

# MAGNOLIA WAREHOUSE

## OFFERING MEMORANDUM

PARAGON  
REAL ESTATE ADVISORS



LAUREN  
HENDRICKS  
COMMERCIAL REALTOR







# PARAGON

REAL ESTATE ADVISORS

600 University St, Suite 2018 | Seattle, WA 98101  
info@ParagonREA.com

Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

## EXCLUSIVELY LISTED BY:

Windermere Midtown Commercial - 206.999.9161 | Paragon Real Estate - 206.623.8880

### LAUREN HENDRICKS

206.999.9161

Laurenhendricks@windermere.com

CommercialSeattle.com

### MICHAEL URQUHART

425.999.6650

Michael@ParagonREA.com

### BRIAN PLATT

206.251.8483

Brian@ParagonREA.com

### BEN DOUGLAS

206.658.7247

Ben@ParagonREA.com



EXECUTIVE SUMMARY

# OFFERING

This presents an owner-user with a great opportunity to acquire a 13,740 square foot warehouse in the Magnolia industrial quarter. The building originally consisted of one warehouse, offices, a break room, and was later expanded to include an additional two-story warehouse. The building consists of two loading doors with both grade level and dock high doors, clear span warehouse in the main warehouse and second floor of the addition.

<b>NAME</b>	<b>Magnolia Warehouse</b>
<b>ADDRESS</b>	4400 24th Ave W, Seattle, WA 98199
<b>PRICE</b>	\$3,600,000
<b>SQUARE FEET</b>	13,740 Total Net Rentable
<b>PRICE PER FOOT</b>	\$262
<b>LOT SIZE</b>	10,780 SqFt
<b>LOADING DOORS</b>	2 – One grade level and one dock high
<b>POWER</b>	3 Phase Power
<b>ZONING</b>	MML U/65





# INVESTMENT HIGHLIGHTS

- Clear span warehouse
- 3-Phase power throughout
- Two loading doors: one dock-high & one at grade
- Multiple private offices, breakroom, 6 restrooms, and shower on-site
- Potential to load from the 1st to 2nd floor with a 2-Ton Crane
- Concrete floors on all levels
- Partially sprinklered
- Off-street parking





# EXTERIORS



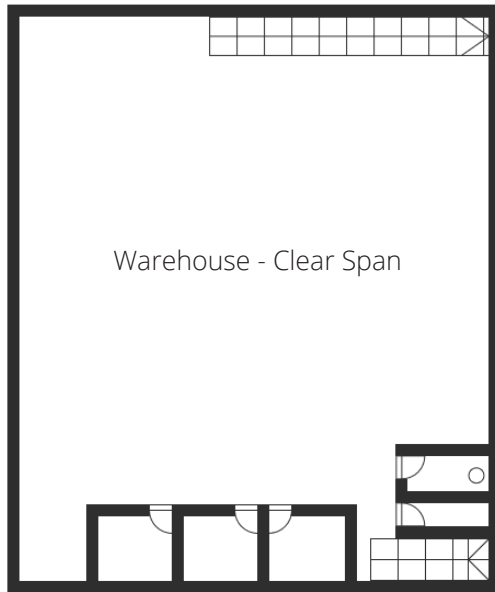


# INTERIORS

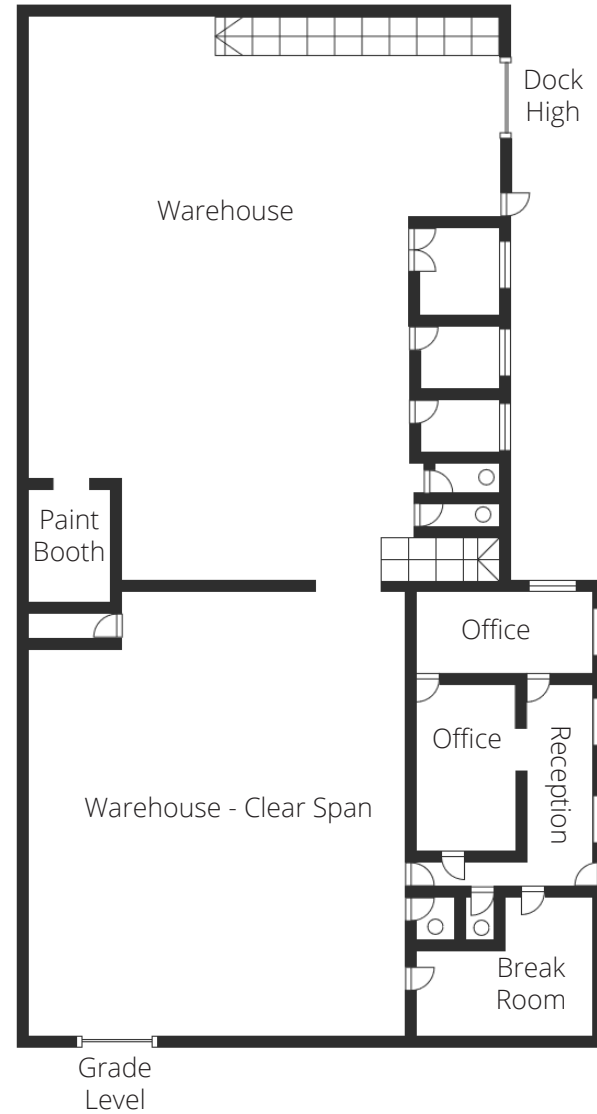


# FLOOR PLANS

**SECOND FLOOR**



**GROUND FLOOR**





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