

Single Tenant Industrial Property for Sale

14900 Whitman Avenue North, Shoreline, WA 98133

\$2,200,000



Property Details

Address:	14900 Whitman Ave N. Shoreline, WA
Parcel Number:	282710-0015
2024 Property Taxes:	\$20,922.15
Zoning:	Mixed Business (MB)
Allowed Uses:	Warehousing, Light Manufacturing, Retail, Office, Single & Multi Family Residential
Current Use:	Light Manufacturing
Lot Size:	22,018 SF
Total Building Size:	8,591 SF
Total No. of Buildings:	2
Building 1 Size:	4,721 SF
Building 2 Size:	3,870 SF
Year Built:	1970
Effective Year Built:	1999
Parking:	14 Uncovered Spaces
Number of Tenants:	1
Type of Lease:	NNN



Building 1: 14900 Whitman Ave N

Total Building Size: 4,721 SF
Warehouse Size: 2,793 SF
Office Size: 1,928 SF
Clear Span Warehouse
480V 3-Phase Power
18' Interior Clearance
1 Grade Level Loading Door
6 Private Offices
3 Private Restrooms
Additional Storage

Building 2: 900 N. 149th St

Total Building Size: 3,870 SF
Warehouse Size: 3,375 SF
Office Size: 495 SF
Clear Span Warehouse
Heavy Power
18' Interior Clearance
1 Grade Level Loading Door
1 Private Office
2 Private Restrooms
1 Large Conference Room

Lease Summary

Tenant: West Coast Industries, Inc.
Lease Type: NNN
Lease Commencement Date: June 1, 2021
Lease Expiration Date: May 31, 2028
Option to Extend: None
Redevelopment Clause: Landlord has the right to terminate the lease with at least 18 months written notice to Tenant. Landlord shall reimburse tenant for tenant's reasonable moving expenses.

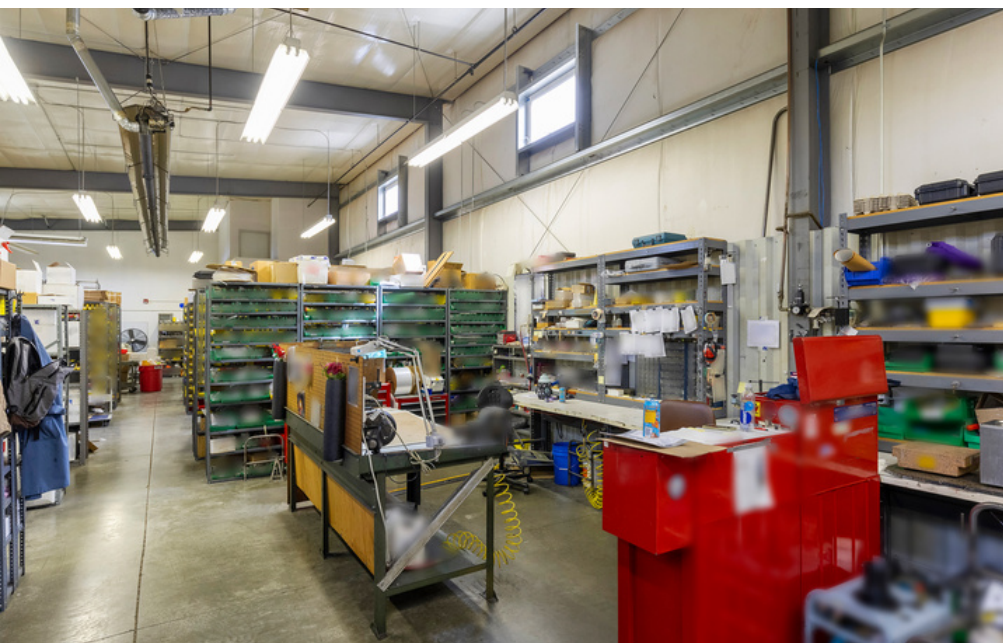
Monthly Base Rent Schedule:

June 1, 2023 - May 31, 2024:	\$11,382.55
June 1, 2024 - May 31, 2025:	\$11,724.00
June 1, 2025 - May 31, 2026:	\$12,075.72
June 1, 2026 - May 31, 2027:	\$12,437.99
June 1, 2027 - May 31, 2028:	\$12,811.13



Property Photos

14900 Whitman Ave N.



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Lauren Hendricks
(206) 999-9161
LaurenHendricks@Windermere.com
www.CommercialSeattle.com

Windermere Real Estate Midtown/Commercial
2420 2nd Avenue
Seattle, WA 98121



LAUREN
HENDRICKS
COMMERCIAL REALTOR