



Strategically located Seattle warehouse and yard property

# 7800 Detroit Ave SW

Seattle, Washington 98106

## Property Highlights

- 17,257 SF building
- 14,466 SF of warehouse
- 2,791 SF of office
- 2.71 acres
- IG2 U/85 zoning
- 25' clear height in warehouse
- Dock high loading plus ramp
- Heavy 3 phase power
- Fenced and mostly paved yard
- Oil water separator and modern storm water filtration for entire site
- **Sale Price: \$8,900,000**



**Hans Swenson**  
Associate | 425.586.5630  
hswenson@nai-psp.com

**Kyle Schipper**  
Associate | 253.203.1320  
kschipper@nai-psp.com



<https://www.nai-psp.com>

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FOR SALE



INDUSTRIAL



17,257 SF



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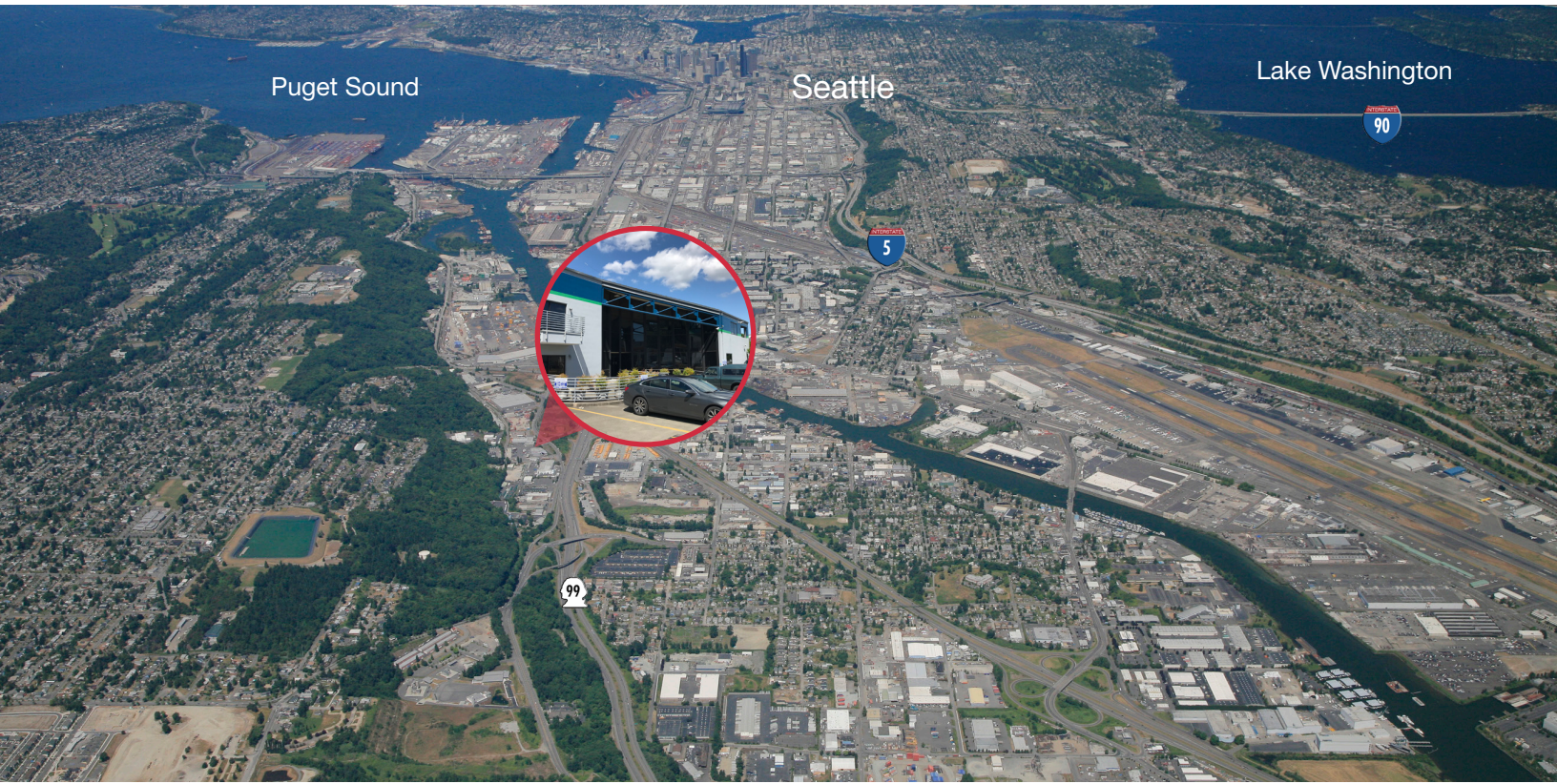
FOR SALE



