

SOUTH 96TH BUSINESS PARK

AVAILABLE FOR LEASE

410 SOUTH 96TH STREET | SEATTLE, WA 98108

SOUTH SEATTLE WAREHOUSE SPACE



South 96th Business Park provides tenants needing smaller distribution space with a South Seattle location, easy access to nearby freeways, Sea-Tac Airport and the Port of Seattle, along with DSL and T-1 phone capability.

PROPERTY FEATURES

- Three-building office and warehouse complex of 97,864 SF provides spaces from 1,375 SF to 20,000 SF
- Direct access to SR 599 and I-5, 518 and 509 and near airports, downtown Seattle and Port of Seattle
- 15' and 22' clear height
- Grade level and dock high loading
- No B&O tax
- Zoning classification MH (Heavy Manufacturing)
- Owner managed and well-maintained

SPENCER MEAD

206.787.1476

smead@neilwalter.com

JIM HONAN

206.787.1464

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*professionally
managed/owned by:*



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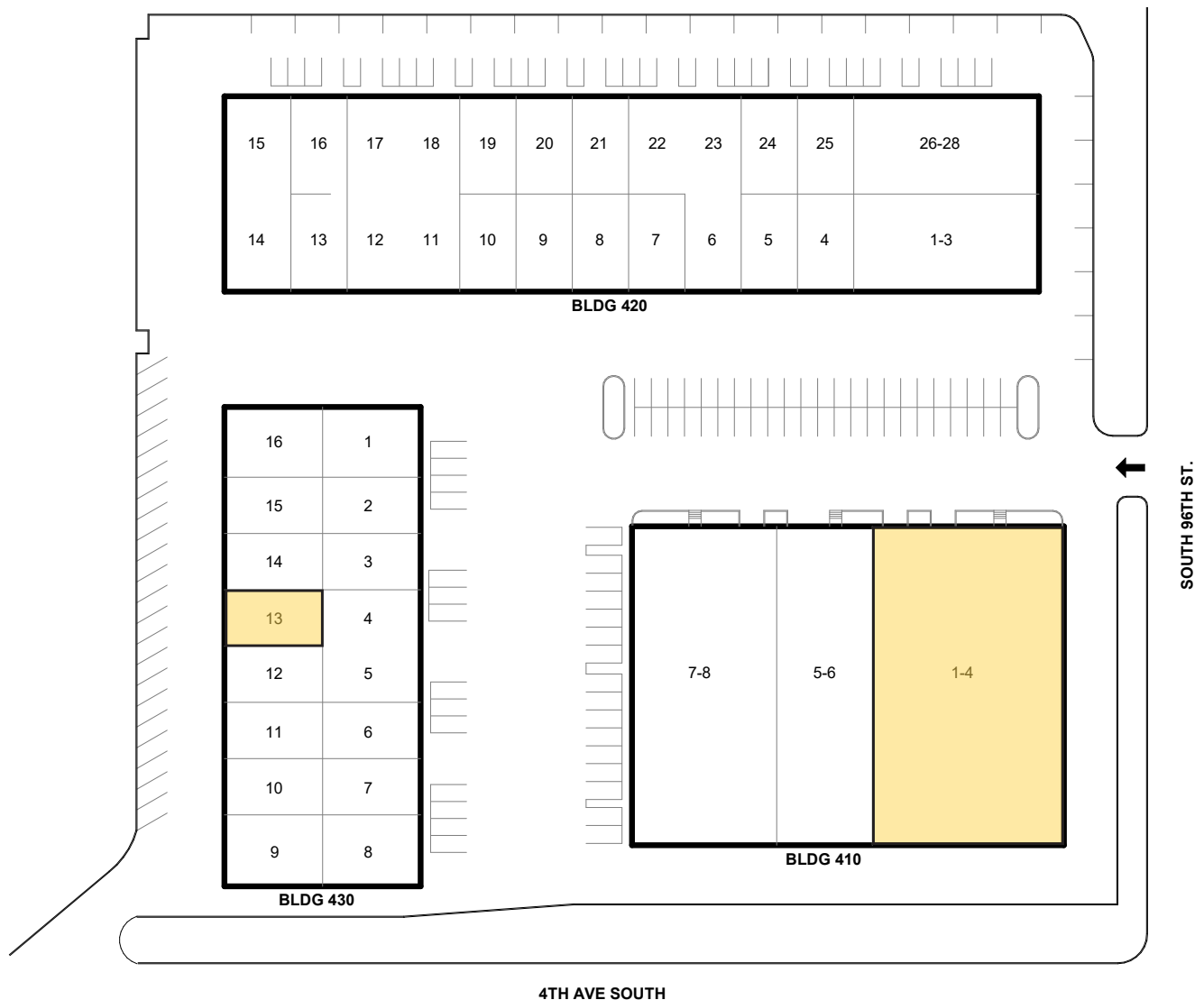
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Current Lease Opportunities

