38,861 SF FOR LEASE

TURNKEY R&D / HIGH-TECH MANUFACTURING SPACE

SEATTLE
Distribution Center

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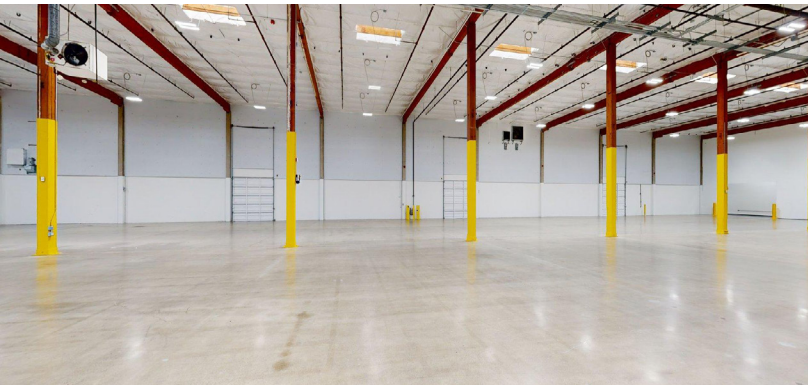
Space Highlights

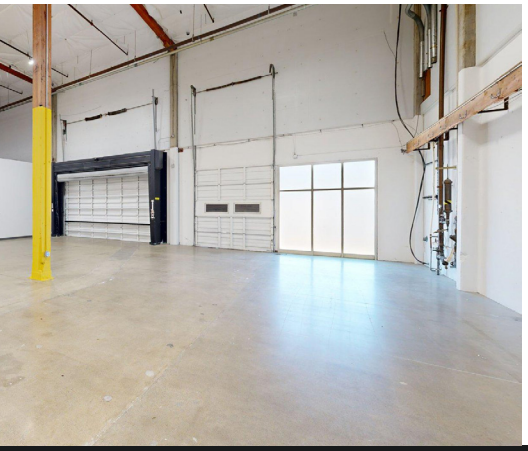
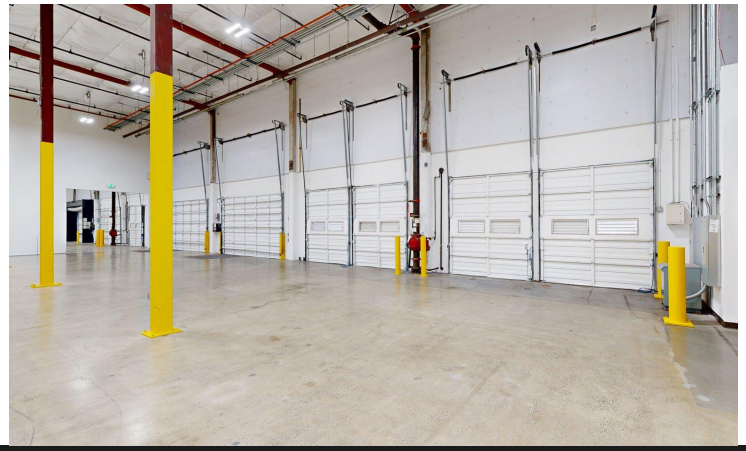
6701 E MARGINAL WAY S, SEATTLE, WA 98108

SEATTLE
Distribution Center

A rare turnkey opportunity for R&D and high-tech manufacturing users in Seattle. The prior occupant invested heavily to convert this 38,861 SF suite from distribution space to a prototyping lab — fully insulated, heavy power distributed throughout, two dedicated lab rooms, two break rooms, and expanded restrooms sized for a higher employee headcount. With 5,481 SF of existing office, 26' clear warehouse, and 10 dock-high plus 7 drive-in doors, the space delivers a conditioned, power-ready fit-out for an R&D or advanced manufacturing user. The site offers close proximity to the region's engineering base while remaining outside City of Seattle jurisdiction.

