



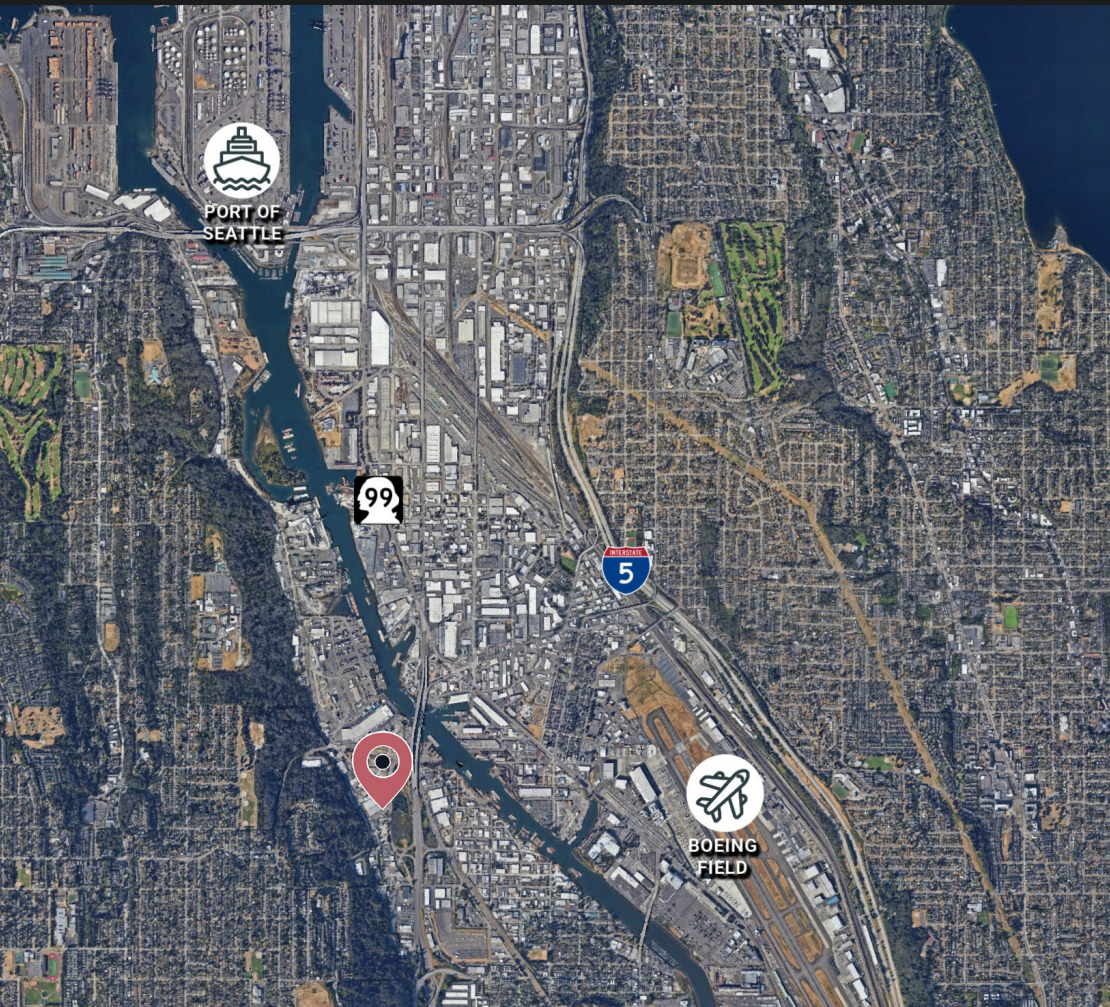
FOR LEASE

## 16,000 SF Warehouse/Vehicle Maintenance Shop + ±2.0 Acre Yard

7245 W Marginal Way SW, Seattle, WA 98108

Kevin Skillestad  
+1 206 715 0757  
kevin.skillestad@kbcadvisors.com

KBC Advisors | Seattle  
5628 Airport Way, Suite 238  
Seattle, WA 98108



**16,000**  
SF Total

**800**  
SF Office

**±2.0 ACRES**  
Fenced yard

**19'**  
Clear

**2**  
Grade-level doors (16'x14')

**DOCK LOADING**  
platform (exterior)

**SPRINKLERED**

**AIR EXHAUST SYSTEM**

**COMPRESSOR**

**RADIANT HEAT**

**\$35,000/MO + NNN**  
Asking Rate

**\$1,150/MO**  
Estimated NNN's

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