

FOR LEASE

FOSS SHIPYARD

*Seattle Premiere Industrial
Waterfront Property*

660 W EWING ST, SEATTLE, WA



KIDDER.COM

km Kidder
Mathews

Foss Shipyard is a large industrial waterfront property with a rare combination of moorage, warehouse, and yard space

PROPERTY OVERVIEW

PROPERTY SIZE	19.98 AC
YARD	3.75 AC, paved
WATERFRONT	2,815 lineal feet of dock/bulkhead
WATER DEPTH	19'-26'
PARCEL	744200-1550
ZONING	MML U/45
WAREHOUSE	43,320 SF total across 3 buildings
OFFICE	9,790 SF total across 2 buildings
SHEDS	17,427 SF of high-clearance tent sheds
AVAILABLE	Now

1.5 MI

WEST OF BALLARD LOCKS

1.5 MI

EAST OF LAKE UNION/ SHIP CANAL



FOSS SHIPYARD



MOORAGE

YARD SPACE

530'

BULKHEAD C

PIER D
395'

PIER E
470'

PIER F
170'

PIER G
238'

PIER H
57'

MOORAGE

STORAGE BLDG

SHIPYARD BLDG

SERVICE BLDG

YARD SPACE

KIDDER MATHEWS

AVAILABLE FOR LEASE

W EWING ST
W NICKERSON ST

Lake Washington
Ship Canal



SHIPYARD BUILDING

TOTAL SIZE	27,240 SF
STORIES	Two
WAREHOUSE/SHOP	21,470 SF (divisible to ±5,000)
OFFICE	5,690 SF divisible
CLEAR HEIGHT	20'
POWER	Heavy
LOADING	Drive-in
CRANES	3 bridge cranes & 3 jib cranes





STORAGE WAREHOUSE

SIZE 17,750 SF

ESFR Fully sprinklered

CLEAR HEIGHT 21'-22' clearspan

LOADING 3 drive-in doors

STORAGE Racking available



SERVICE BUILDING

SIZE	8,100 SF
WAREHOUSE	4,100 SF 1st floor
OFFICE	4,100 SF 2nd floor
STORIES	Two
CLEAR HEIGHT	12'
HVAC	Fully air conditioned
ACCESS	Stairs
LOADING	Drive-in



TENT SHED 1

SIZE 7,900 SF (101' x 79')

CLEAR HEIGHT 42'

TENT SHED 2

SIZE 7,500 SF (176' x 43')

TENT SHED 3

SIZE 1,800 SF (47' x 40')



CONVENIENT
LOCATION NEAR
NORTH SEATTLE



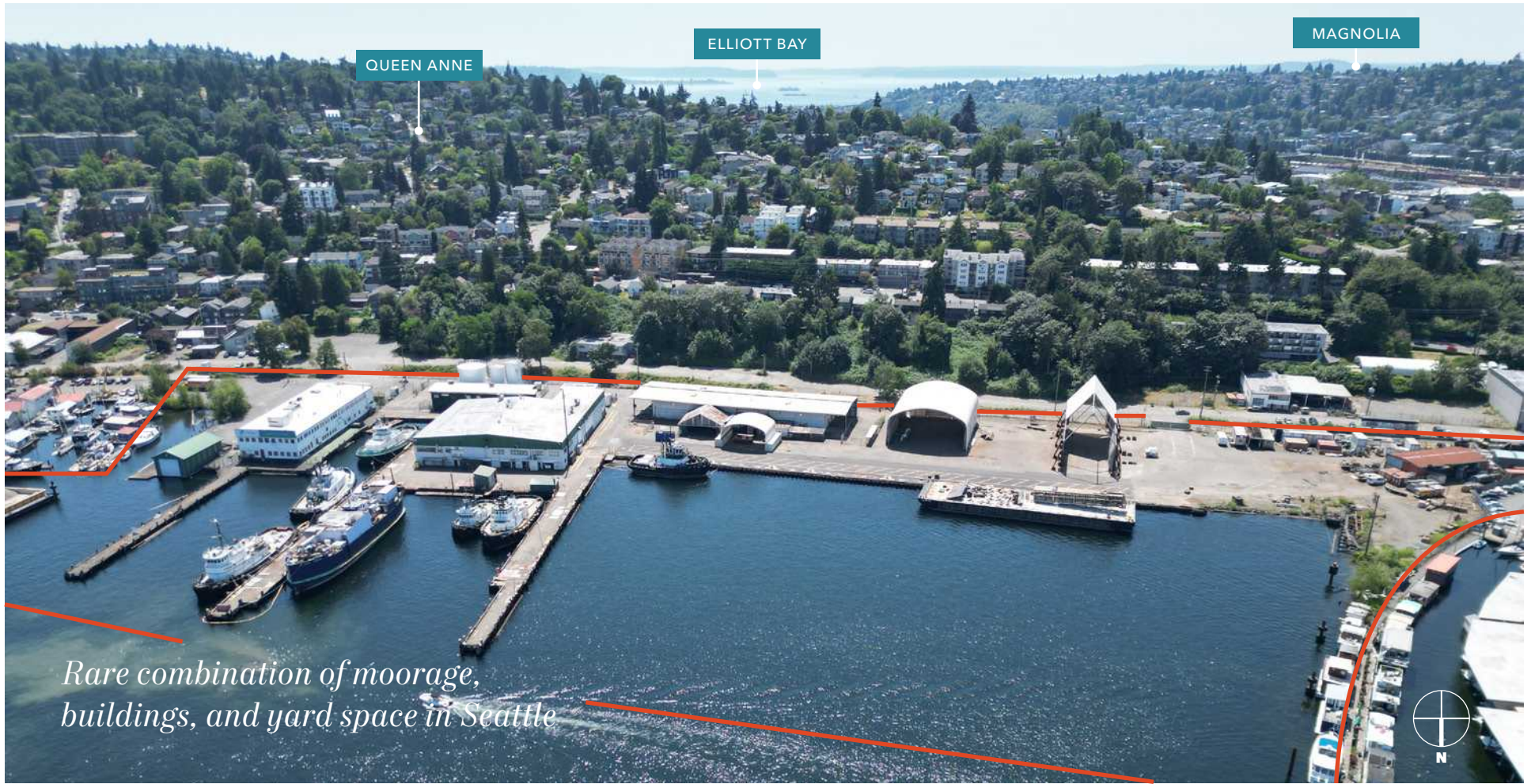
CAN BE LEASED
SEPARATELY OR
IN COMBINATION



