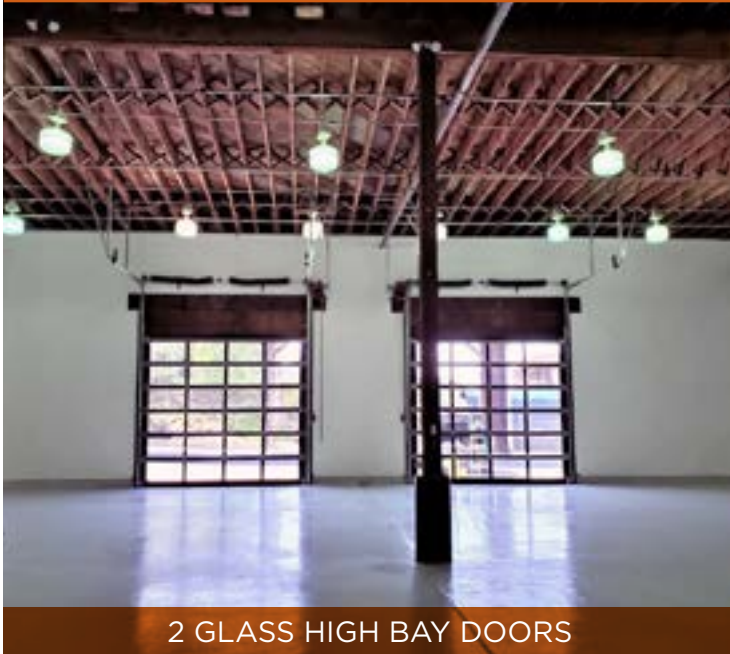
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