Building	Suite	Total SF	Office SF	Available	GL Doors	Pony Docks	Lease Rate
410	1-4	15,183 SF	1,273 SF	7/1/2025	4	2	Call Broker
430	13	1,384 SF	183 SF	8/1/2025	1	N/A	Call Broker



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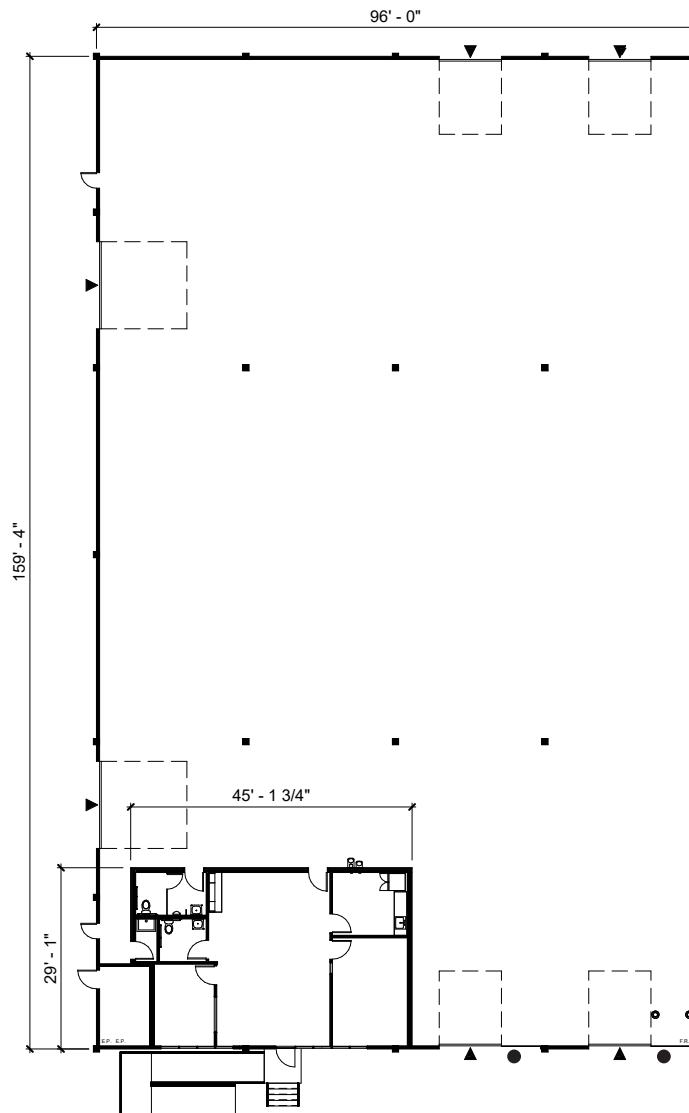
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Power: 600 amps, 480v 3-phase + 400 amps, 240v, single phase							



