

FOR LEASE

WA REA

Washington Real Estate Advisors

OUTSIDE STORAGE YARD ± 13.72 ACRES

6050 EAST MARGINAL WAY S.
SEATTLE, WA

One of the largest outside storage yards in the South Seattle area

LOCATION:

Close proximity to Port of Seattle marine cargo terminals, multiple intermodal rail yards, Sea-Tac International Airport & Boeing Field

ACCESS:

I-5, SR-99, SR-509. Less than 1 Mile from I-5 Interchange. Multiple access points on site including two curb cuts on East Marginal Way S, and main entry off of 4th Ave S via S Front Street

PAVING:

Heavy load-bearing asphalt, accomodating many industrial users: trailers, chassis, cargo containers

VISIBILITY:

Direct frontage along SR-99 (East Marginal Way S). Ideal for outdoor yard display retailers or auctioneers

ZONING:

Heavy Industrial IG2/U85. Reportedly allows for stacking of containers

SECURITY:

Perimeter is fully fenced (chain link) & secured with barbed wire and entry gates. Security checkpoint with capacity for multiple truck queues



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