

Available For Sale
**SODO Retail &
Warehouse**

128 South Orcas St & 5622 1st Ave South
Seattle, WA 98108



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Seattle



LUMEN FIELD



3.5 miles

INDUSTRIAL DISTRICT

SOUTH SEATTLE



0.2 miles



1.5 miles

King County International Airport-Boeing Field (BFI)

WEST SEATTLE

West Duwamish Greenbelt

DELRIDGE

Point Williams

Lincoln Park

Westcrest Park

Andrews Bay

Seward Park

RAINIER VALLEY

S OTHELLO ST

Kingston State Ferry

Water Taxi

Fast Ferry

Duwamish Waterway

East Waterway

23RD AVENUE S

RAINIER AVENUE S

OFFERING SUMMARY

- Owner-User or Investment Opportunity
- 0.81 acres total
- Warehouse contains cold storage
- Vacant Warehouse and Convenience Store with existing Tenant
- Available for purchase as individual parcels or as a combined offering



128 South Orcas St

PROPERTY DETAILS

Address	128 S Orcas St. Seattle, WA 98108
Parcel Number	172280-1910
Warehouse Size	2,400 SF
Year Built	1964
Loading	1 GL Loading Door (9'x 16')
Total Land Size	0.62 acres
Current Monthly Income	Parking gross income of \$3,515/month. Expiration: 10/31/2025

5622 1st Ave South

PROPERTY DETAILS

Addresses	5622 1 st Ave S. Seattle, WA 98108
Parcel Number	172280-2010
Convenience Store Size	3,360 SF
Year Built	1954
Parking	11 spaces
Total Land Size	0.19 acres
Current Monthly Income	Retail gross income of \$6,341/month. Expiration: 10/31/2027 Billboard gross income of \$3,460/year

INCOME DETAILS

	Gross Income	Expiration	Annual Rate Increases
Little Deli Mart	\$6,341/month	10/31/2027	4%
Billboard	\$3,460/year	12/31/2025	3%
Parking	\$3,515/month	10/31/2025	

Investment Summary

This South Seattle property presents a prime opportunity for investors or developers to own a versatile asset in the growing Georgetown submarket. The property consists of two parcels totaling 0.81 acres. It is zoned MML U/85, which permits a wide range of industrial uses including manufacturing, distribution, and logistics. Currently generating over \$10,000 in monthly income, the property is offered in **as-is** condition, providing flexibility for partial or full use of the existing structure. A convenience store on-site is occupied by a long-term tenant, offering immediate cash flow and potential for future redevelopment. Seller is open to considering offers for the parcels individually or as a combined purchase.



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DISCLAIMER

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