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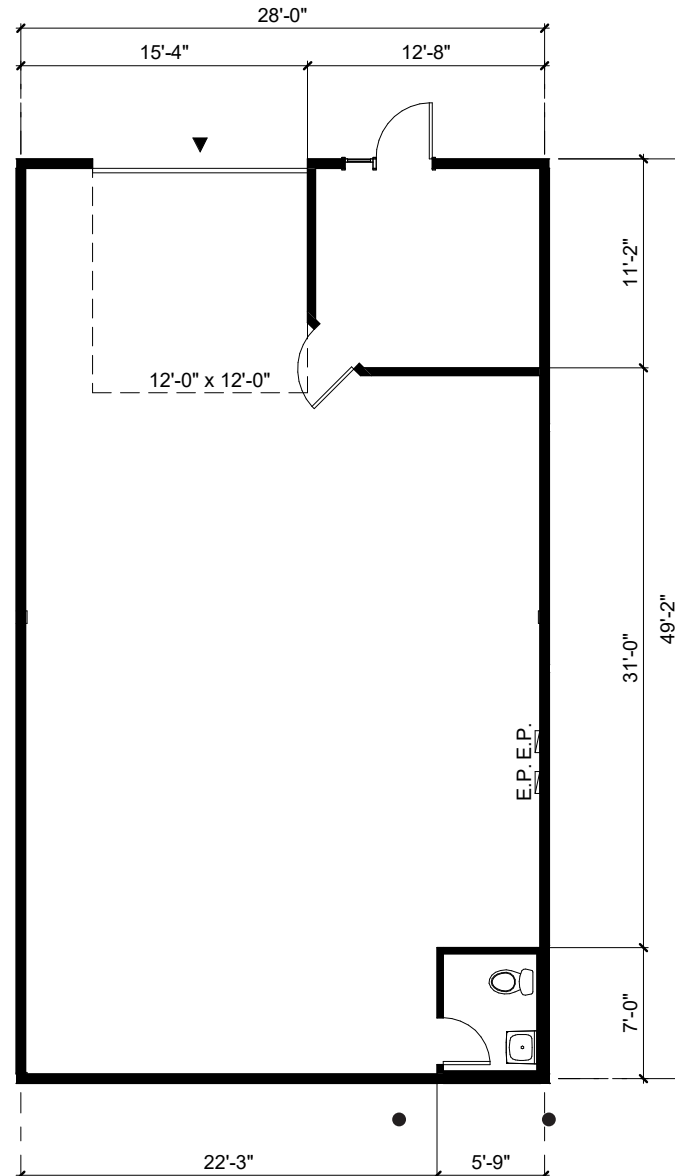
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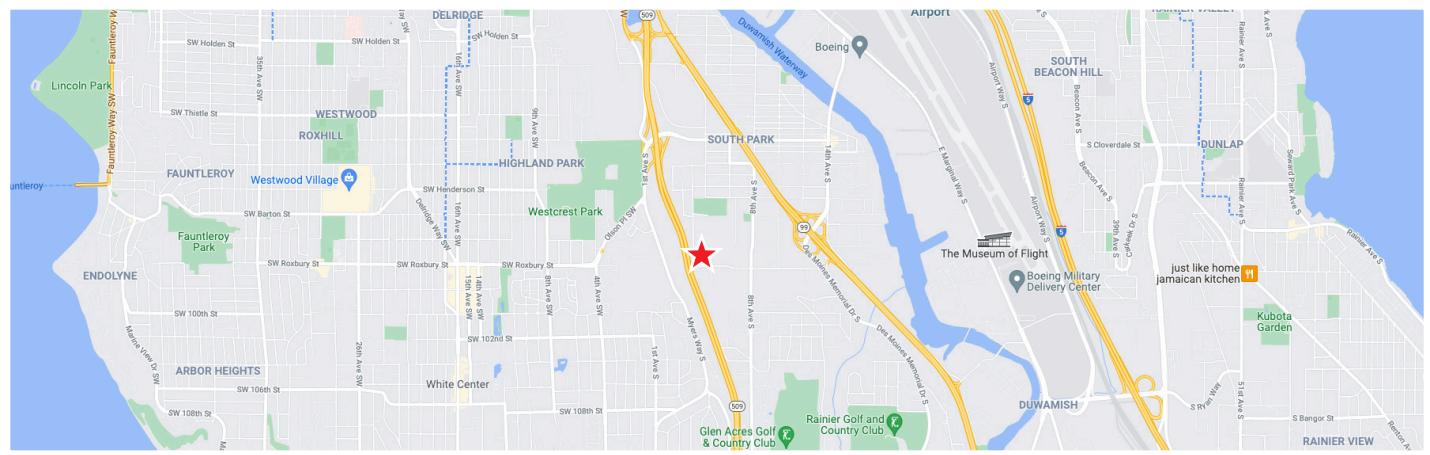
