

# 4301

## LEARY WAY NW

SEATTLE, WA

### ICONIC BUILDING

IDEAL FOR INDUSTRIAL MANUFACTURING/ASSEMBLY,  
WAREHOUSING AND OFFICE USERS



**5 MONTHS  
FREE RENT\***

ON A 5 YEAR DEAL

\*DEAL DEPENDENT

**TOTAL BUILDING: 34,711 SF**



# HIGH VISIBILITY INDUSTRIAL STAND ALONE BUILDING ON LEARY WAY

BALLARD

BURKE GILMAN TRAIL

LEARY WAY

FREMONT







# RARE IN-CITY INDUSTRIAL OPPORTUNITY

## PROJECT OVERVIEW

INCREDIBLE OPPORTUNITY TO TAKE ADVANTAGE OF THE EXISTING INFRASTRUCTURE AND IMPROVEMENTS TO CREATE, STORE AND PRODUCE **A WHOLE NEW DESTINATION**

- Total Space – 34,711 SF (divisible)
- Two 14 x 14 grade doors
- One 14 x 16 grade doors
- One 8 x 8 pony dock
- One 8 x 8 dock high
- 22' - 24' Clear height
- Fully sprinklered with floor drains
- 277/480v Power
- 1,500 SF Cooler and 200 SF Cooler
- Various office sizes and configurations
- Brewery equipment (potentially) available
- Event space ready
- Ample restrooms
- Warehouse restroom / locker room

