

EMERALD YARD

In Ballard

600 NW 40th Street
Seattle, WA 98107



FOR LEASE ±16,129 SF Industrial Building

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COMMERCIAL REAL ESTATE SERVICES

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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

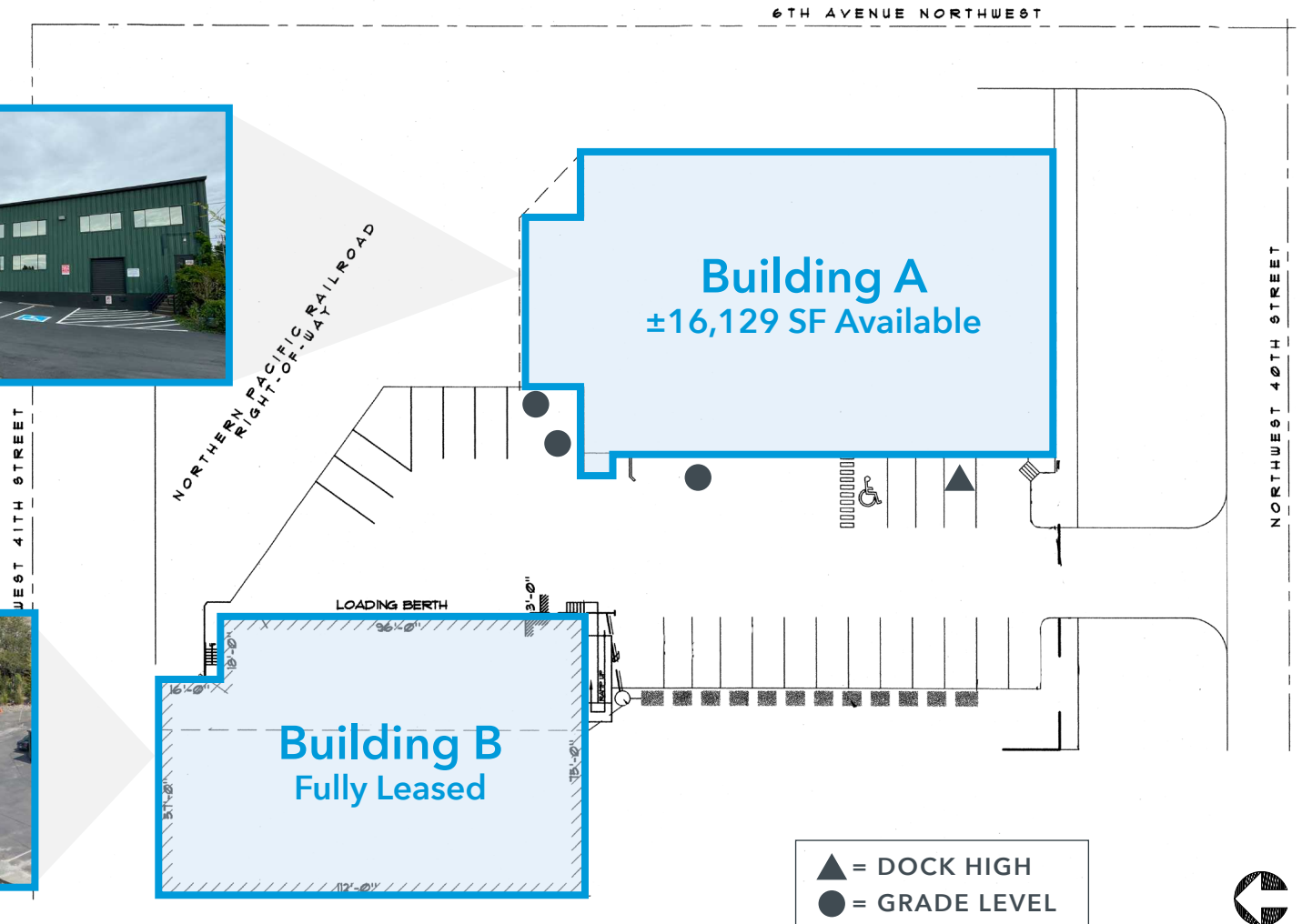
» 17 Assigned Parking Spaces On Site

» Ample Free Off Site Parking Adjacent to Building

» Potential Yard Opportunity

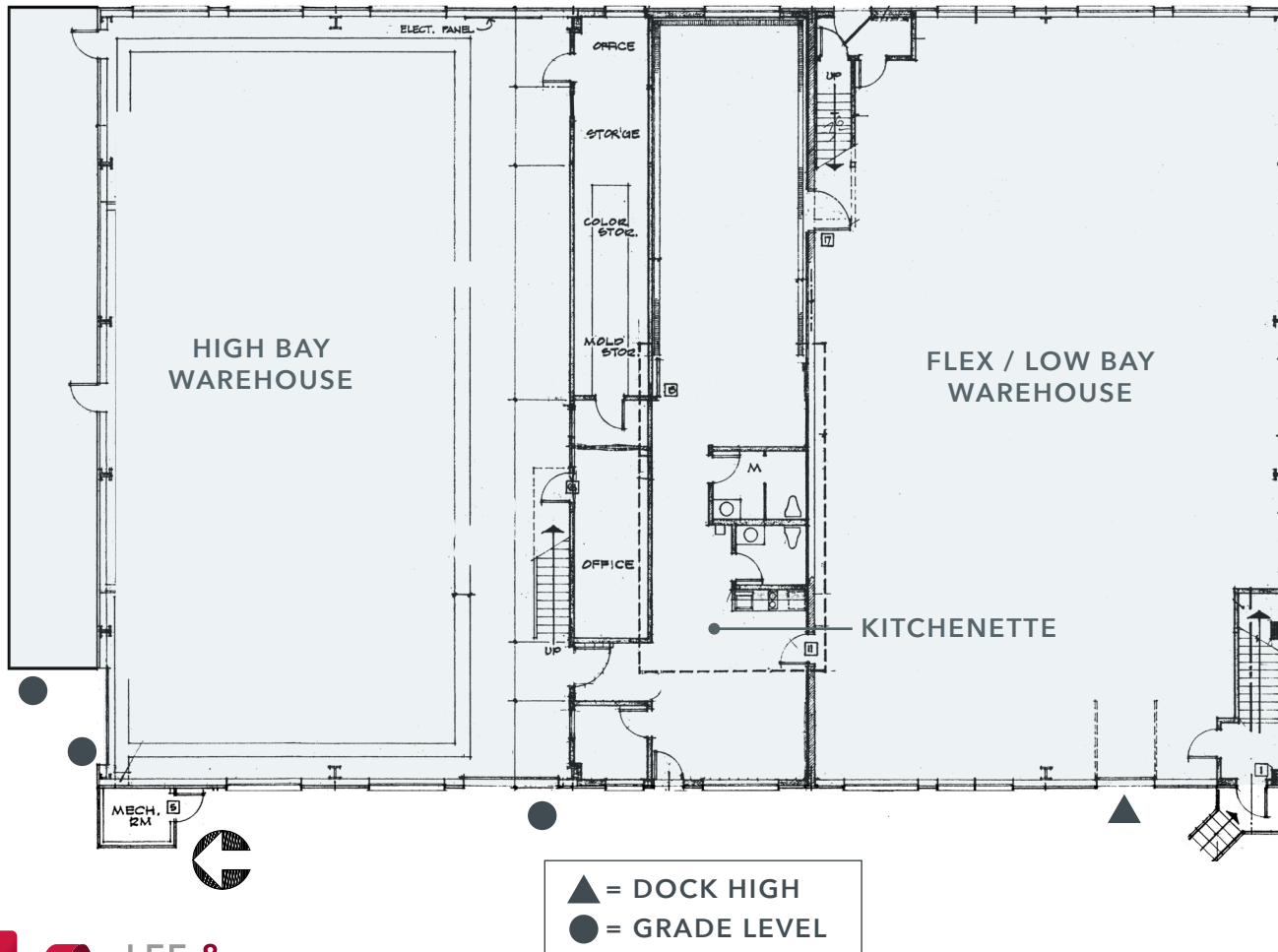
» Available for Occupancy Now

SITE PLAN



FLOOR PLANS

FIRST FLOOR



HIGH BAY WAREHOUSE

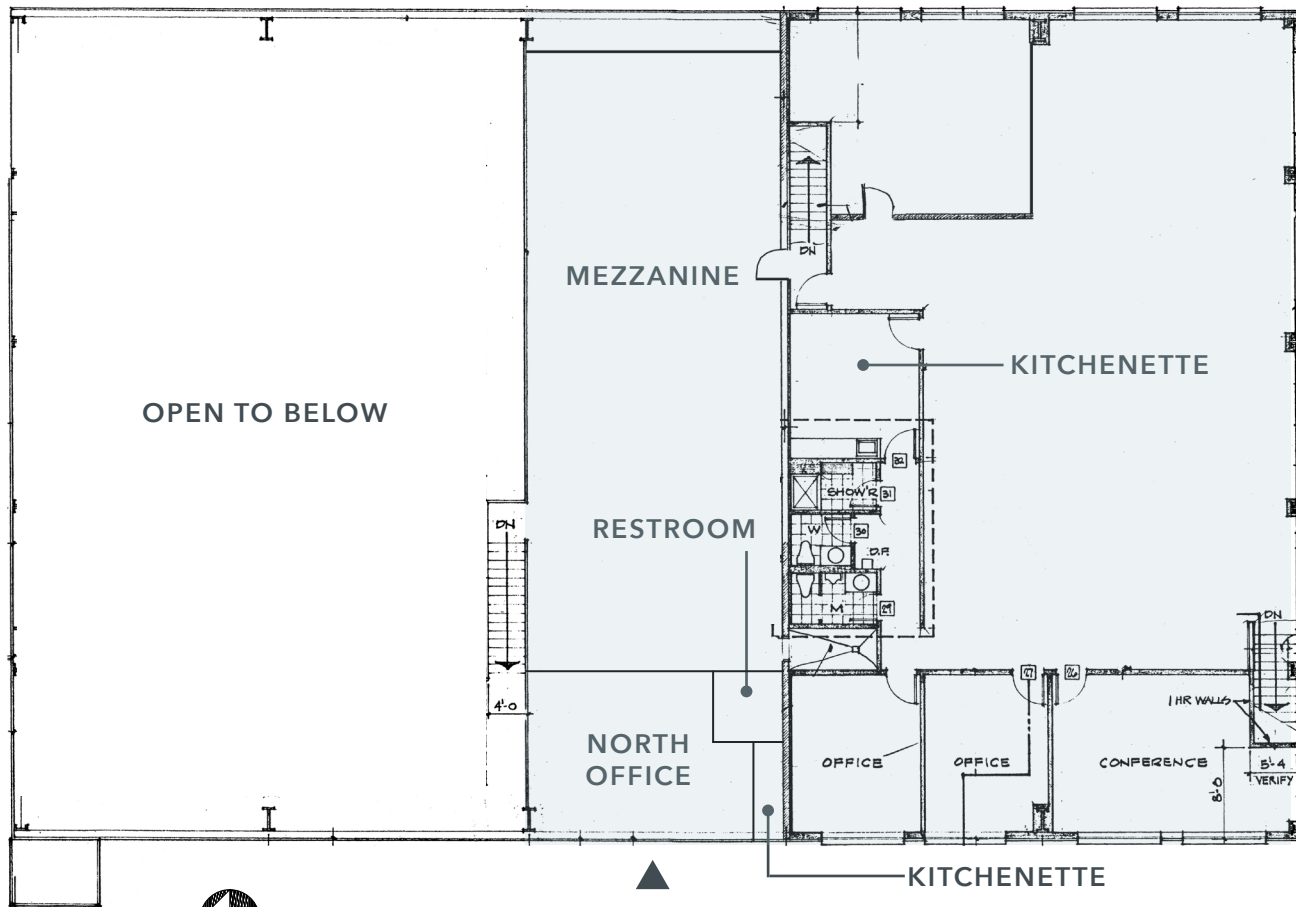
