



**COLDWELL
BANKER
COMMERCIAL**
DANFORTH

FOR SALE

SODO MANUFACTURING

\$2,495,000

2733 4th Ave S
Seattle, WA 98134

AVAILABLE SPACE
8,316 SF

FEATURES

- 16' Drive Thru grade Level Doors
- 16' to 20' clear height
- Two 5 Ton Overhead Cranes
- 240 3 Phase 400 AMP Power
- Easy access to I-5

AREA

Located just South of 4th Ave S and S Lander St in the SoDo District. SoDo ("South of Downtown") is a revitalized industrial district.



CBCWORLDWIDE.COM

OFFICE

Bob Fredrickson, CCIM
206 595 7232
bfredrickson@cbcworldwide.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER COMMERCIAL
DANFORTH**
33313 1st Way S, Federal Way, WA 98003
253.874.3200



SODO MANUFACTURING

2733 4th Ave S, Seattle, WA 98134

SALE



OFFERING SUMMARY

Sale Price:	\$2,495,000
Available SF:	
Lot Size:	0.21 Acres
Building Size:	8,316 SF
Zoning:	IG1 U/85
Market:	Seattle
Submarket:	SoDo
Traffic Count:	27,334
Price / SF:	\$300.02

PROPERTY OVERVIEW

Located just south of the intersection of S Lander St and 4th Ave S. This 8,316 sq ft dual purpose building is perfect for the owner user looking for a light manufacturing facility. 4,620 sq ft shop/manufacturing area, 1,616 sq ft office, and an approximate 2,080 sq ft two story retail/office space that fronts 4th Ave S.

