



2,634 SF Warehouse/Showroom/Office Building for Lease

4030 23rd Avenue West, Seattle, WA 98199

\$1.20/SF/Month NNN



# Property Details

**Property Address:** 4030 23rd Avenue West, Seattle, WA 98199  
**Base Rent:** \$1.20/SF/Month  
**2025 Estimated NNN:** \$0.25/SF/Month  
**Total Monthly Rent:** \$13,983.13 (including NNN)  
**Building Size:** 9,634 SF  
**Lot Size:** 8,550 SF  
**Year Built:** 1962 (Effective Year Built: 1999)  
**Zoning:** MML U/65  
**Current Use:** Industrial, Light Manufacturing, Warehouse, Showroom & Office  
**Available:** September 1, 2025

**Property Features:**

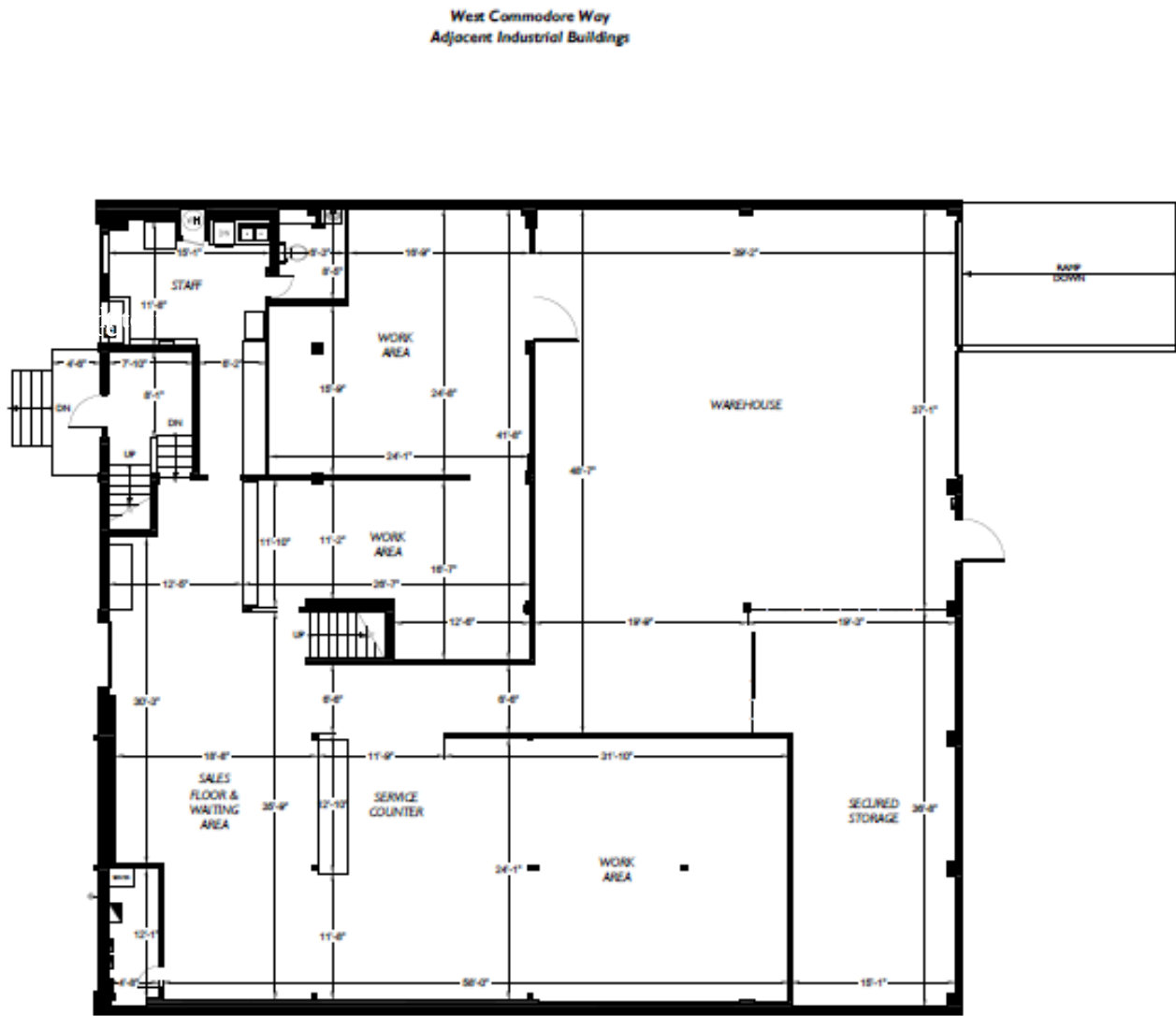
- 6,000 SF on the 1<sup>st</sup> floor consisting of 2,377 SF warehouse space & 3,623 SF shop/office/storage and break room
- 3,634 SF on the 2nd floor including open showroom space, conference room, storage, and private offices
- 16+ Ft ceilings in the warehouse
- 3-phase power with 800+ AMPS
- off-street parking for 10+ vehicles
- 3 loading doors including ramped & dock-high off alley
- Excellent location in Interbay close to Fisherman's Terminal



# 1st Floor

# 4030 23<sup>rd</sup> Ave W

23rd Avenue West  
Parking Area



Adjacent Industrial Buildings  
West Emerson Place



**2-D**  
AS-BUILT  
FLOOR PLAN  
IDFLOORPLANS.COM

371 NW Gibson Blvd.  
Suite 140  
Issaquah, WA 98027  
425-477-7511  
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Project: C25-347	
Client:	
Architect:	
Engineer:	
Designer:	
Checker:	
Printer:	
Date:	
Scale:	
Sheet:	
Client:	
Windsore Planners	
215 Westlake Avenue North	
Seattle, WA 98109	
Site:	
Industrial Building	
4030 23rd Avenue West	
Seattle, WA 98199	