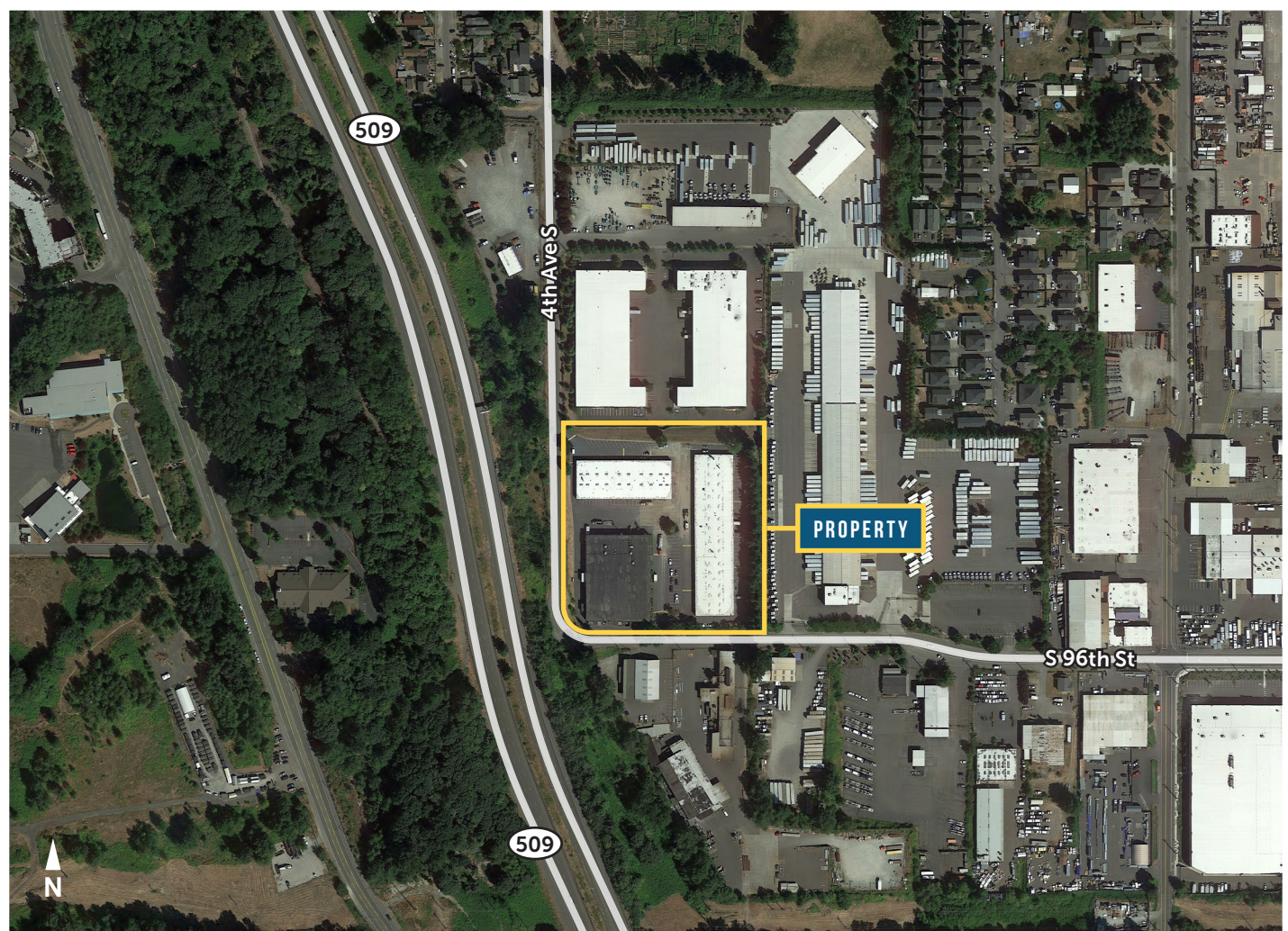
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COMPANY



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