~1 mi to Boeing Field · <10 mi to Sea-Tac · <4 mi to Port of Seattle · I-5 / Hwy 99 access



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Building A, Suite 6701

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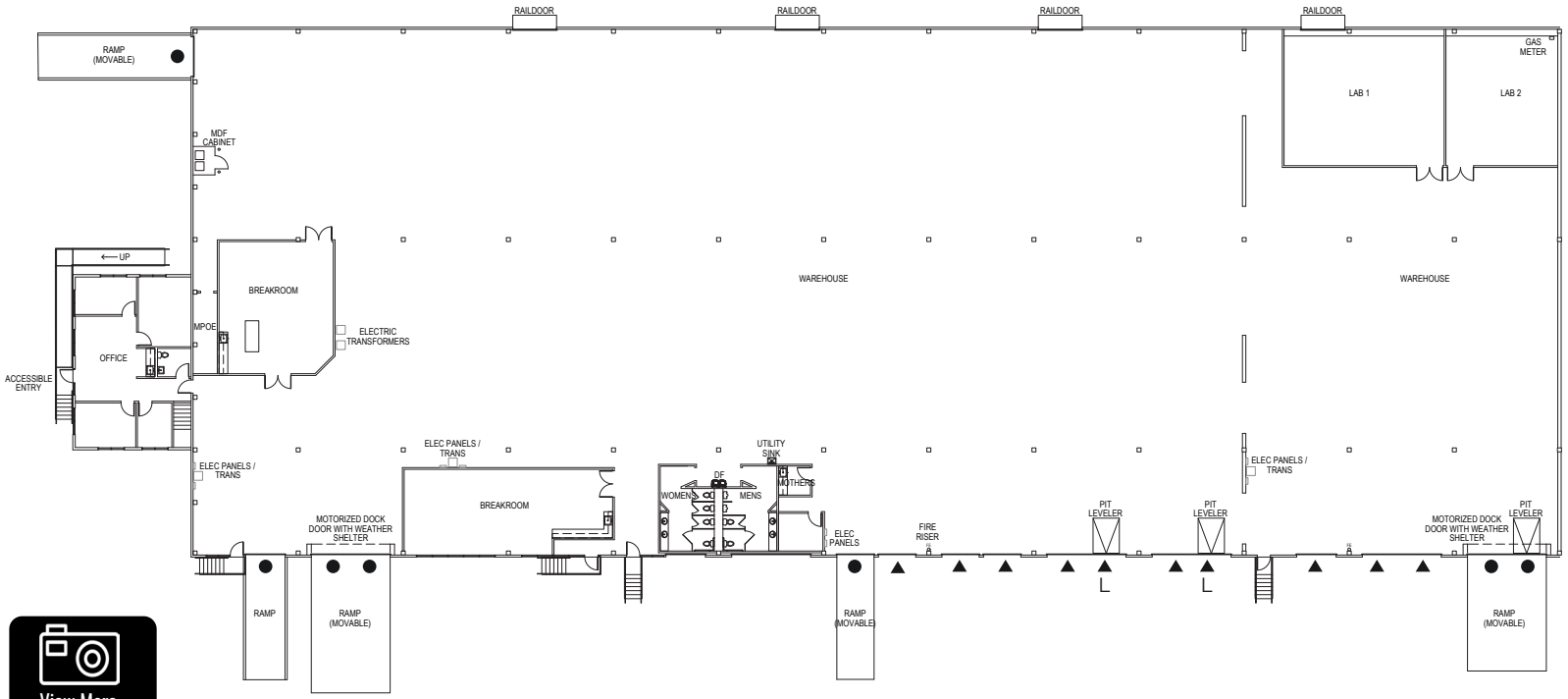
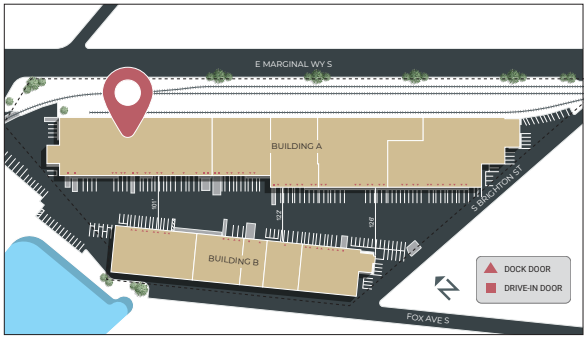


