

Owner/User-Investment Sale

25-29 S Hanford Street

Seattle, WA 98134

Matt McGregor, SIOR | Vice Chair
+1 206 624 7401 | matt.mcgregor@colliers.com

Bill Condon, SIOR | Vice Chair
+1 206 235 9732 | bill.condon@colliers.com



25-29 South Hanford Street

Seattle, WA 98134

The Offering

Colliers, as exclusive advisor, is pleased to present an excellent opportunity to acquire an approximately 34,983 square foot industrial facility in Seattle, Washington — one of the Pacific Northwest’s most sought-after industrial markets.

This asset is ideally suited for an owner-user, with 26,106 square feet currently vacant and available for occupancy. Additionally, the near-term expiry of the existing tenant provides future expansion opportunity and the pathway to achieve full building occupancy for an owner-user, or a mark-to-market opportunity and continued source of income.

The offering is strategically positioned to serve a vast geographical region from Vancouver B.C. to Northern California and is centrally located between Washington’s two major deepwater ports, the Port of Seattle and the Port of Tacoma. The location offers companies a robust labor pool, access to major transportation corridors, and rail connectivity.

Address	25-29 S Hanford Street Seattle, WA 98134
Size	Approximately 34,983 RSF
Land Area	1.06 acres 45,978 square feet
Loading	6 dock-high doors
Clear Height	Approx. 15'
Tenancy	25.37% occupied by Bels Food International, Corp. (dba Espi’s Sausage & Tocino), expiring 2/28/27



25-29 South Hanford Street

Seattle, WA 98134

Investment Highlights

Strong Corporate Image

Located in the desirable South Seattle industrial area, the property offers great visibility and a prime location, making it ideal for tenants seeking high exposure and strong corporate image.

Superior Location and Accessibility

Situated in one of the Puget Sound region's most sought-after industrial markets, the property benefits from direct visibility from both S Hanford St and E Marginal Way S and seamless access to major freeways. The location provides efficient transportation to the Ports of Seattle and Tacoma, Sea-Tac International Airport, and the new Paine Field Airport. Additionally, the asset is only about a 10-minute drive to downtown Seattle.

Quality Asset

The building offers well-rounded attributes consistent with quality industrial product in the region. Features include a functional office build-out, 15' clear height, dock-high loading, ample power, and convenient parking.

