

FOR SALE

GATEWAY NORTH BUILDING 7

11621 EAST MARGINAL WAY S. :: TUKWILA, WA



This custom-built, 37,485 SF free-standing building sits on a 2.93-acre site located in the prestigious Gateway North Business Park. The building's assortment of features can accommodate a wide spectrum of users:

- Distribution: 24' clear height with both dock-high and grade-level loading
- Manufacturing: heavy 480v power distributed throughout the building
- Flex/tech: 100% climate-controlled with abundant parking

Located within minutes from downtown Seattle, I-5 and SeaTac International Airport, the property offers buyers a rare opportunity to own a close-in Seattle property with all the benefits of modern construction.



FOR MORE INFORMATION OR TO TOUR CONTACT:

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GATEWAY NORTH **BUILDING 7**

PROPERTY DETAILS

- 37,485 SF free-standing building on 2.93 acres
- 100% climate controlled
- 24' clear height
- 1000 Amps/480v power
- 400 KW backup generator with automatic transfer system
- Abundant parking - 112 stalls (expandable)

LOCATION OFFERS

- No Seattle business and occupation (B&O) tax
- Seattle mailing address
- (206) area code
- Outside FEMA flood plain
- M-1 zoning (light industrial)

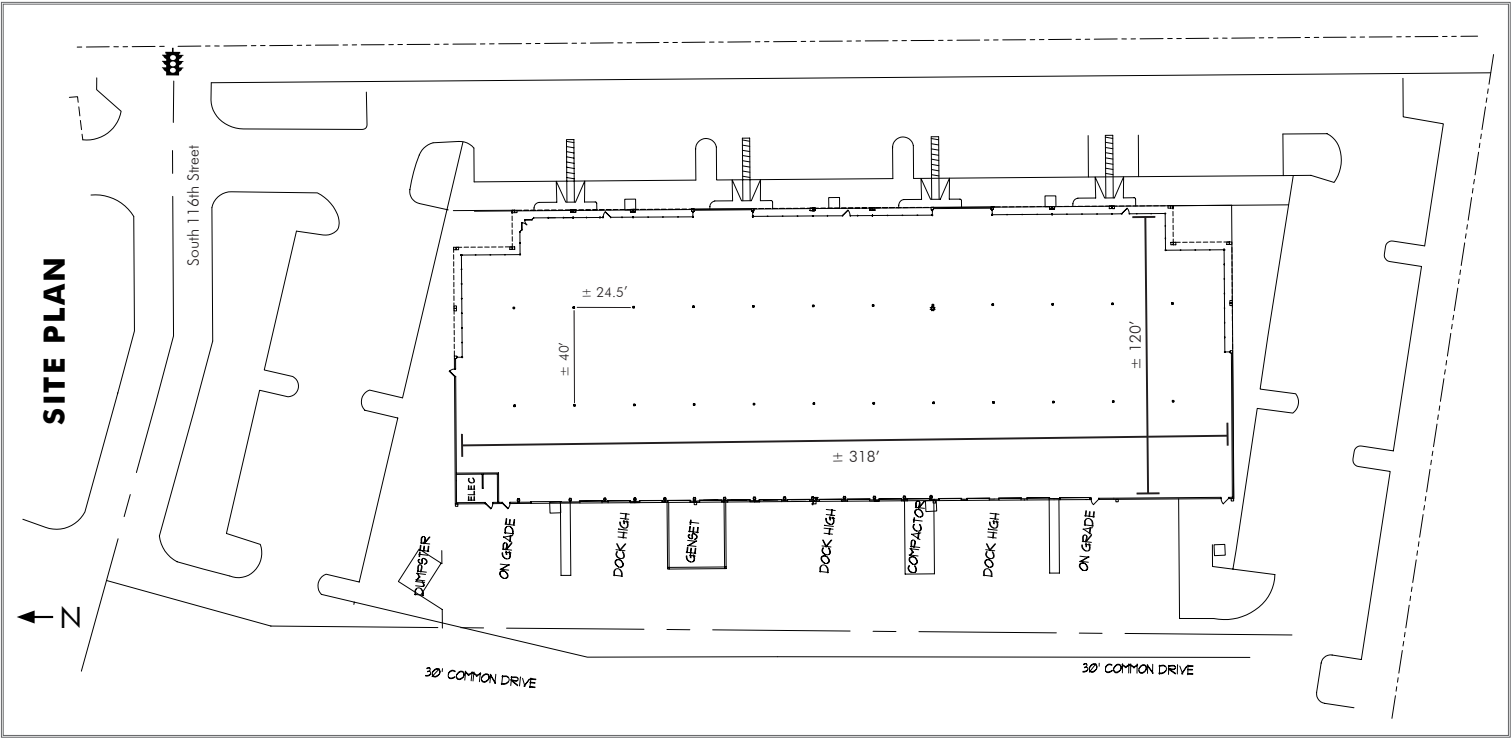
DRIVE TIMES VIA CONVENIENT ACCESS TO I-5 AND SR 599

- 10 minutes to downtown Seattle
- 10 minutes to Port of Seattle
- 10 minutes to I-90
- 5 minutes to SeaTac and I-405
- 3 minutes to I-5

TERMS

- For sale
- Long-term lease with purchase option will be considered
- Seller financing considered

FREE-STANDING BUILDING FOR SALE



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REGIONAL AERIAL



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