



FOR SALE

GEORGETOWN INDUSTRIAL BUILDING

225 SOUTH LUCILE STREET • SEATTLE, WA 98108

CBRE

PROPERTY OVERVIEW

OVERVIEW

The Georgetown Industrial Building located at 225 South Lucile Street, is a rare opportunity to purchase a highly-functional 18,232 sf industrial building in Seattle's Georgetown neighborhood. The Property sits in an ideal location close to both downtown and the Port of Seattle with good visibility and easy access. The 38,000 square foot site is zoned IG2 U/85, allowing for numerous industrial uses. The Property is bordered by an array of office and industrial use buildings and proximate to a variety of nearby retail amenities. Additionally, the Property allows for easy access to Interstate 5 and the Duwamish Basin, which remains Seattle's industrial and commercial core area.

ADDRESS: 225 S Lucile St, Seattle, WA 98108

BUILDING SF: 18,232 SF

PARCEL #: 526330-0660

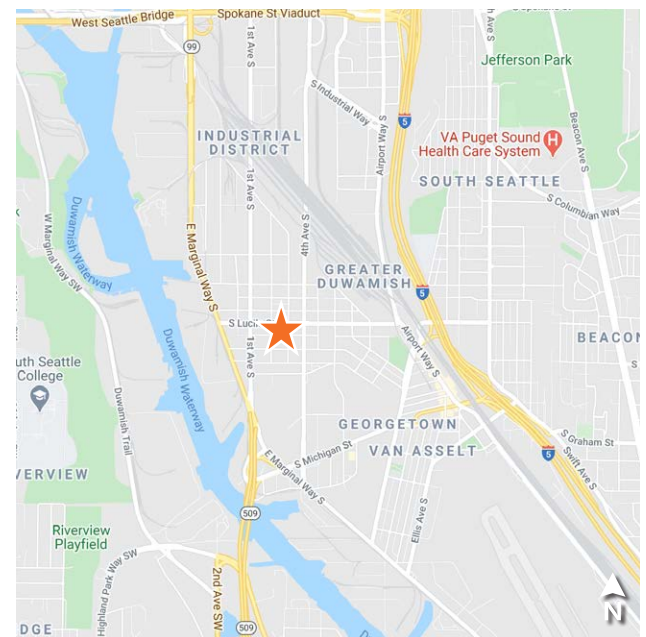
LAND AREA: 38,000 SF

YEAR BUILT: 1973

ZONING: IG2 U/85, City of Seattle

HIGHLIGHTS

- Well-located industrial property in the sought after South Seattle neighborhood of Georgetown
- Easy access to area highways and freeways, close proximity to downtown and the Port of Seattle
- Appealing asset with +/- 24-foot clear height, on-site parking and drive-in grade-level access
- In-place zoning of IG2-U85 provides for a wide-range of industrial and office uses prevalent in the area
- Currently vacant, the asset will hold appeal to both users and third-party investors
- Walking distance to popular restaurants and bars