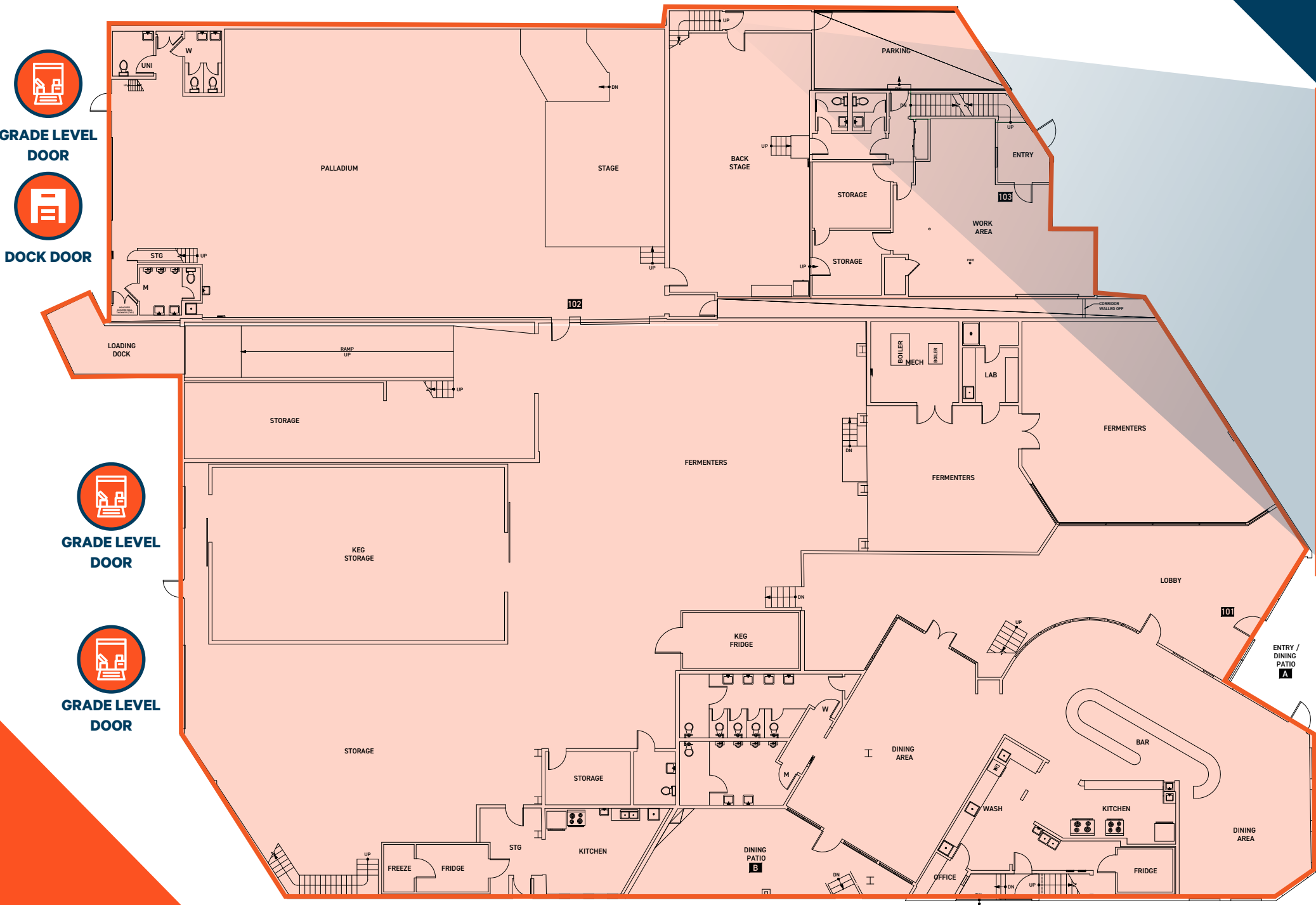




# BREWERY, WAREHOUSE, INDUSTRIAL SPACE

WAREHOUSE AND DISTRIBUTION OPPORTUNITY WITH OFFICES

FULL BUILDING OPPORTUNITY  
34,711 SF TOTAL



GRADE LEVEL DOOR



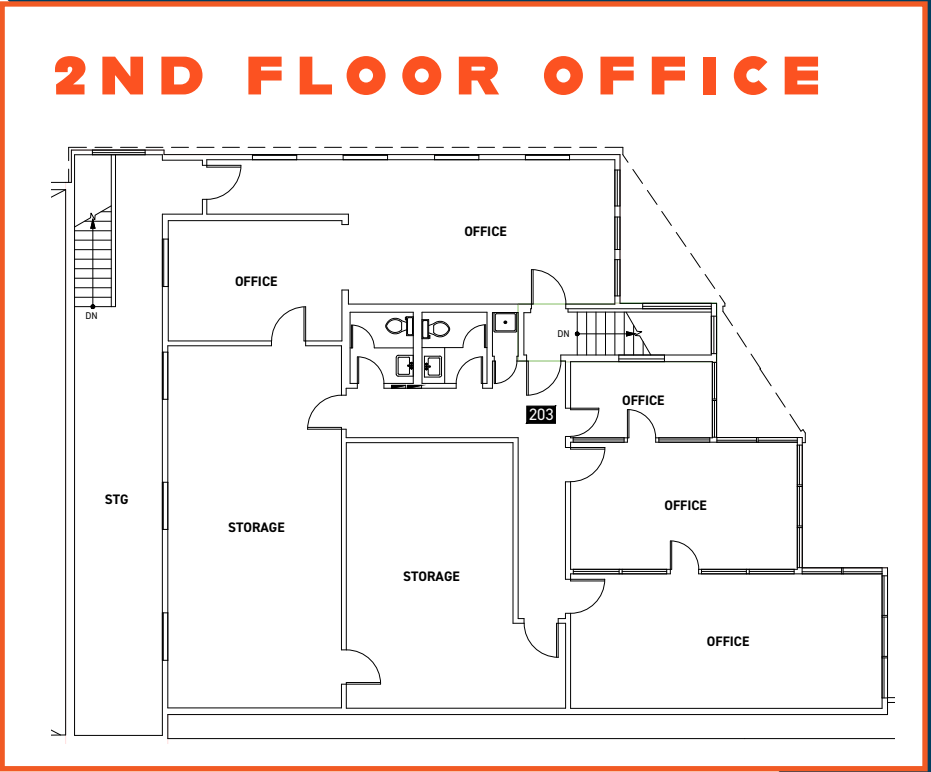
DOCK DOOR



GRADE LEVEL DOOR



GRADE LEVEL DOOR



## 2ND FLOOR OFFICE

# VIRTUAL TOUR



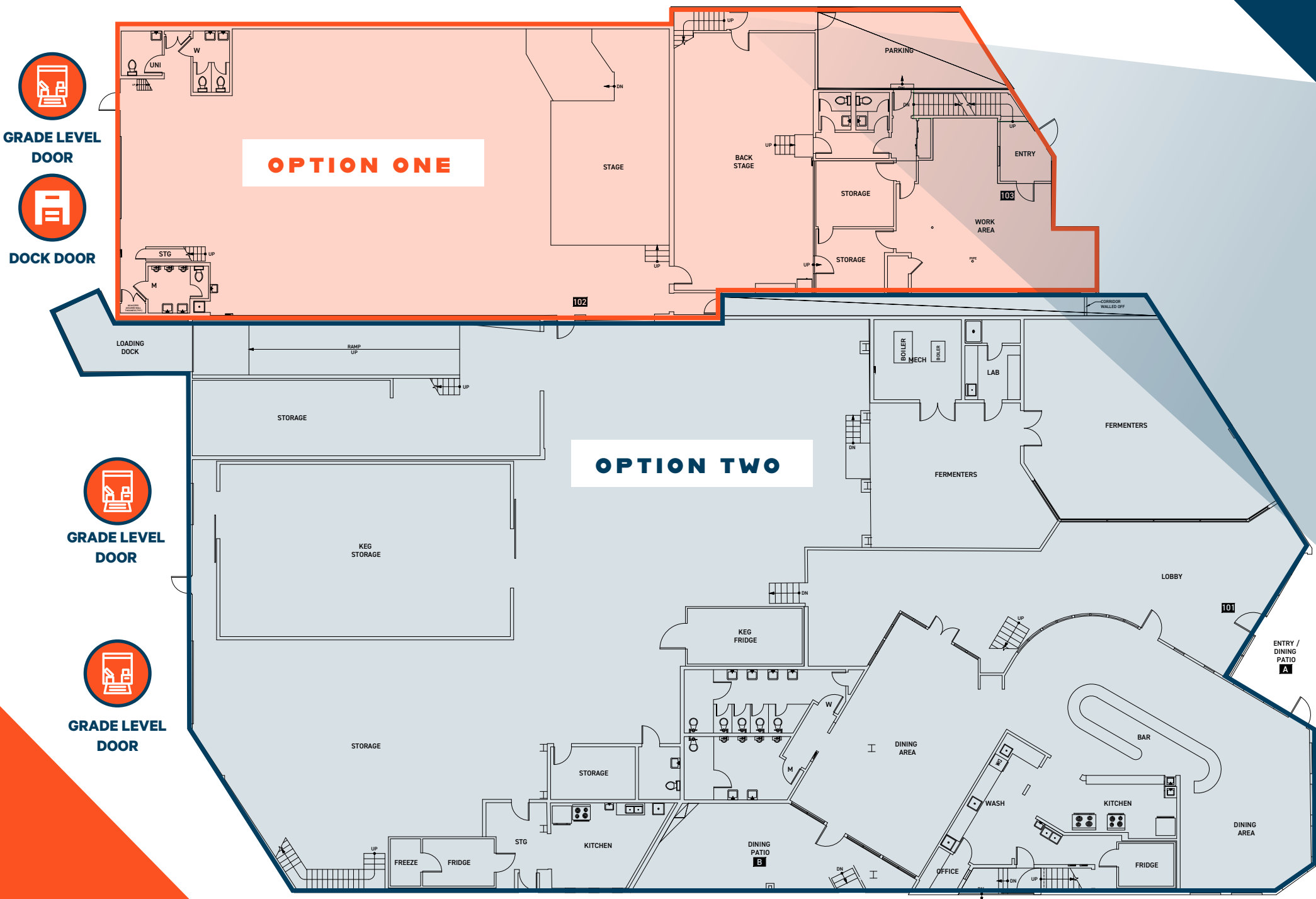
