

EMERALD YARD

In Ballard

600 NW 40th Street
Seattle, WA 98107



FOR LEASE ±16,129 SF Industrial Building

AMANDA HAHNEMANN, CCIM
Senior Vice President
206-852-1640
ahahnemann@lee-associates.com

ZANE SHIRAS, SIOR, CCIM
Principal
206-724-7120
zshiras@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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

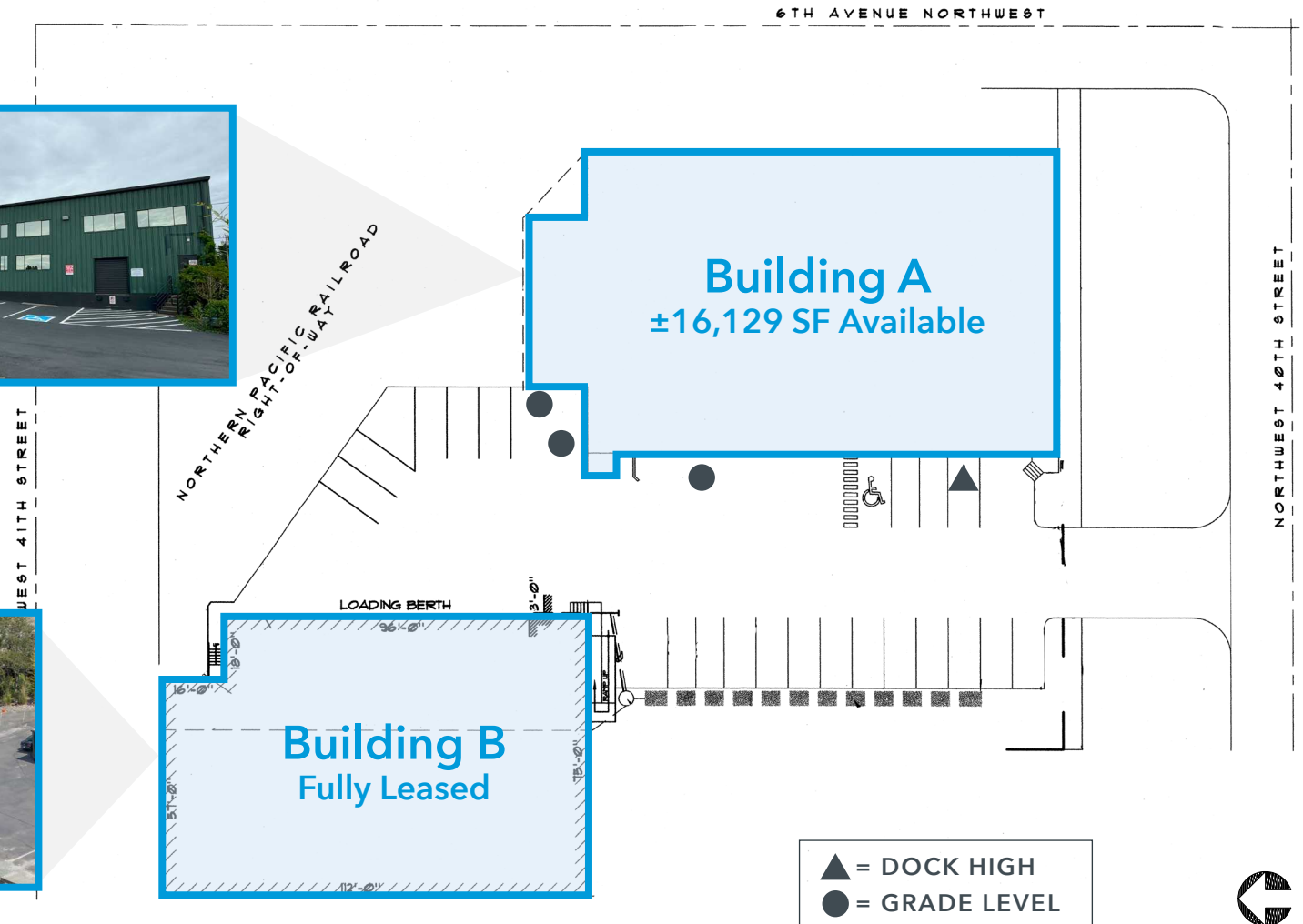
» 17 Assigned Parking Spaces On Site

