

# 4226 6TH AVE S

SEATTLE, WA 98108

FOR LEASE - 5,000 SF - 10,000 SF

## INDUSTRIAL SPACE IN SODO WITH NEW PAINT BOOTH



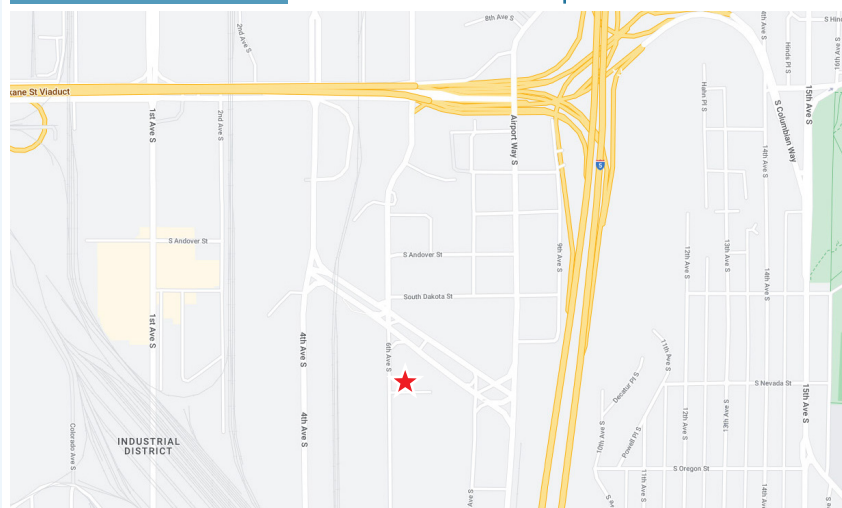
### SUITE 4226 INFORMATION

<b>Available:</b>	5,000 SF Total (50' x 100')* ±1,700 SF Office
<b>Lease Rate:</b>	\$1.70/SF, NNN
<b>NNN Rate:</b>	\$0.29/SF
<b>Loading:</b>	1 GL Door (12' x 10') & 2 Van High Doors
<b>Clear Height:</b>	14'
<b>Features:</b>	<ul style="list-style-type: none"><li>Fully Fenced Perimeter</li><li>New Paint Booth</li><li>Dry &amp; Cure Systems</li><li>Fire Suppression</li><li>Fully Permitted</li></ul>
<b>*Expansion</b>	Adjacent 5,000 SF

