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## Sodo warehouse sold for \$3M

By [JOURNAL STAFF](#)

SEATTLE — A warehouse at [3628 E. Marginal Way S.](#) sold for a little over \$2.9 million, according to King County records.

The seller was Doan Reverse LLC, which acquired the property in 2006 for almost \$1.2 million.

The buyer was RedWall LLC, which is associated with the owner of BladeGallery and Epicurean Edge. Those businesses, with their retail store in Kirkland, make and sell custom cutlery and knives. Public records indicate a loan from JPMorgan Chase.

Andy Langsford and Brian Suite of Venture Real Estate Group represented the seller. Jody Epstein of Venture Real Estate Group represented the buyer. The deal was worth about \$157 per square foot. The building had been on the market for well over a year.

Developed in 1924, the building has 18,715 square feet. It's encircled by the eastbound offramp from the West Seattle Bridge to state Route 99.

The new owner has filed plans to renovate the building with a new foundry, also with renovated offices. Babienko Architects is the designer.

*(Editor's note: The story has been updated to add the buyer's broker.)*