- » ±4,000 SF
- » Three Grade Level Doors
- » Clear Height 16 - 24'
- » Stairs leading to Mezzanine

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

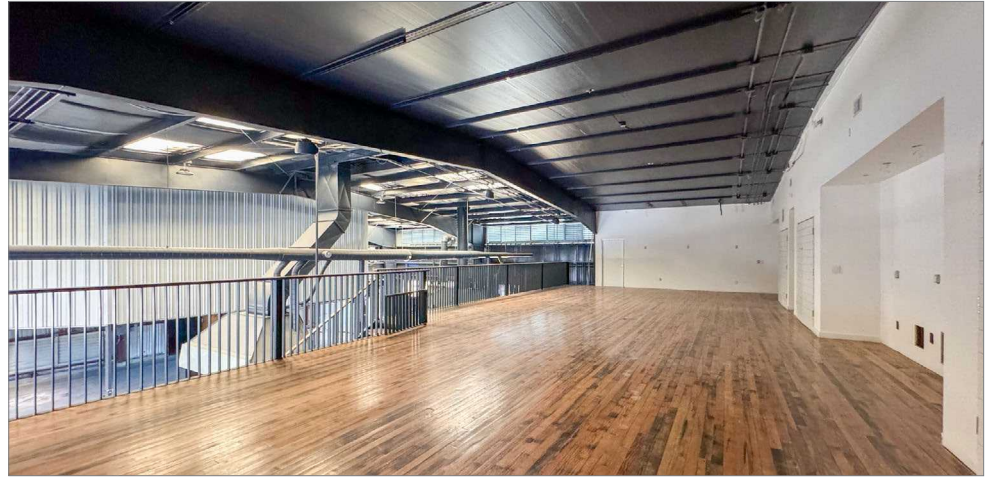
PROPERTY PHOTOS

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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