PROPERTY HIGHLIGHTS

CBCWORLDWIDE.COM

Bob Fredrickson, CCIM
206 595 7232
bfredrickson@cbcworldwide.com

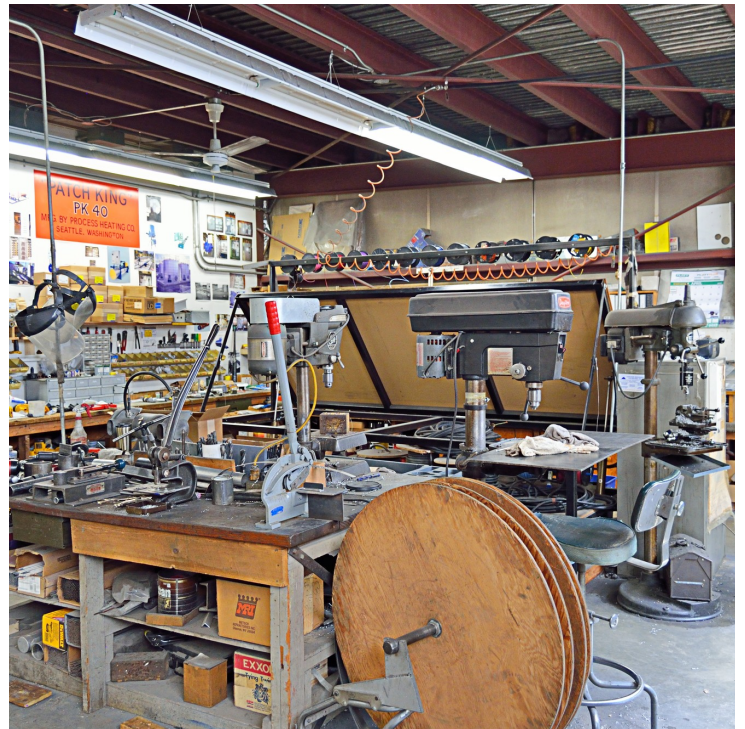
**COLDWELL
BANKER
COMMERCIAL**
DANFORTH



SODO MANUFACTURING

2733 4th Ave S, Seattle, WA 98134

SALE



CBCWORLDWIDE.COM

Bob Fredrickson, CCIM
206 595 7232
bfredrickson@cbcworldwide.com

 **COLDWELL
BANKER
COMMERCIAL**
DANFORTH



SODO MANUFACTURING

2733 4th Ave S, Seattle, WA 98134

SALE



CBCWORLDWIDE.COM

Bob Fredrickson, CCIM
206 595 7232
bfredrickson@cbcworldwide.com



**COLDWELL
BANKER
COMMERCIAL**

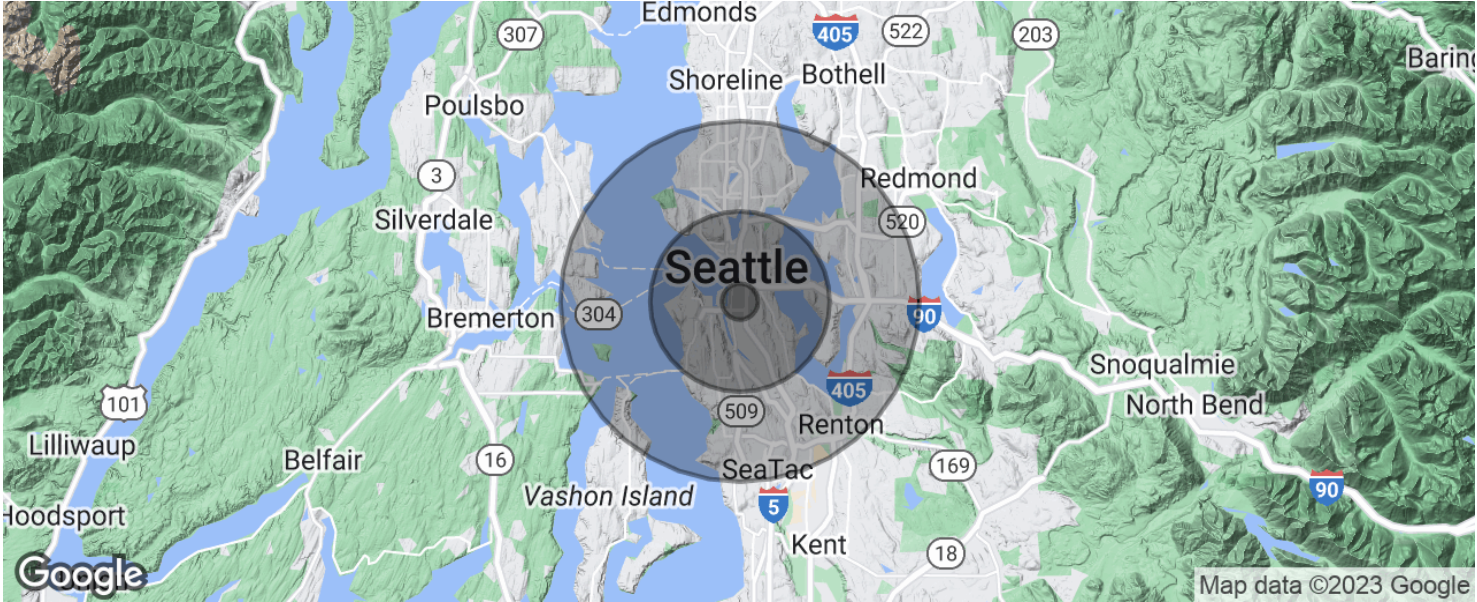
DANFORTH



SODO MANUFACTURING

2733 4th Ave S, Seattle, WA 98134

SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,903	385,084	1,014,896
Median age	48.7	37.0	37.3
Median age (Male)	49.4	36.8	36.8
Median age (Female)	40.8	37.2	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	879	188,205	459,987
# of persons per HH	2.2	2.0	2.2
Average HH income	\$73,425	\$79,362	\$88,485
Average house value	\$382,908	\$511,216	\$552,772

