



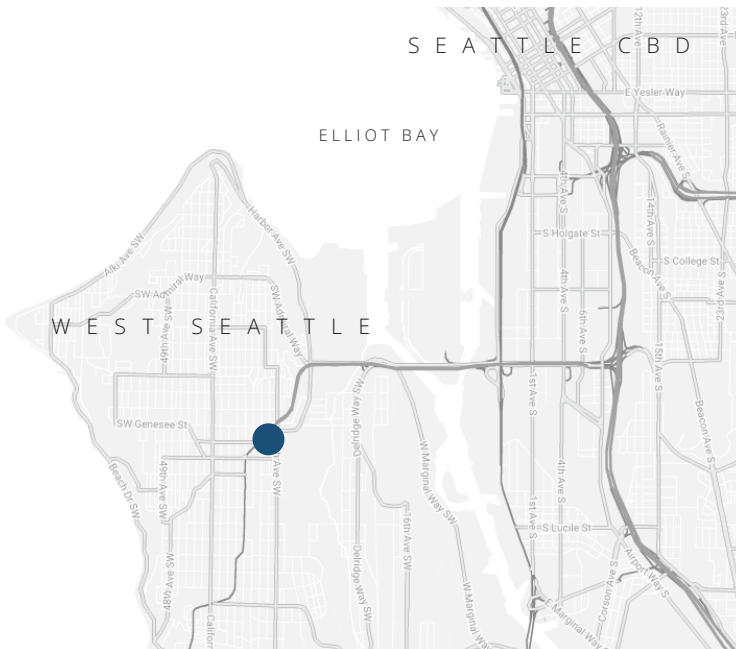
FOR LEASE: WEST SEATTLE YARD/WAREHOUSE SPACE

4406 36th Ave SW & 4440 Fautleroy Way SW, Seattle, WA

Secured Yard Space positioned at the entrance to West Seattle. With over 45,000sf of available yard and additional horizontal storage space, the property appeals to a variety of users with requirements for storage, distribution, and additional light-industrial needs. An additional 5,000sf of Retail and Office showroom space combines storage with customer facing operations to seamlessly blend operations within a centralized location in West Seattle. Office/Retail can be leased separately. Flexible terms and size configurations, Landlord requires a development clause. Contact broker for more details.



NAME	West Seattle Yard/ Warehouse Space
ADDRESS	4406 36th Ave SW & 4440 Fauntleroy Way SW Seattle, WA 98126
YARD SIZE	55,000 SF Can be demised
BUILDING SIZE	2,900 SF office & 2,100 SF Retail store
CONSTRUCTION TYPE	Prefab Steel
EXTERIOR	Fenced & Partially Covered Yard; Horizontal storage
LOT SIZE	55,000 SF
ZONING	NC3-75
ASKING RENT PER MONTH	\$0.75 / RSF / Month
RENT PER SF PER YEAR	\$9 / RSF / Year Gross



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