

FOR SALE / LEASE

9600 MLK JR WAY S

9600 MARTIN LUTHER KING JR WAY S | SEATTLE, WA



NEIL WALTER
COMPANY

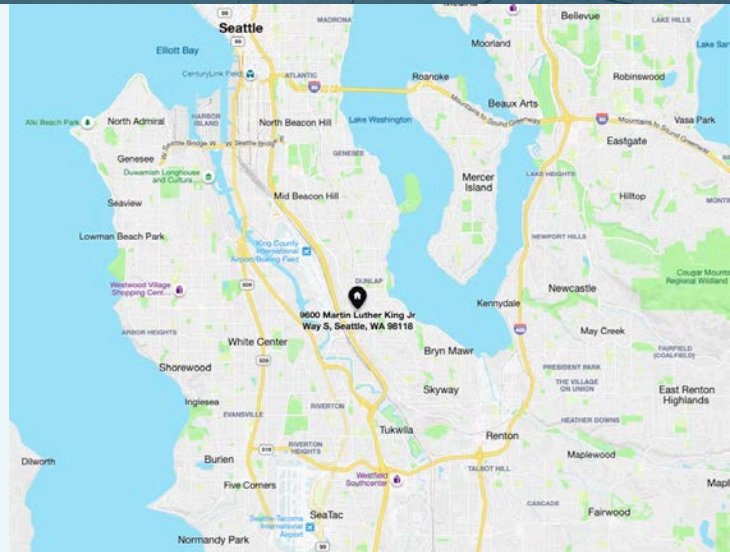
RARE OPPORTUNITY TO OWN OR LEASE 4.4 ACRES IN SOUTH SEATTLE



FIRST TIME on the Market in **50+ Years**

PROPERTY INFO

Size:	± 29,491 SF Total ± 5,000 SF Shop ± 8,370 SF Warehouse ± 7,630 SF Covered Storage ± 8,491 SF Office
Parcel:	191,684 SF (4.4 Acres) usable
Zoning:	C2-65
Pricing:	Call Broker



KEVIN SKILLESTAD
206 787 1460
kskillestad@neilwalter.com

MIKE ROY
206 787 1470
mroy@neilwalter.com

All square footage references are approximate.
The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.

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C O M P A N Y

PROPERTY HIGHLIGHTS



Operational facility of Frank Coluccio Construction Company



Traffic signal outside of main gate and big turning radius for truck traffic



+/- 5,000 sf service shop with 5 bays (14' high x 16' 4" doors). Built in cabinetry and parts bins, air lines, floor drains within shop space



4 gates with ingress/egress to Martin Luther King Jr Way



5-ton bridge (gantry) crane in shop area and 10-ton bridge (gantry) crane in covered storage area



Class A office with multiple conference rooms and private offices (office furniture negotiable)



Heavy power 1,200 amps of 480/277Volt



Equipment wash station with hot/cold water and oil/water separator



Close proximity to I-5 and 1/2 mile from light rail station (less than 10 minute walk)



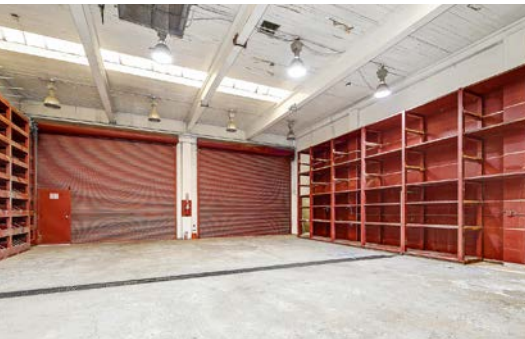
Exterior dock loading platform



12"-16" concrete slab throughout yard space that is fenced and fully lit, including yard and perimeter for extra security



Fiber optic data service



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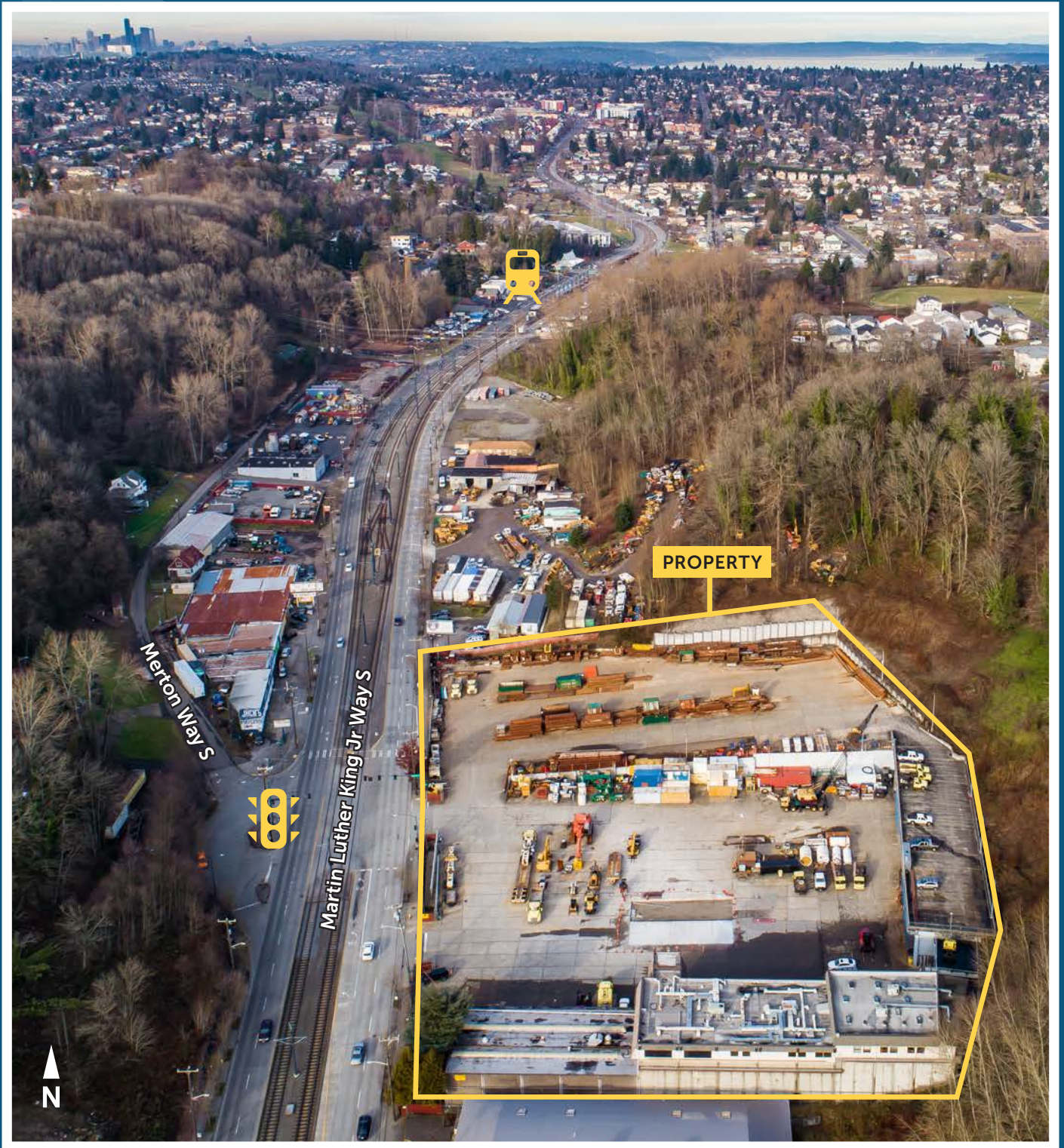
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