360° Virtual Tour

View More



38,861 SF
AVAILABLE

5,481 SF
OFFICE

26’
CLEAR HEIGHT

HEAVY
POWER

10
▲ DOCK-HIGH POSITIONS

7
● GRADE-LEVEL POSITIONS

4
RAIL POSITIONS (BNSF)

FULLY
INSULATED

INCREASED
RESTROOM CAPACITY

2
LARGE EMPLOYEE BREAK ROOMS

2
DEDICATED LAB ROOMS

IMMEDIATE
AVAILABILITY

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Property Photos

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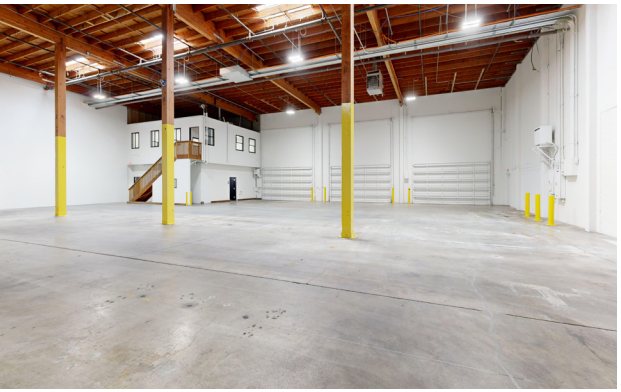

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Access & Location

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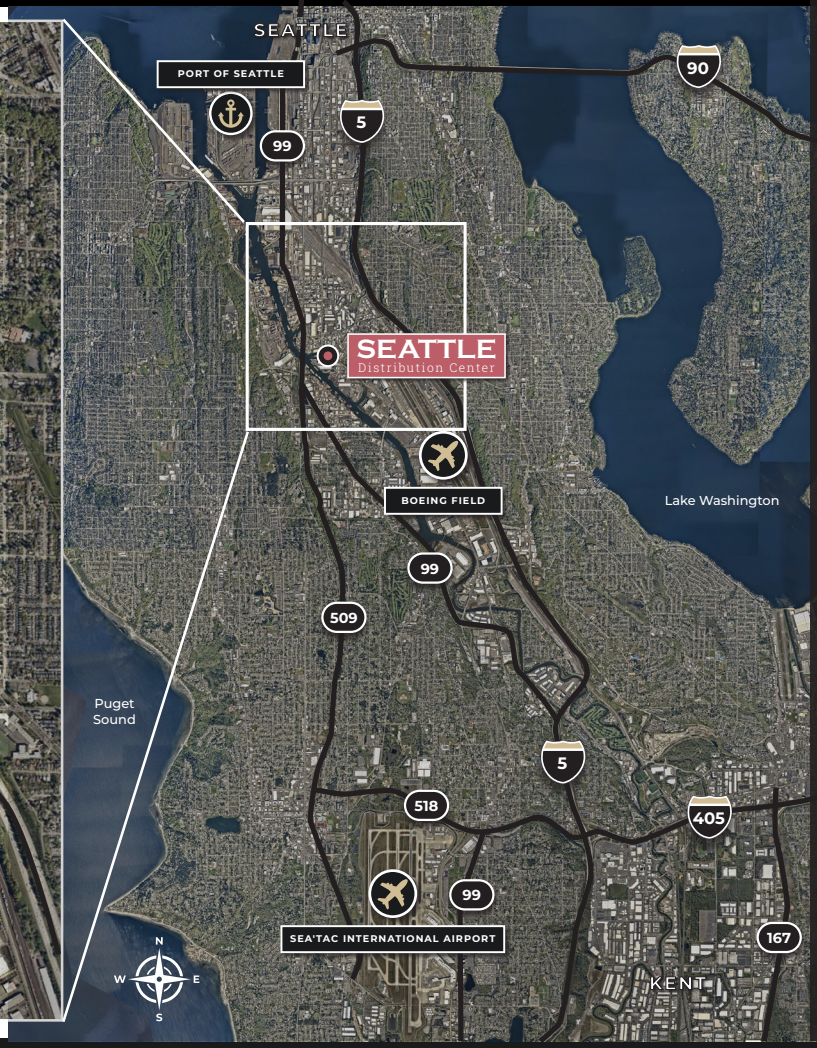

APPROXIMATELY ONE MILE TO BOEING FIELD AND LESS THAN 10 MILES TO SEA'TAC AIRPORT

IMMEDIATE ACCESS TO THE BNSF RAILWAY

LESS THAN FOUR MILES TO THE PORT OF SEATTLE

EASY ACCESS TO I-5 AND HIGHWAY 99

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