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## South Seattle warehouse fetches high price: \$22M

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Public records show a South Seattle warehouse sold Tuesday for an eye-catching price: more than \$21.6 million.

A San Francisco limited liability company that shares an address with Valiant Capital Partners bought the property two blocks south of Safeco Field. Valiant Chief Operating Officer Ralph L. Long Jr. did not return a call. The seller, United Warehouses President Tom Herche, also could not be reached.

The 3-acre property is at 1750 Occidental Ave. S. United Warehouses, a third-party logistics company, occupies an 80,000-square-foot warehouse on the site.

The per-square-foot sales price is one and a half times more than the \$65 a foot that American Life paid for a property just to the north about a year ago. American Life is a Seattle-based investor and developer.

When a company such as Valiant comes to Seattle and “pays that kind of money, it's not for a warehouse,” said American Life Chief Operating Officer Greg Steinhauer.

The overall price Valiant paid is about 20 percent higher than what United Warehouses was asking about a month ago, said broker Bob Swain of NAI Puget Sound Properties. Swain represented a local party that was interested in buying the property, and said Herche wanted around \$18 million but decided against selling.

Swain surmises that United Warehouse will lease the property back for a few years, and that the new owner will eventually redevelop it.

The Valiant land is in an industrial commercial zone with an 85-foot height limit. It's also in the Greater Duwamish Manufacturing Industrial Center.

Seattle Department of Planning & Development spokesman Bryan Stevens said owners of property in the center typically are limited from developing large non-industrial uses.

But the zone allows for a mix of commercial and industrial uses, “so the Duwamish MIC designation doesn't have as stringent of a limitation on size of uses,” Stevens said. “A wide range of uses are allowed in the IC zone, ranging from manufacturing and storage to retail and office.”

The property also is in the Stadium Transition Area Overlay District. Stevens said the designation is intended to create a safer pedestrian environment for people attending events at Safeco and CenturyLink fields. It allows a mix of uses and supports the pedestrian-oriented character of the area while minimizing conflicts with industrial uses.

Because it's located in the stadium transition zone, “just about everything, including stadiums,” could be built there, Steinhauer said.

There have been rumblings that local groups want to bring the National Basketball Association back to Seattle. Besides the Sonics' old home at KeyArena, people are speculating a new basketball venue could be built in different locations in the region, including the area around Safeco and CenturyLink fields.

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