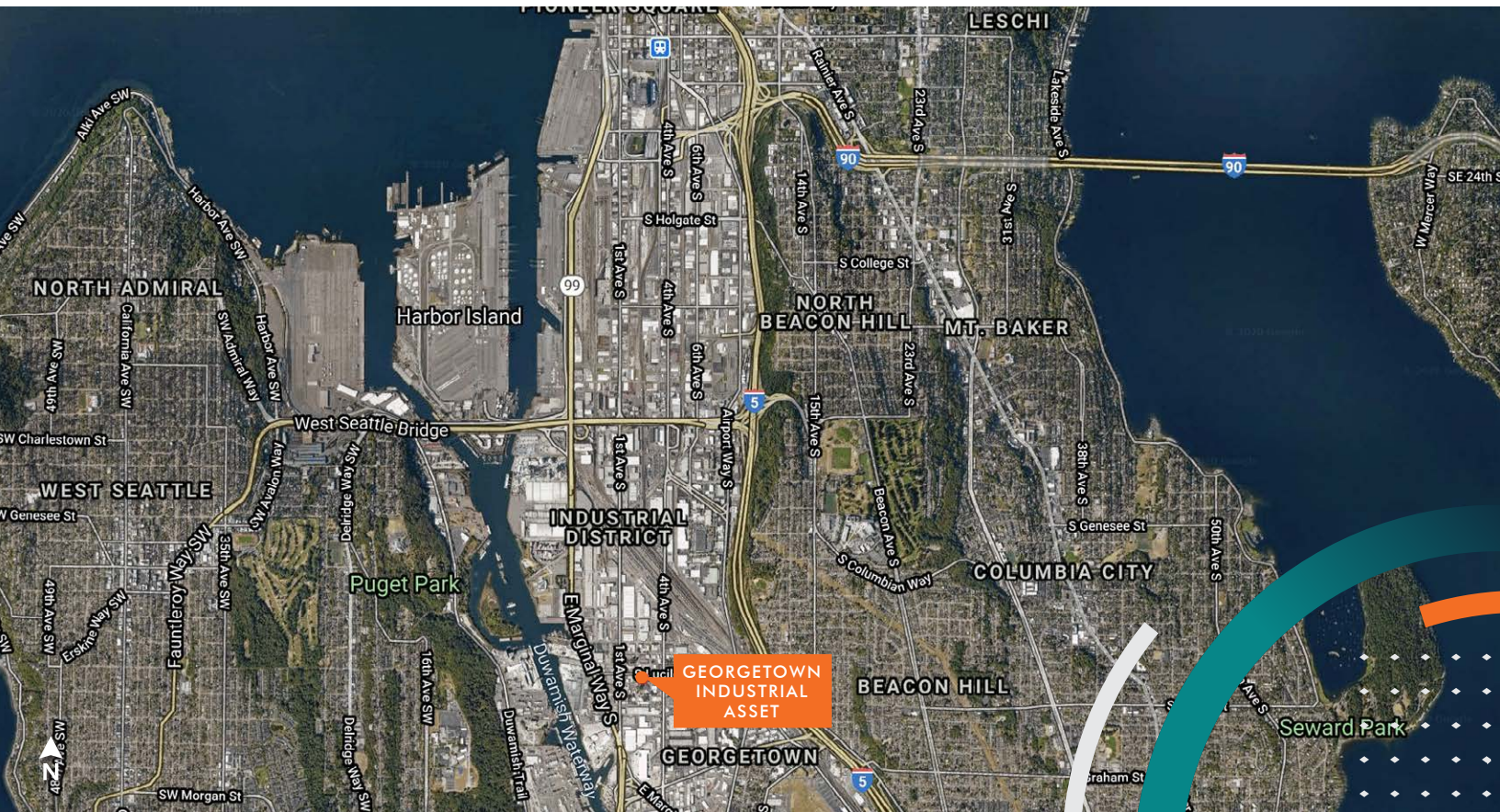
2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
BUSINESSES	1,020	6,186	20,788
EMPLOYEES	17,606	86,068	328,921
POPULATION	4,010	153,540	400,552
HOUSEHOLDS	1,579	60,897	185,637
AVERAGE HOUSEHOLD INCOME	\$99,507	\$108,946	\$118,603
DAYTIME POPULATION	14,188	164,197	493,685

Source: CBRE Fast Report Dimension

MARKET OVERVIEW

GEORGETOWN INDUSTRIAL MARKET:

Located just south of Downtown Seattle, the Georgetown neighborhood is bounded on the north by railway, beyond which is the Industrial District; on the west by the Duwamish river; on the east by Interstate 5; and on the south by Boeing Field. Considered part of South Seattle, the Georgetown submarket, along with close-in surrounding neighborhoods, consists of a total of 40 million net rentable industrial square feet with a total vacancy rate of 5.1%. Located near the Duwamish waterway, Georgetown's community transitioned towards a rail-centered community in the late 1870s. As the years have passed, Georgetown remains a strong industrial centerpiece of Seattle's economy, while also evolving into a retail hub consisting of restaurants, galleries, coffee shops and bars that reside in restored manufacturing buildings. The neighborhood remains close to its industrial roots while offering an array of amenities to its surrounding residents, a community that continues to see residential development and growth.



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