\*NOTE: TWO DEMISING OPTIONS POSSIBLE

# BREWERY, WAREHOUSE, INDUSTRIAL SPACE

IDEAL FOR INDUSTRIAL MANUFACTURING, ASSEMBLY, WAREHOUSE AND OFFICE

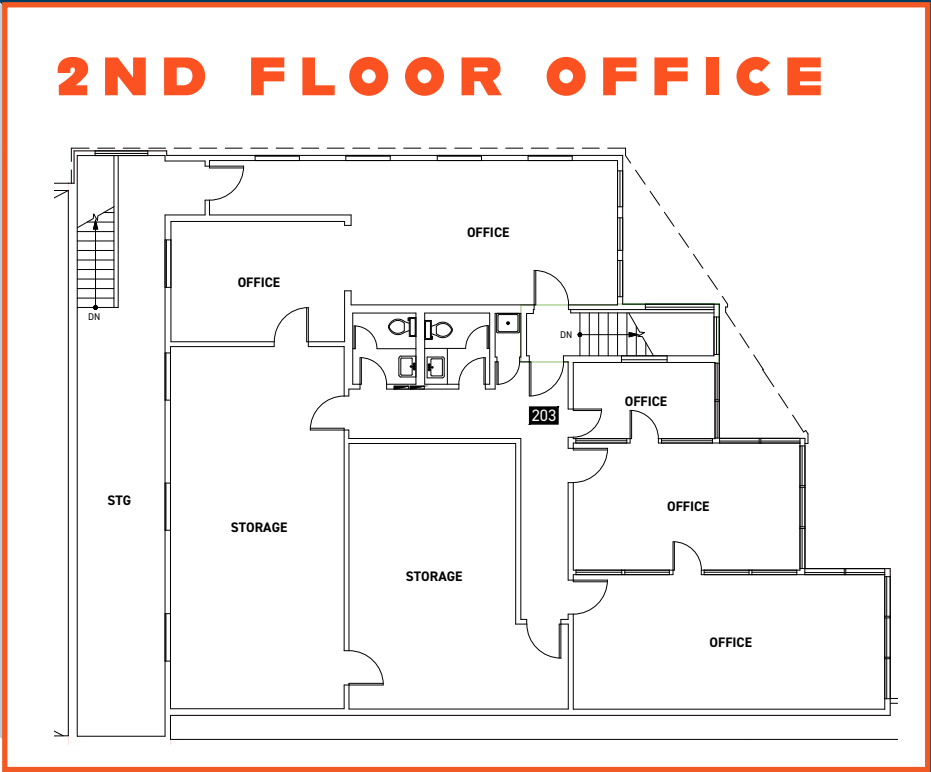
## DEMISING SPACE

|  |                  |
|--|------------------|
| <b>OPTION ONE</b><br>(EVENT SPACE AND OFFICE SPACE)                  | <b>12,538 SF</b> |
| <b>OPTION TWO</b><br>(WAREHOUSE, BREWING, MANUFACTURING AND OFFICES) | <b>22,174 SF</b> |



- GRADE LEVEL DOOR
- DOCK DOOR

- GRADE LEVEL DOOR
- GRADE LEVEL DOOR



## VIRTUAL TOUR





**INDUSTRIAL  
WITHIN  
AN ARMS  
REACH**





# AREA PARKING

45 ADJACENT PARKING STALLS





# 4301

## LEARY WAY NW

SEATTLE, WA



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