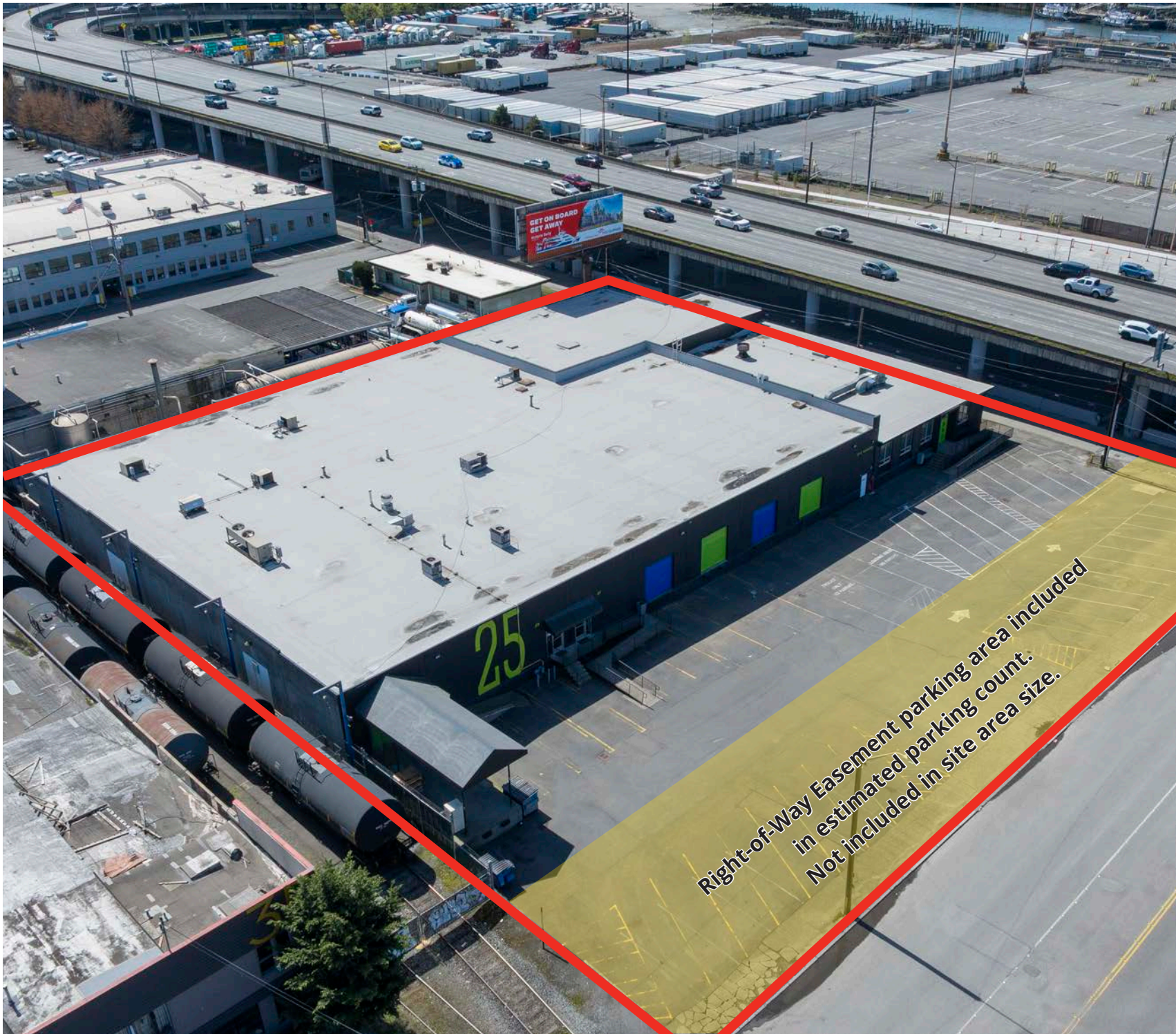


25-29 South Hanford Street

Seattle, WA 98134

Property Summary

Address:	25-29 South Hanford Street, Seattle, WA 98134
Parcel Number:	766620-7610
Zoning:	MML U/85, City of Seattle
Site Area:	1.06 AC (45,978 SF)
Total Rentable SF:	34,983 SF
Office SF:	6,763 SF
Year Built:	1952 / Eff. 1985
Roof:	TPO overlay installed in 2021 with 20-year warranty
Parking:	Parking for up to approximately 52 cars Approx. 35 car stalls, of which 27 can be used as tandem stalls
Building Dimensions:	237' x 150'
Clear Height:	Approx. 15'
Lighting:	<i>Interior</i> Suite 25: LED lights Suite 27: T8 and T5 lights Suite 29: T8 lights
	<i>Exterior</i> Predominantly LED
Power:	600 amps, 240/277 volt, 3-phase
Sprinklers:	Commercial wet system
Loading:	6 dock-high doors
Truck Court	Approx. 50'-80'



25-29 South Hanford Street

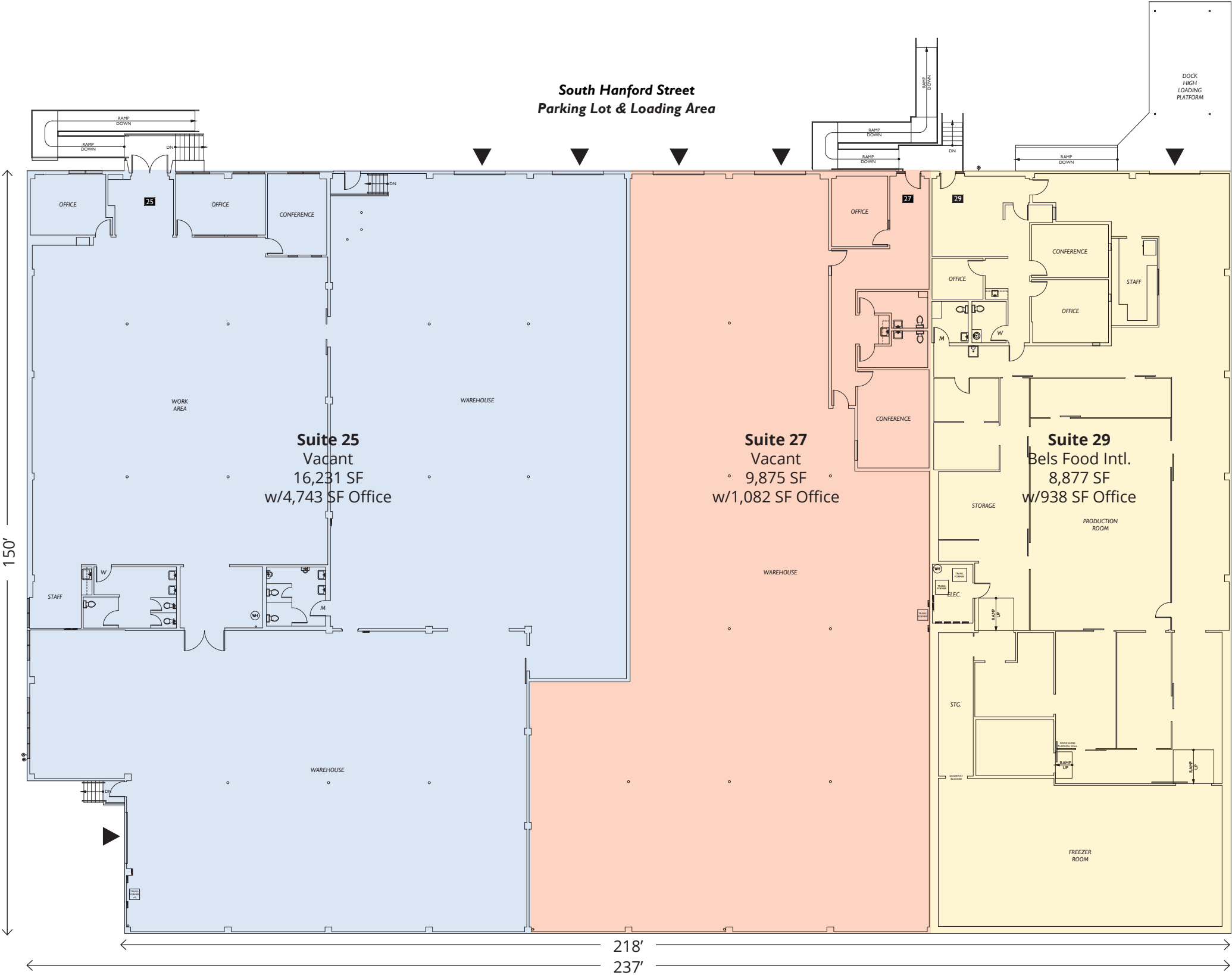
Seattle, WA 98134

Building Plan



Suite 25
Virtual
Tour

Harbor Island & Duwamish Waterway
East Marginal Way South & Alaskan Way Viaduct



▼ Dock-high door

