

CONTRACTOR / STORAGE YARD & OFFICE

7510 5th Ave S, Seattle, WA 98108

FOR SALE
10,000 SF LOT
ASKING \$1,300,000



SITE & BUILDING SPECIFICATIONS

Address	7510 5th Avenue South Seattle, WA 98108
Parcel No.	732790-5855
Lot Size	10,000 SF (0.23 AC) - 100' X 100' corner site
Building	1,872 SF (office and shop space)
Bldg Coverage	18.7% - balance is usable fenced yard
Power	208v & 480v, 3Phase
Zoning	IG1 / U65 502 Compliant
Access	Automatic/automated Gate
Improvements	~\$290,000 invested
Price	\$1,300,000



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KEY SITE FEATURES

- **Fenced & secured** - Full perimeter fencing; asphalt-paved.
- **Office improvements** - Fully refreshed/finished office - new drywall, lighting, paint, insulation, electrical and HVAC
- **HVAC** - New heating and cooling serving the office area.
- **Power** - Upgraded panels; 208v, and 480v, 3Phase.
- **Building systems** - New roof, new site drainage, camera system.
- **Corner position** - Two points of frontage at 5th Ave S and S Austin St; quick Hwy 99 / I-5 access.
- **Security** - Full camera system throughout site

