

# EMERALD YARD

In Ballard

600 NW 40th Street  
Seattle, WA 98107

\$2 PSF  
**BROKER  
BONUS**

\*For qualified deals



**FOR LEASE** ±16,129 SF Industrial Building

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# PROPERTY INFORMATION

Emerald Yard is situated one block off Leary Way, in the area between Fremont and Ballard. This two building industrial site consists of Building A (16,000 square feet available) and Building B (fully occupied). Building A features a large warehouse area, flex/low bay warehouse and office space with a good mix of open space and private offices.



## BUILDING A

**ADDRESS:** 600 NW 40th Street, Seattle, WA

**BUILDING SF:** ±16,129 SF Available

**LEASE RATE:** \$1.75 PSF/Mo + NNN

**NEW RATE**

**PARCEL NUMBER:** 744200-0222

**LAND AREA:** 36,200 SF

**ZONING:**

» [MML/U65](#)

» Industrial and Maritime [Permitted and Prohibited Uses](#)

**HIGHLIGHTS:**

» Mix of Available Space:

» Warehouse

» Flex/Low Bay Warehouse

» Office

» Power: 400-amp, 120/208 volt, 3-Phase

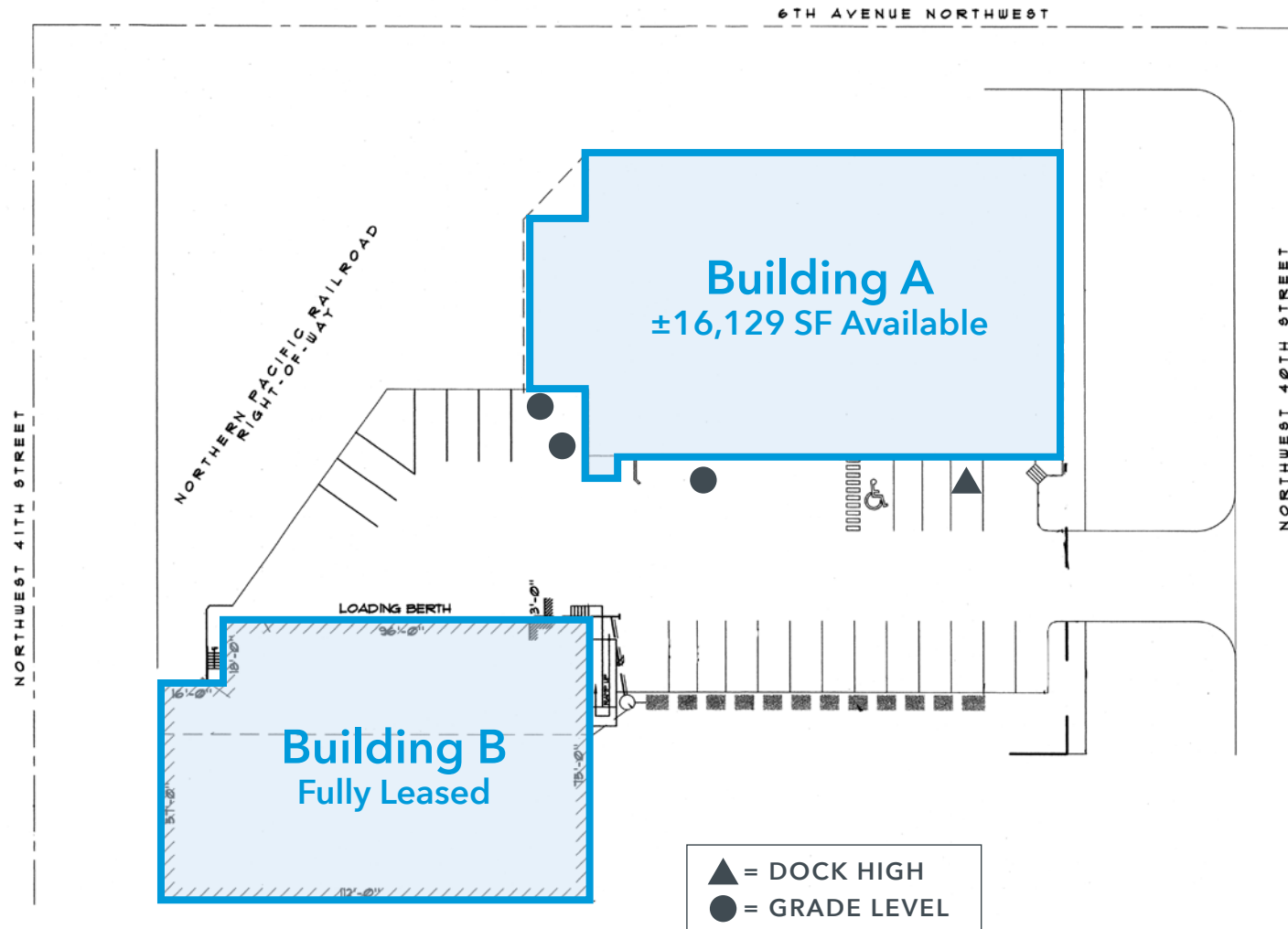
» 17 Assigned Parking Spaces On Site

» Ample Free Off Site Parking Adjacent to Building

» Potential Yard Opportunity

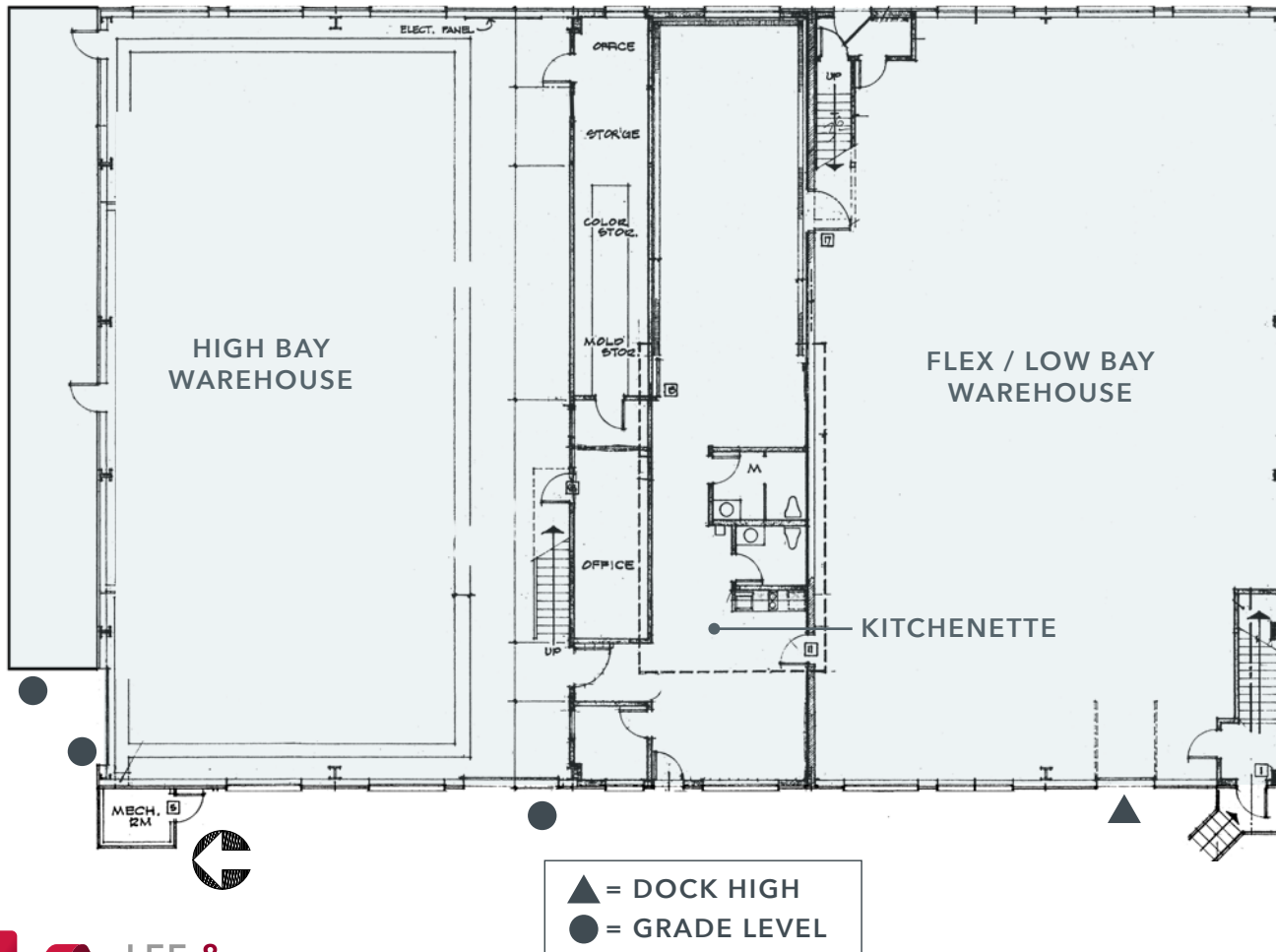
» Available for Occupancy Now

# SITE PLAN



# FLOOR PLANS

## FIRST FLOOR



### HIGH BAY WAREHOUSE

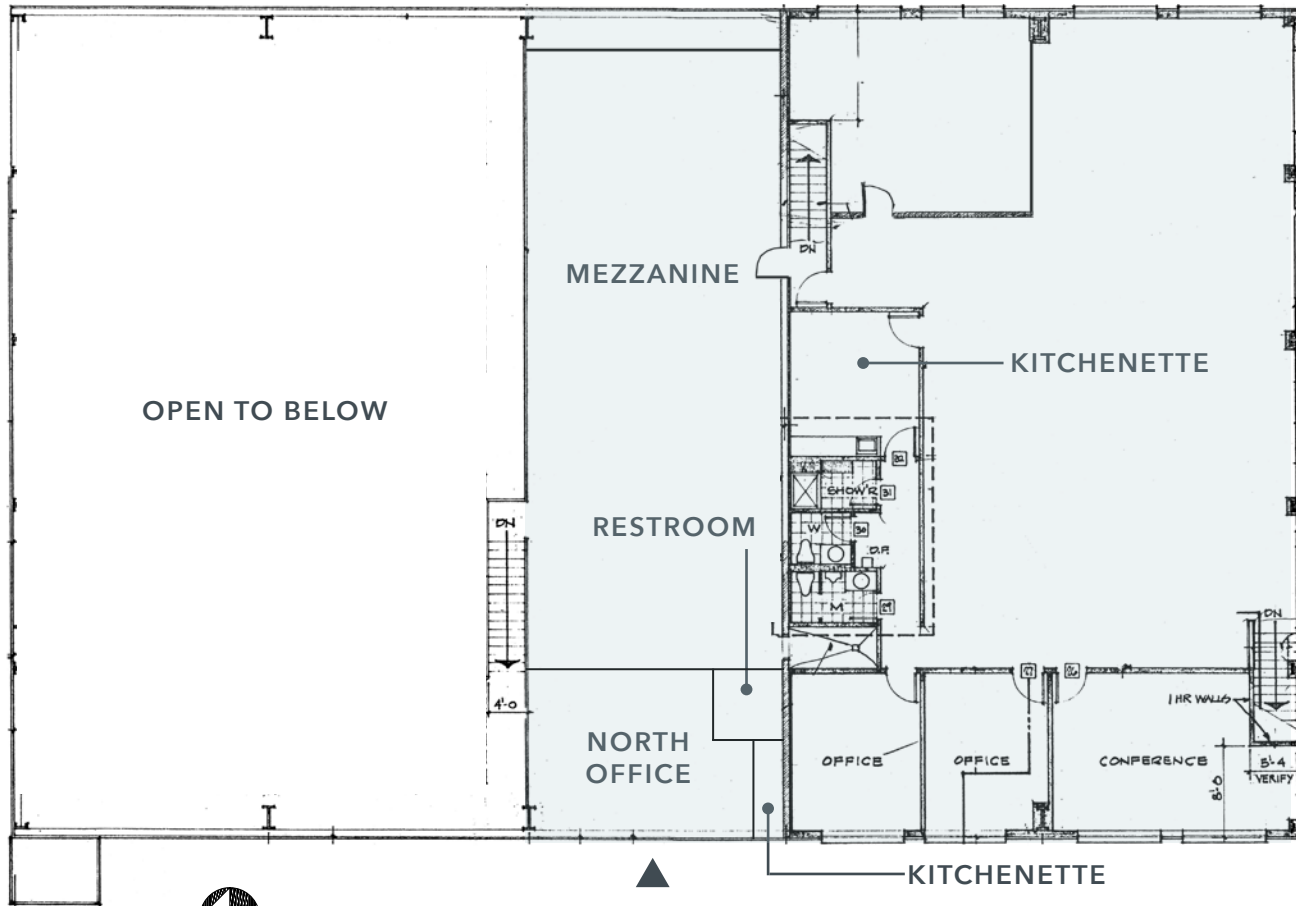
- » ±4,000 SF
- » Three Grade Level Doors
- » Clear Height 16 - 24'
- » Stairs leading to Mezzanine

### FLEX / LOW BAY WAREHOUSE

- » ±4,000 SF
- » 1 Dock Height Door
- » Concrete Slab Flooring
- » Ceiling Height 7'9" (to Underside of Ducting)
- » ±2,000 SF Amenity Area
  - » Restrooms
  - » Kitchenette
  - » Locker Area
  - » Private Office

# FLOOR PLANS

## SECOND FLOOR



### MEZZANINE / NORTH OFFICE AREA

- » ±2,000 SF
- » Large Mezzanine
- » North Office
  - » Kitchenette
  - » Bathroom with Shower
  - » Roll Up Door (Forklift Access Only)

### OFFICE / UPPER LEVEL

- » ±4,000 SF
- » Ceiling Height 8' to Bottom of Drop Ceiling
- » Amenity Area
  - » Restrooms + Shower
  - » Kitchenette/Break Room

▲ = DOCK HIGH  
● = GRADE LEVEL

# PROPERTY PHOTOS

## FLEX / LOW BAY WAREHOUSE



# PROPERTY PHOTOS

## WAREHOUSE, MEZZANINE & NORTH OFFICE



# PROPERTY PHOTOS

## OFFICE AREA / SOUTH UPPER





# AMENITIES MAP

Emerald Yard is located less than three miles to I-5 in a thriving neighborhood that boasts numerous restaurants, breweries, fitness centers, retail shops and much more.





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