#### FOR LEASE

# SOUTH PARK SHOP AND YARD

707 SOUTH RIVERSIDE DRIVE Seattle, WA 98108





### PROPERTY DETAILS

- + 15,440 SF Total
- + +/-12,440 SF Main Floor (2,200 SF Office)
- + +/- 3,000 SF Mezzanine Storage/Office
- + Rate: \$1.00-\$1.10/SF NNN
- + 21,203 SF Land plus adjacent 4,000 SF yard available at \$0.25/SF
- + 5 ton O.H. bridge crane (30' Span)
  Configured for multiple jib cranes
- + 600 amp 3 phase electrical service
- + New roof 2013
- + Drive-in loading (4)
  - 12′ w x 14′ h
  - 9′ w x 10′ h
  - 9′ w x 8′ h
  - 11′ w x 14′h
- + Easy access to Highway 99, 509 and I-5
- + Zoning: 1G1 U/65, City of Seattle

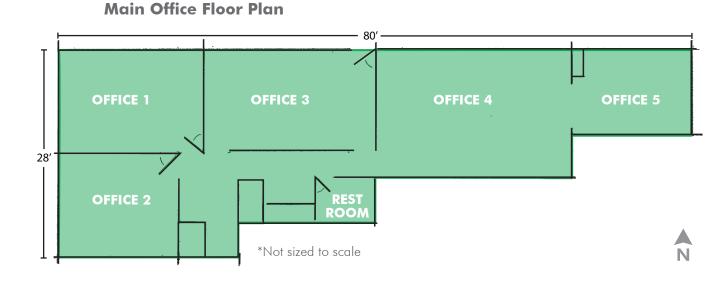




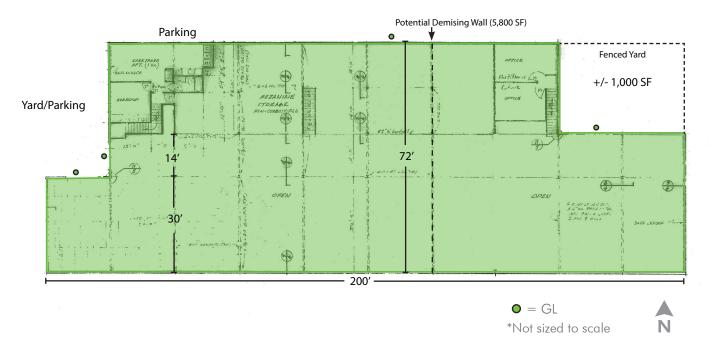
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**FLOOR PLANS** 



Building Floor Plan - 15,440 Total SF





### PROPERTY PHOTOS







# FOR LEASE 707 SOUTH PARK SHOP AND SOUTH RIVERSIDE DRIVE YARD



#### LOCATION MAP





### CONTACT US

#### HANS VIESER

Associate +1 206 442 2741 hans.vieser@cbre.com

#### **BRYAN HESTER**

Vice President +1 206 292 6079 bryan.hester@cbre.com CBRE, Inc. 1420 5th Avenue Suite 1700 Seattle, WA 98101

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