

Industrial for Sale

KANE INDUSTRIAL BUILDING

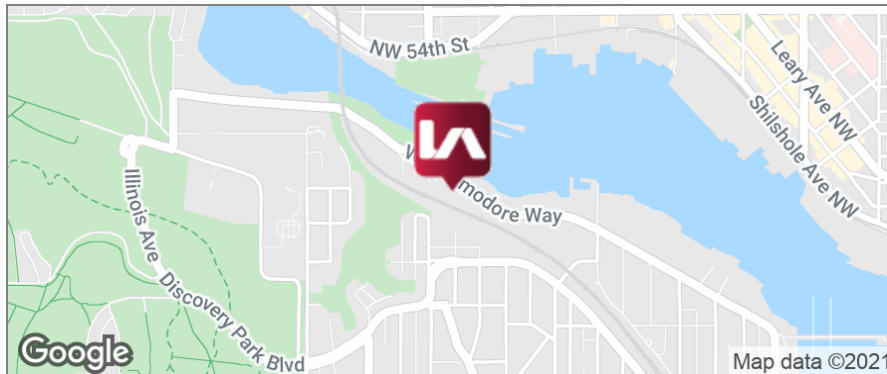
3101 W Commodore Way, Seattle, WA 98199

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

SALE PRICE:	\$1,400,000
TOTAL BLDG SF:	5,910 SF (as per King County Records) 10,208 SF (Actual)
LAND AREA:	13,227 SF
CLEAR HEIGHT:	16' in Some Areas
LOADING:	Grade Level Loading
ZONING:	IB U/45
POWER:	Heavy 480V 3-Phase
PARCEL NO. (APN):	423790-0495



COMMENTS

The Kane Industrial Building is located in close proximity to the ship canal and on the western edge of the Fisherman's Terminal industrial area of Interbay in Magnolia.

PROPERTY OVERVIEW

Great opportunity for an owner/user to acquire a contractor building, machine shop, industrial space, office and potential work/live quarters. The property is well situated in Magnolia's Fisherman's Terminal and only minutes from Ballard and downtown Seattle.