INDUSTRIAL



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Puget Sound

Seattle

Lake Washington



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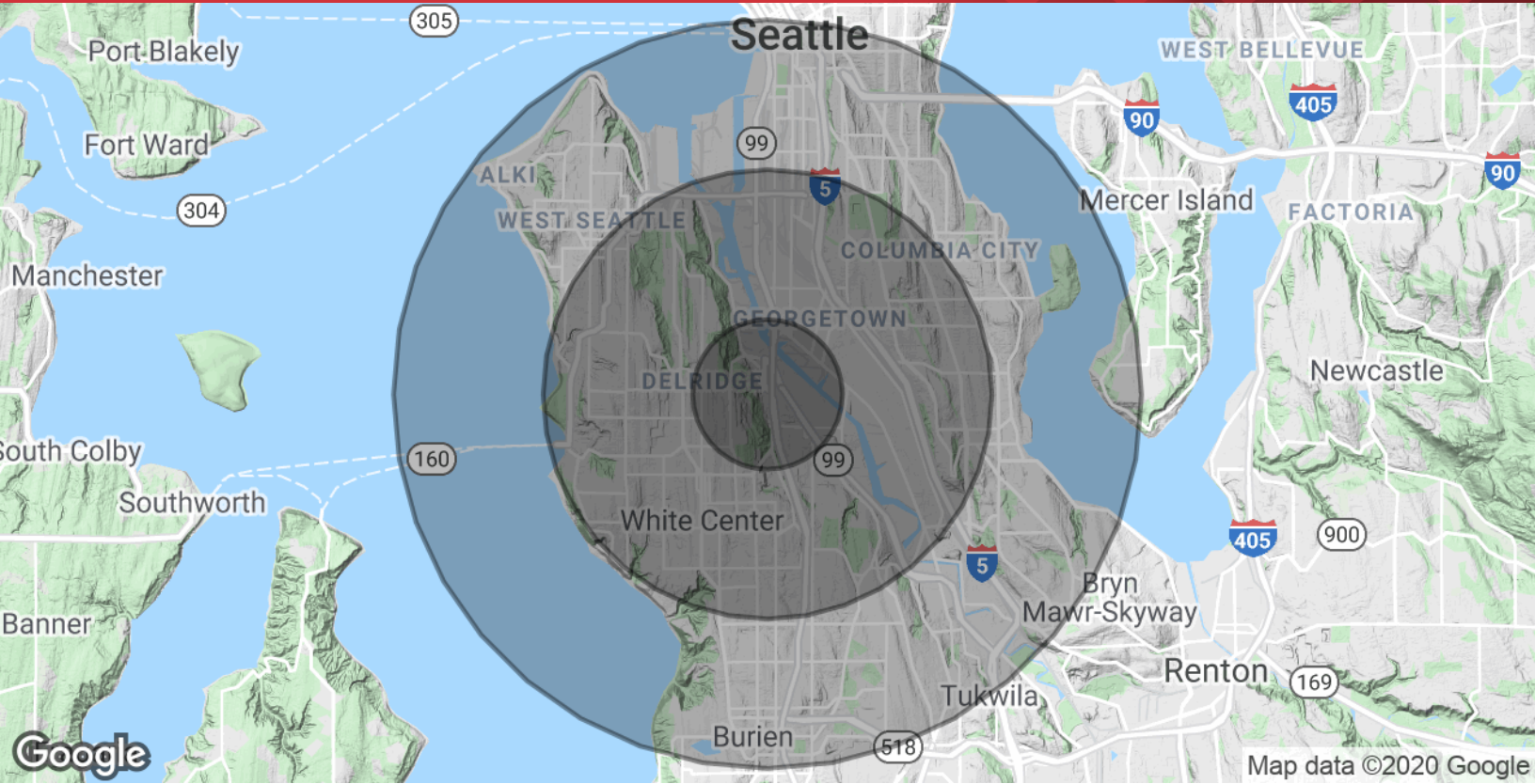
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**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population	10,911	104,718	288,997
Average age	36.0	36.3	37.6
Average age (Male)	35.9	35.1	36.6
Average age (Female)	35.3	37.5	38.5

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total households	4,134	40,802	116,395
# of persons per HH	2.6	2.6	2.5
Average HH income	\$64,580	\$64,237	\$68,881
Average house value	\$330,939	\$341,097	\$401,488

\* Demographic data derived from 2010 US Census

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