### PROPERTY INFO:

Close-In  
Seattle location

Blocks from  
UPS facility



ED HOGAN

206.787.1477

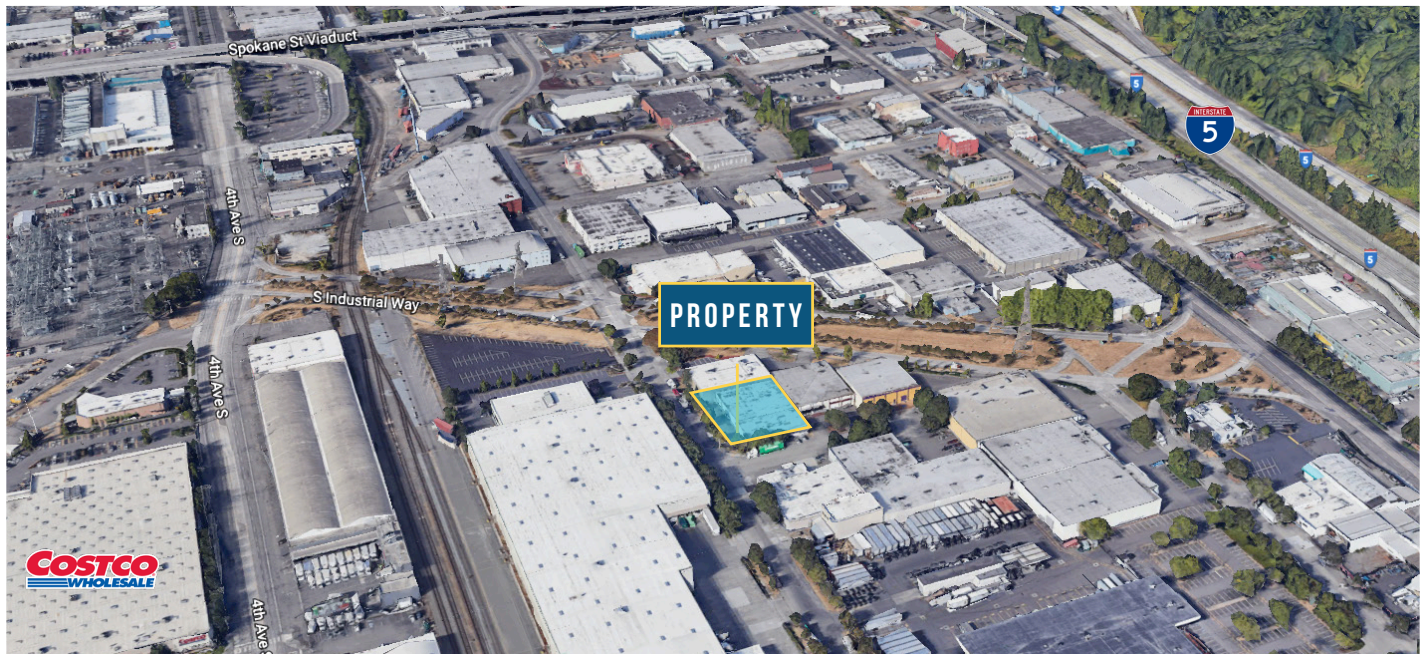
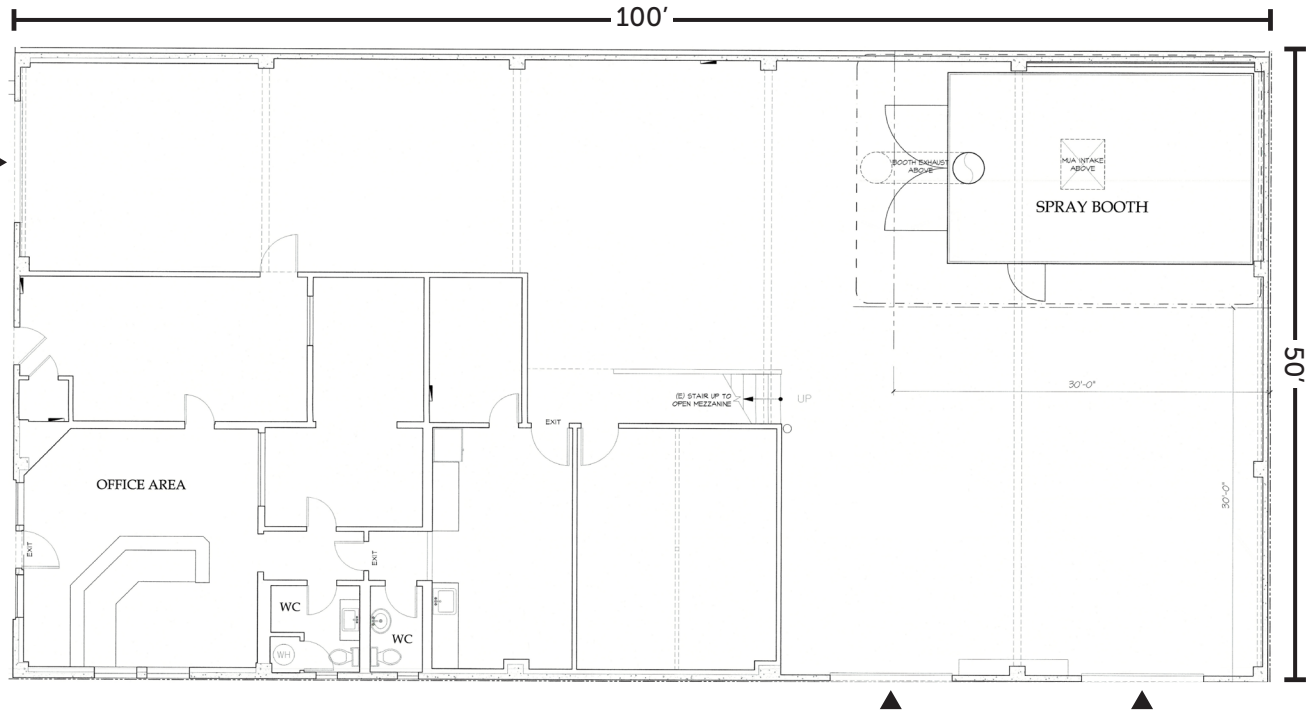
ehogan@neilwalter.com

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