



**FOR SUBLEASE**

## 2123 West Elmore Street

Seattle, WA 98199

10,214 SF warehouse with 6,630 SF of clear-span space and ceilings up to 32 feet. Fully sprinklered, with 3-phase power, two dock-high loading doors, 14 off-street parking spaces, and a mix of private offices and open work areas. HVAC and insulated roofing provide climate control year-round. Men and Women's Restrooms with Showers. Kitchenette and break room. Conveniently located just south of the Ballard Bridge and near Fisherman's Terminal.

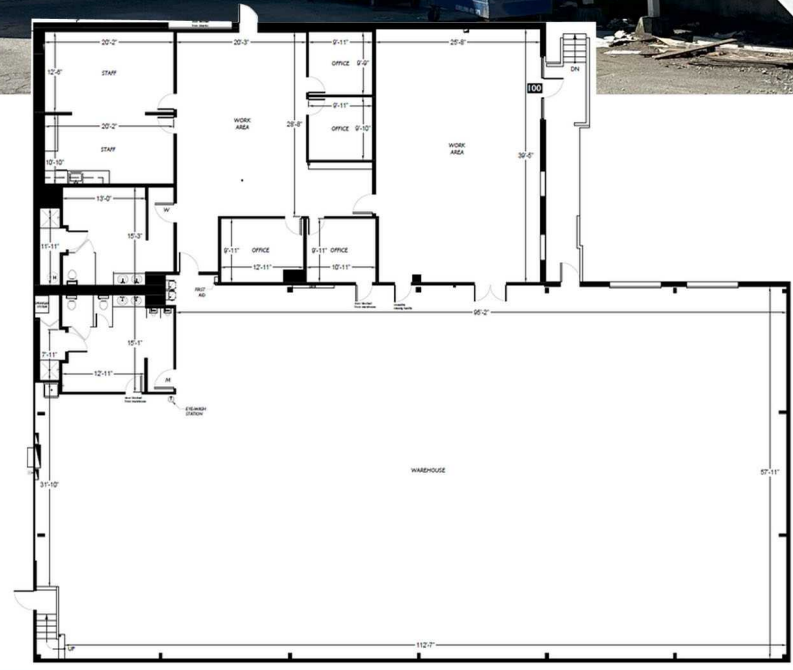
### Building Features:

<b>Building Size:</b>	10,214 SF
<b>Land Size:</b>	.28 Acres
<b>Ceiling Height:</b>	32 Feet
<b>Sprinklers:</b>	Has Sprinklers
<b>HVAC:</b>	Has HVAC
<b>Power:</b>	3-Phase Power
<b>Loading:</b>	2 dock high doors
<b>Master Lease:</b>	Expires May 31, 2027
<b>Zoning:</b>	IG2 U/65

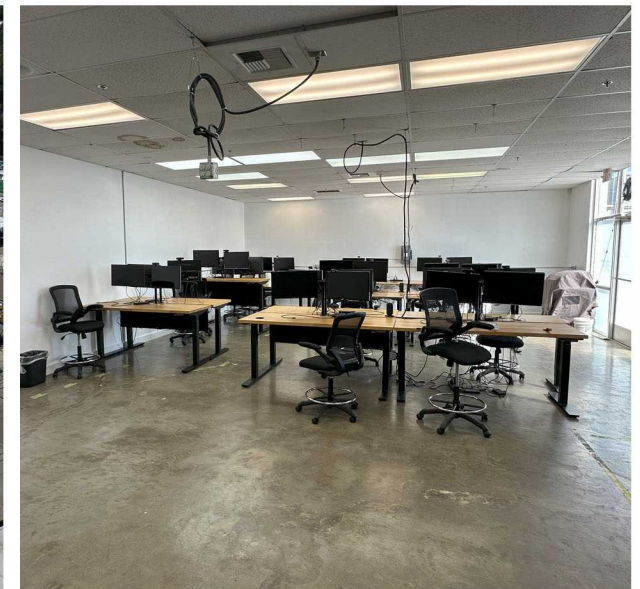
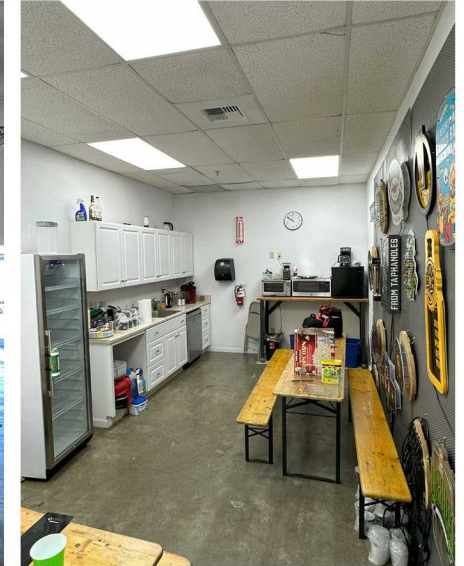
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# Floor Plan



# Building Photos



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Seattle, Wa



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