



**FOR LEASE**

# 4544 Shilshole Ave NW

Seattle, WA 98107

*Prime warehouse with close-in Ballard location, great visibility and frontage; located next to Ballard Blocks and other neighborhood amenities.*

## PROPERTY HIGHLIGHTS

- + 2,000 SF
- + Zoning MML/U65
- + Great visibility and frontage
- + Light operations
- + 5 year term preferred
- + 2 grade level doors
- + Restroom on-site
- + Additional garage available for storage or other needs

### HANS SWENSON

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### ALLY BRADEN

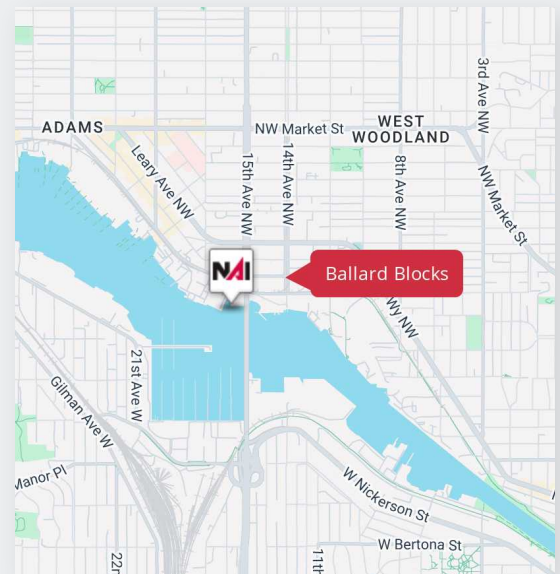
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LEASE RATE

**\$4,500/MO, NNN**



[nai-psp.com](http://nai-psp.com)

Prime warehouse space in Ballard for lease.



Warehouse interior



Warehouse exterior



Warehouse interior

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