Floor Plan

1

Floor





# 4030 23<sup>rd</sup> Ave W

Floor plan of the second floor showing various rooms and dimensions:

- STP & SHOWER:** Located in the top left corner, with dimensions 7'-10" and 12'-8".
- STORAGE:** Located in the top center, with dimensions 16'-4" and 36'-8".
- WORK AREA:** Located in the center, with dimensions 11'-10", 10'-4", 11'-11", 14'-4", 23'-7", 35'-11", and 16'-4".
- OFFICE:** Located in the bottom left, with dimensions 11'-4" and 16'-4".
- OFFICE:** Located in the bottom right, with dimensions 11'-4" and 16'-4".
- MEZZANINE STORAGE:** Located in the bottom right, with dimensions 25'-2" and 24'-4".
- OPEN TO BELOW:** A large area on the right side of the floor plan, indicated by diagonal lines.

**Loading & Parking Area**  
**Service Alleyway**  
**21st Avenue West**

Scale:  $\frac{3}{32}" = 1'-0"$

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Week	Activity
1	Unit 1: Introduction to the course
2	Unit 2: The history of the course
3	Unit 3: The importance of the course
4	Unit 4: The role of the course
5	Unit 5: The impact of the course
6	Unit 6: The future of the course
7	Unit 7: The challenges of the course
8	Unit 8: The solutions to the course
9	Unit 9: The results of the course
10	Unit 10: The conclusion of the course
11	Unit 11: The final exam
12	Unit 12: The final project
13	Unit 13: The final presentation
14	Unit 14: The final report
15	Unit 15: The final evaluation
16	Unit 16: The final assessment
17	Unit 17: The final analysis
18	Unit 18: The final synthesis
19	Unit 19: The final conclusion
20	Unit 20: The final summary
21	Unit 21: The final review
22	Unit 22: The final reflection
23	Unit 23: The final evaluation
24	Unit 24: The final assessment
25	Unit 25: The final analysis
26	Unit 26: The final synthesis
27	Unit 27: The final conclusion
28	Unit 28: The final summary
29	Unit 29: The final review
30	Unit 30: The final reflection
31	Unit 31: The final evaluation
32	Unit 32: The final assessment
33	Unit 33: The final analysis
34	Unit 34: The final synthesis
35	Unit 35: The final conclusion
36	Unit 36: The final summary
37	Unit 37: The final review
38	Unit 38: The final reflection
39	Unit 39: The final evaluation
40	Unit 40: The final assessment
41	Unit 41: The final analysis
42	Unit 42: The final synthesis
43	Unit 43: The final conclusion
44	Unit 44: The final summary
45	Unit 45: The final review
46	Unit 46: The final reflection
47	Unit 47: The final evaluation
48	Unit 48: The final assessment
49	Unit 49: The final analysis
50	Unit 50: The final synthesis
51	Unit 51: The final conclusion
52	Unit 52: The final summary
53	Unit 53: The final review
54	Unit 54: The final reflection
55	Unit 55: The final evaluation
56	Unit 56: The final assessment
57	Unit 57: The final analysis
58	Unit 58: The final synthesis
59	Unit 59: The final conclusion
60	Unit 60: The final summary
61	Unit 61: The final review
62	Unit 62: The final reflection
63	Unit 63: The final evaluation
64	Unit 64: The final assessment
65	Unit 65: The final analysis
66	Unit 66: The final synthesis
67	Unit 67: The final conclusion
68	Unit 68: The final summary
69	Unit 69: The final review
70	Unit 70: The final reflection
71	Unit 71: The final evaluation
72	Unit 72: The final assessment
73	Unit 73: The final analysis
74	Unit 74: The final synthesis
75	Unit 75: The final conclusion
76	Unit 76: The final summary
77	Unit 77: The final review
78	Unit 78: The final reflection
79	Unit 79: The final evaluation
80	Unit 80: The final assessment
81	Unit 81: The final analysis
82	Unit 82: The final synthesis
83	Unit 83: The final conclusion
84	Unit 84: The final summary
85	Unit 85: The final review
86	Unit 86: The final reflection
87	Unit 87: The final evaluation
88	Unit 88: The final assessment
89	Unit 89: The final analysis
90	Unit 90: The final synthesis
91	Unit 91: The final conclusion
92	Unit 92: The final summary
93	Unit 93: The final review
94	Unit 94: The final reflection
95	Unit 95: The final evaluation
96	Unit 96: The final assessment
97	Unit 97: The final analysis
98	Unit 98: The final synthesis
99	Unit 99: The final conclusion
100	Unit 100: The final summary

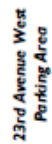
Windermere Midtown  
215 Westlake Avenue North  
Seattle, WA 98109

Site:
Industrial Building 4020 32nd Avenue West Seattle, WA 98199



Floor

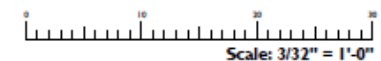
4030 23rd Ave W



Floor Service Area	0
Building Service Area	0
Total Vertical	0

**West Commodore Way  
Adjacent Industrial Buildings**

**Adjacent Industrial Buildings**  
**West Emerson Place**



Project: C25-367

**Client:**

Site:

### Lease Plan

2

Floor



# Property Photos

4030 23rd Ave W





# Property Photos

4030 23rd Ave W





For additional information please contact:

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LAUREN  
HENDRICKS  

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COMMERCIAL REALTOR