



2450 6TH AVENUE S • UNIT 53 • SEATTLE, WA 98134

INDUSTRIAL WAREHOUSE • SODO, SEATTLE

Unit 53

Service warehouse with grade-level loading and high ceilings

AVAILABLE

1,895 SF (BOMA)

TYPE

Warehouse

BASE RENT

\$1.25 /SF + NNN

EST. MONTHLY

\$3,430 /mo all-in

AVAILABLE

Now

FOR LEASING INFORMATION

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A practical service warehouse with grade-level loading and high ceilings — well suited to storage, distribution, or light service operations.

Unit 53 offers 1,895 rentable square feet of industrial warehouse space available now. The unit features grade-level loading and high ceilings, making it an efficient box for storage, distribution, or service work. It sits within the fully renovated 6th & Lander building in central SoDo.

NNN charges include utilities, keeping occupancy simple. The building is one block from the SODO light rail station with free street parking around it and easy access to I-5, SR-99, and I-90.

IDEAL FOR

Warehouse

Storage

Distribution

Light Service

Maker / Production

UNIT 53 AT A GLANCE

Rentable Area	1,895 SF (BOMA)
Usable Area	~1,544 SF
Base Rent	\$1.25 / SF + NNN
Est. Monthly (All-In)	\$3,430 / Mo. (\$2,369 base + \$1,061 NNN)
Loading	Grade-Level
Ceilings	High
Configuration	Open Warehouse
Access	Grade-Level Door
NNN	\$0.56 / SF (incl. utilities)
Sprinklers	—