

# Occidental BUSINESS PARK

2454 Occidental Ave S Seattle, WA

## FOR LEASE

### 18,860 SF

INSULATED & CLIMATE CONTROLLED  
FULLY FENCED & SECURED



THE ANDOVER  
COMPANY, INC.

CORFAC INTERNATIONAL



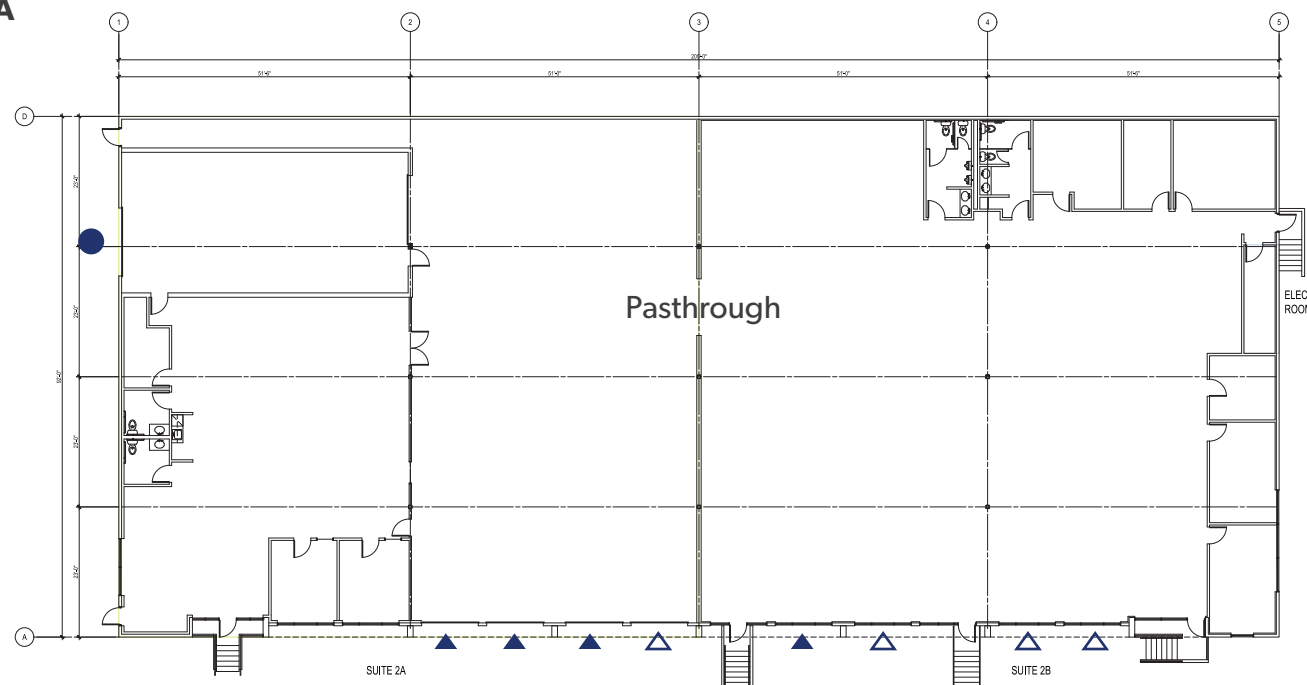
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- 18,860 SF TOTAL  
(DIVISIBLE TO APPROX. 9,430 SF)
- 4,799 SF OFFICE
- 4 DOCK DOORS, WITH ABILITY TO ADD  
4 ADDITIONAL DOCK HIGH DOORS
- 1 OVERSIZED GRADE LEVEL DOOR
- 16' CLEAR HEIGHT
- INSULATED WAREHOUSE
- GREAT FOR CLIMATE CONTROLLED, FLEX  
AND R&D USES
- FENCED/GATED SITE WITH WROUGHT  
IRON
- +/- 600 AMPS, 480/277V, 3-PHASE  
POWER
- DEMISING WALL CAN BE DEMOED



## KEY:

- ▲ Dock High Door
- △ Currently filled in with glass, LL has ability to convert into dock high as needed
- Grade Level Door



*The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.*

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LUMEN FIELD



T-MOBILE PARK



Occidental  
BUSINESS PARK

STARBUCKS HQ



DRIVE TIMES

DOWNTOWN SEATTLE 10 MIN

SEATAC AIRPORT 20 MIN

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