CONTACT

Amanda Hahnemann, CCIM
ahahnemann@lee-associates.com
D 206.773.2691

Chris Aberg
caberg@lee-associates.com
D 206.773.2683

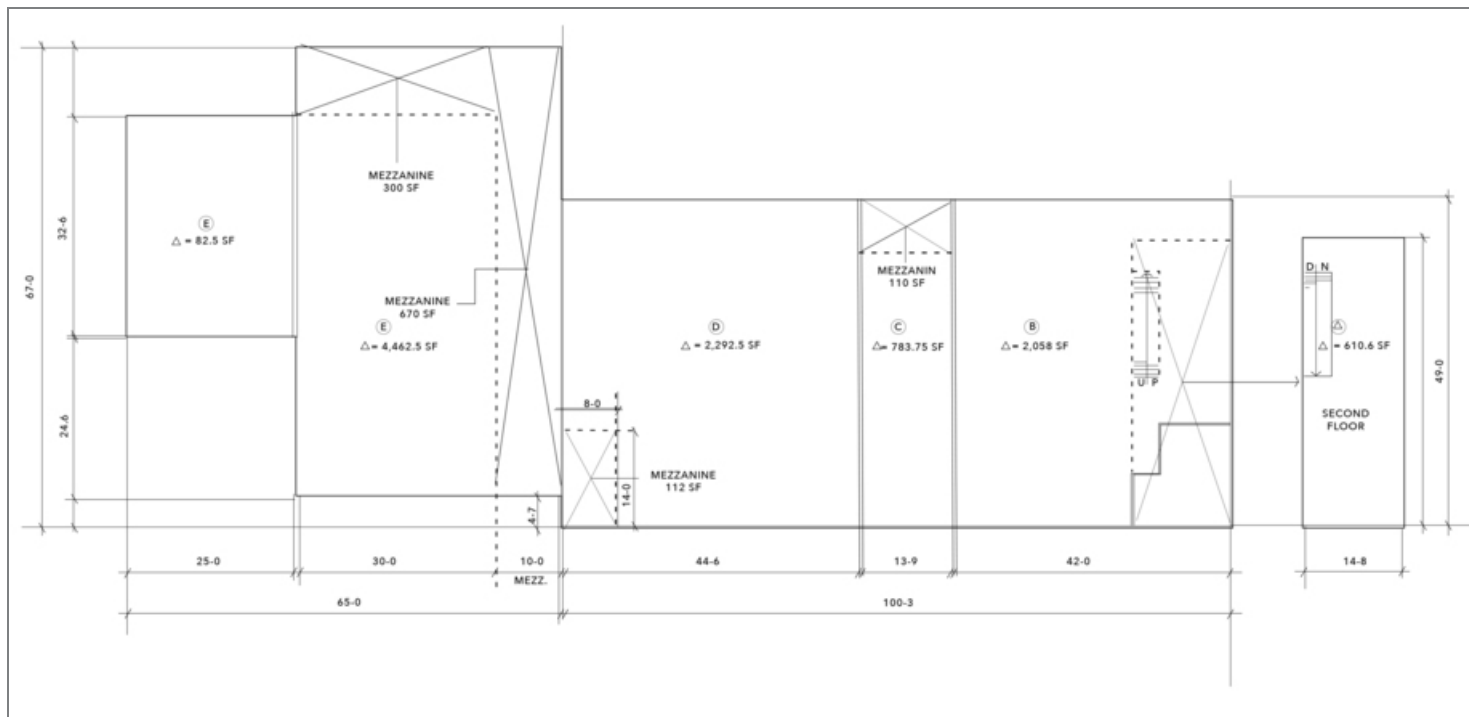
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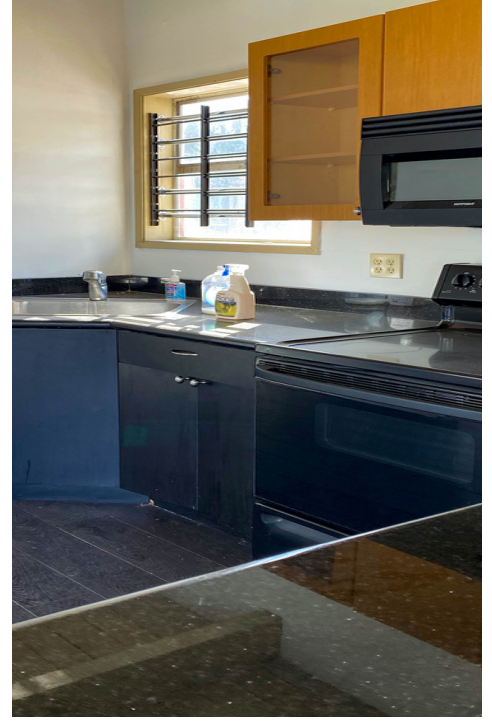
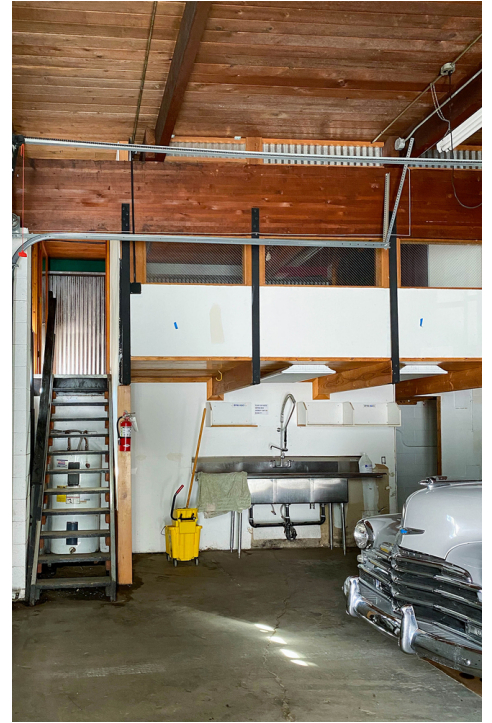
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POPULATION



	1 MILE	3 MILES	5 MILES
2020	19,369	126,317	312,823
2025 (Projection)	32,003	160,665	440,446

HOUSEHOLDS

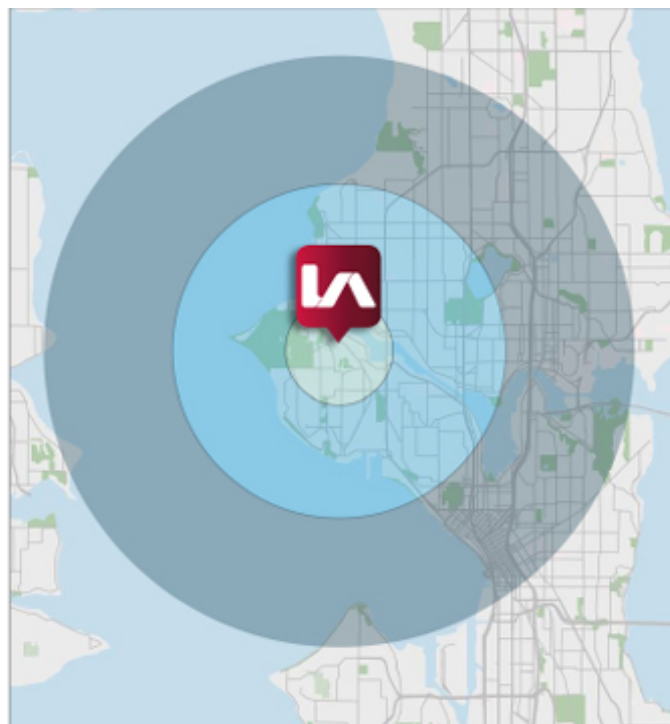


	1 MILE	3 MILES	5 MILES
2020	15,309	69,684	199,940

MEDIAN HOUSEHOLD INCOME



	1 MILE	3 MILES	5 MILES
2020	\$90,768	\$110,691	\$97,874



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