VACANT,
AVAILABLE NOW



530 LINEAL
FT OF NEWLY
RESTORED
BULKHEAD

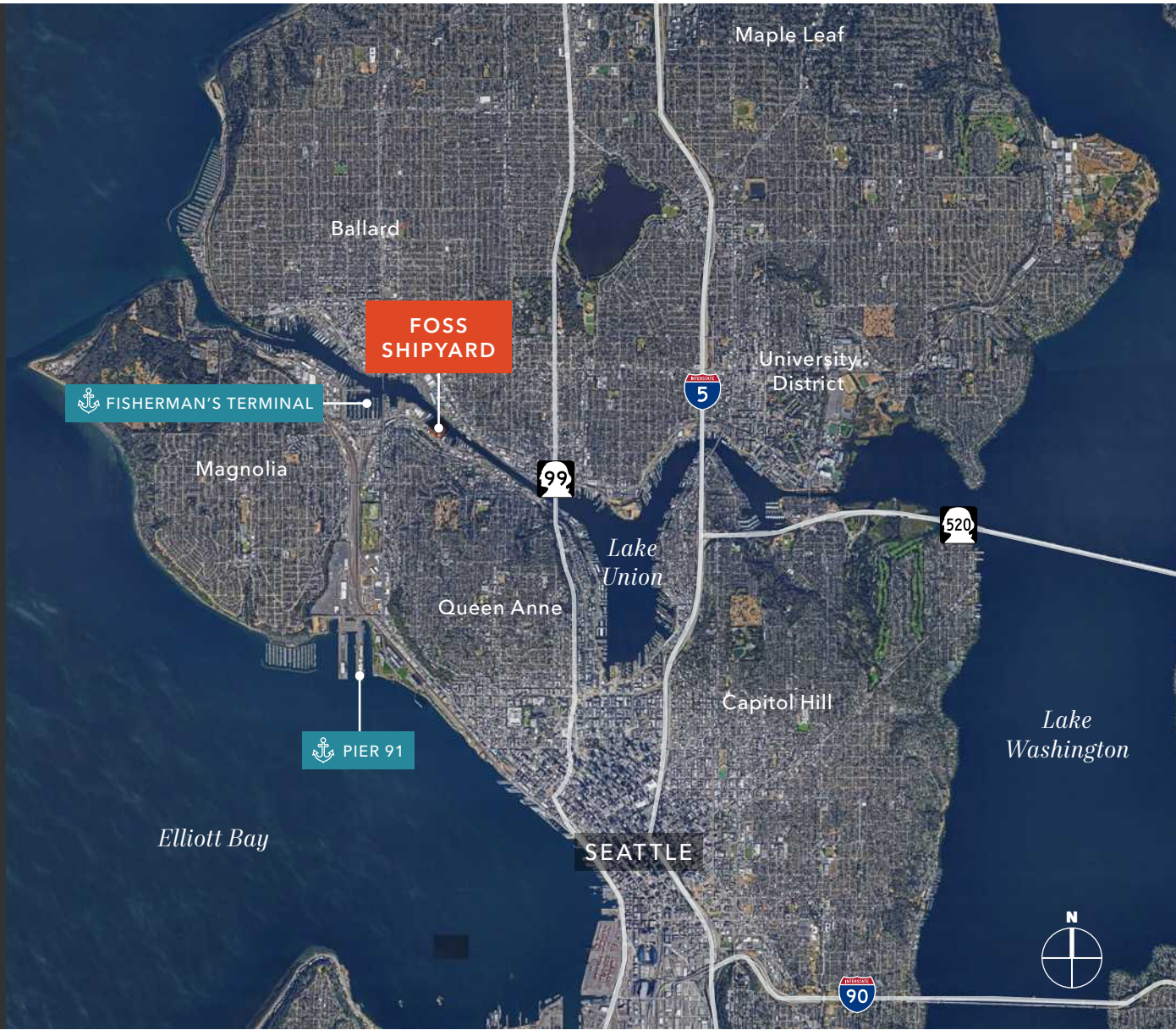


HIGHLY- ACCESSIBLE LOCATION

Situated on the Lake Washington Ship Canal

Quick access to Fisherman's Terminal, Pier 91, and Lake Union

Flexible lease terms



5 MIN

TO FISHERMAN'S
TERMINAL

10 MIN

TO PORT OF
SEATTLE

FOSS SHIPYARD

Exclusively leased by

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