» Ample Free Off Site Parking Adjacent to Building

» Potential Yard Opportunity

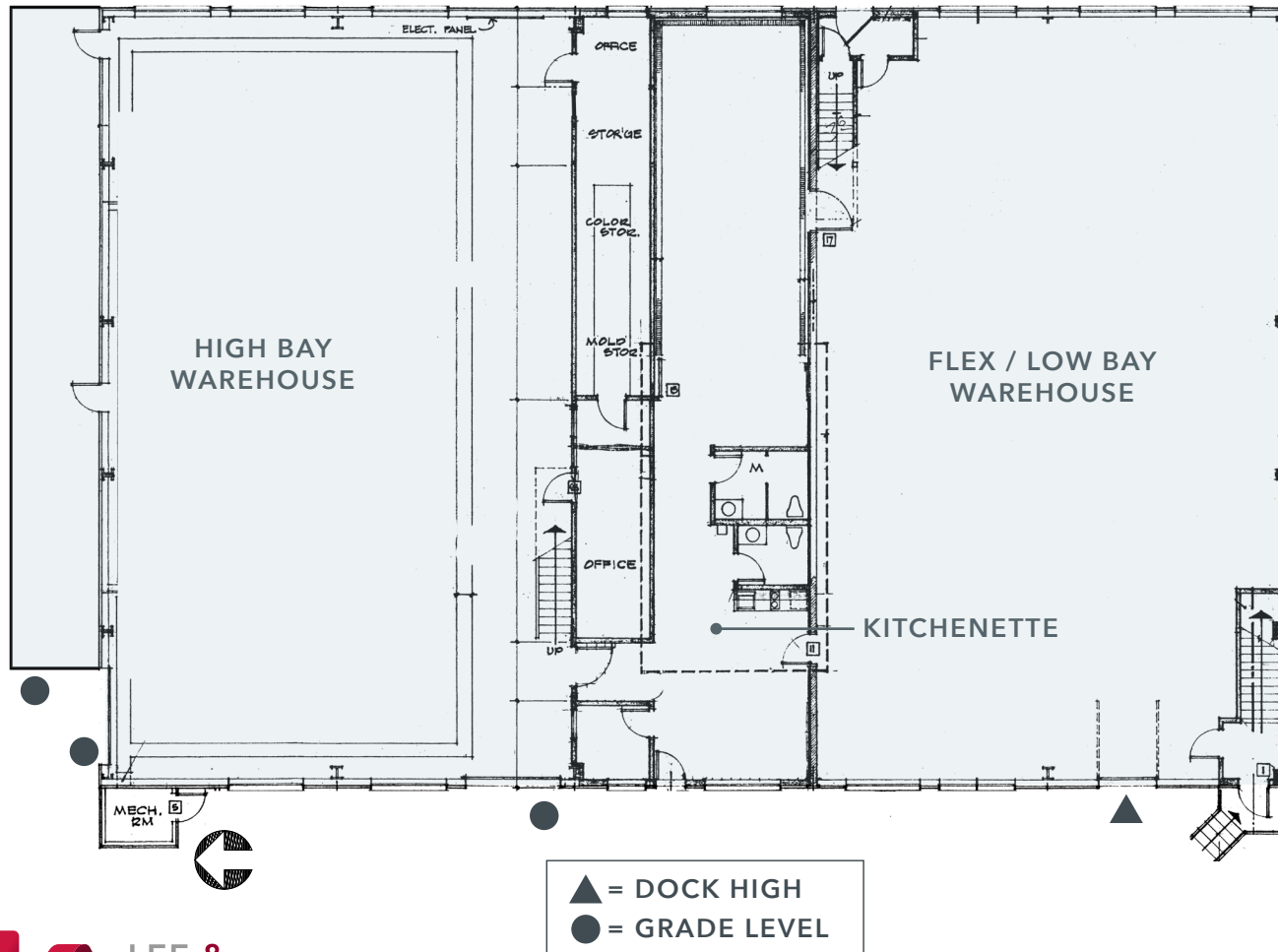
» Available for Occupancy Now

SITE PLAN



FLOOR PLANS

FIRST FLOOR



HIGH BAY WAREHOUSE

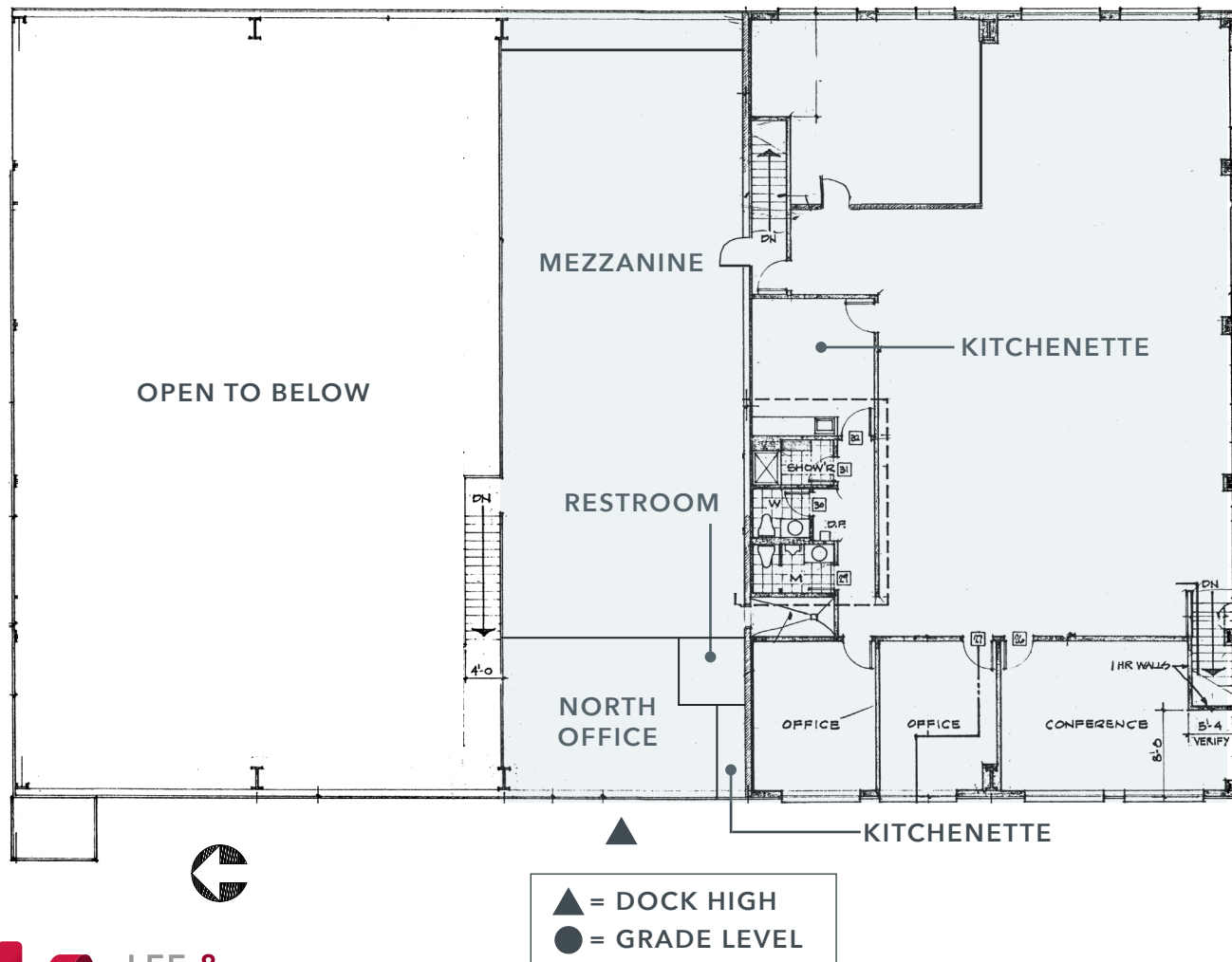
- » ±4,000 SF
- » Three Grade Level Doors
- » Clear Height 16 - 24'
- » Stairs leading to Mezzanine

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

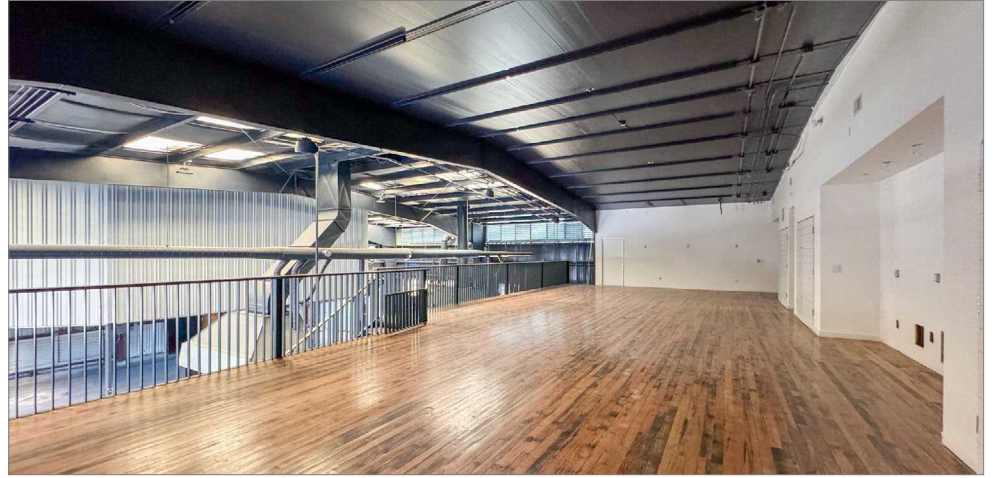
PROPERTY PHOTOS

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.





COMMERCIAL REAL ESTATE SERVICES

AMANDA HAHNEMANN, CCIM

Senior Vice President

M 206-852-1640

ahahnemann@lee-associates.com

ZANE SHIRAS, SIOR, CCIM

Principal

M 206-724-7120

zshiras@lee-associates.com

170 120th Ave NE | Suite 203 | Bellevue, WA 98005

O 425 454 4242 | lee-nw.com



DISCLAIMER

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Broker Marketing\600 40th St, Seattle