* Demographic data derived from 2020 ACS - US Census

CBCWORLDWIDE.COM

Bob Fredrickson, CCIM
206 595 7232
bfredrickson@cbcworldwide.com



COLDWELL
BANKER
COMMERCIAL

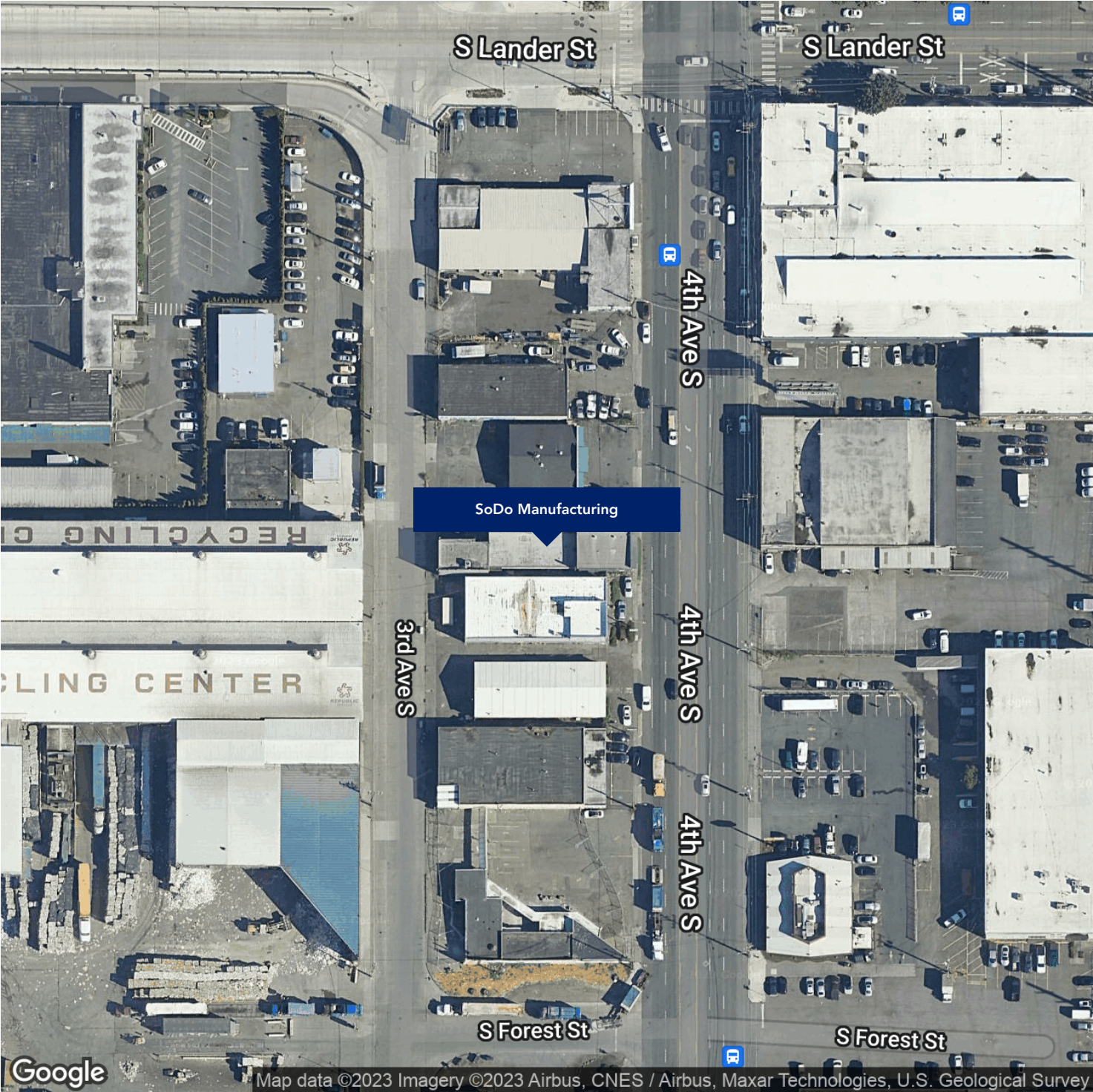
DANFORTH



SODO MANUFACTURING

2733 4th Ave S, Seattle, WA 98134

SALE



CBCWORLDWIDE.COM

Bob Fredrickson, CCIM
206 595 7232
bfredrickson@cbcworldwide.com



COLDWELL
BANKER
COMMERCIAL
DANFORTH



SODO MANUFACTURING

2733 4th Ave S, Seattle, WA 98134

SALE

SALE PRICE

\$2,495,000

LOCATION INFORMATION

Building Name	SoDo Manufacturing
Street Address	2733 4th Ave S
City, State, Zip	Seattle, WA 98134
County/Township	King
Market	Seattle
Submarket	SoDo
Cross Streets	S Lander St and 4th Ave S

BUILDING INFORMATION

Building Size	8,316 SF
Price / SF	\$300.02
Tenancy	Multiple
Number Of Floors	2
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	IG1 U/85
Lot Size	9,000 SF
APN#	766620-5305
Submarket	SoDo
Corner Property	Yes
Traffic Count	27,334
Traffic Count Street	S Lander and 4th Ave S
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
----------------	-----

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes

CBCWORLDWIDE.COM

Bob Fredrickson, CCIM
206 595 7232
bfredrickson@cbcworldwide.com



COLDWELL
BANKER
COMMERCIAL

DANFORTH