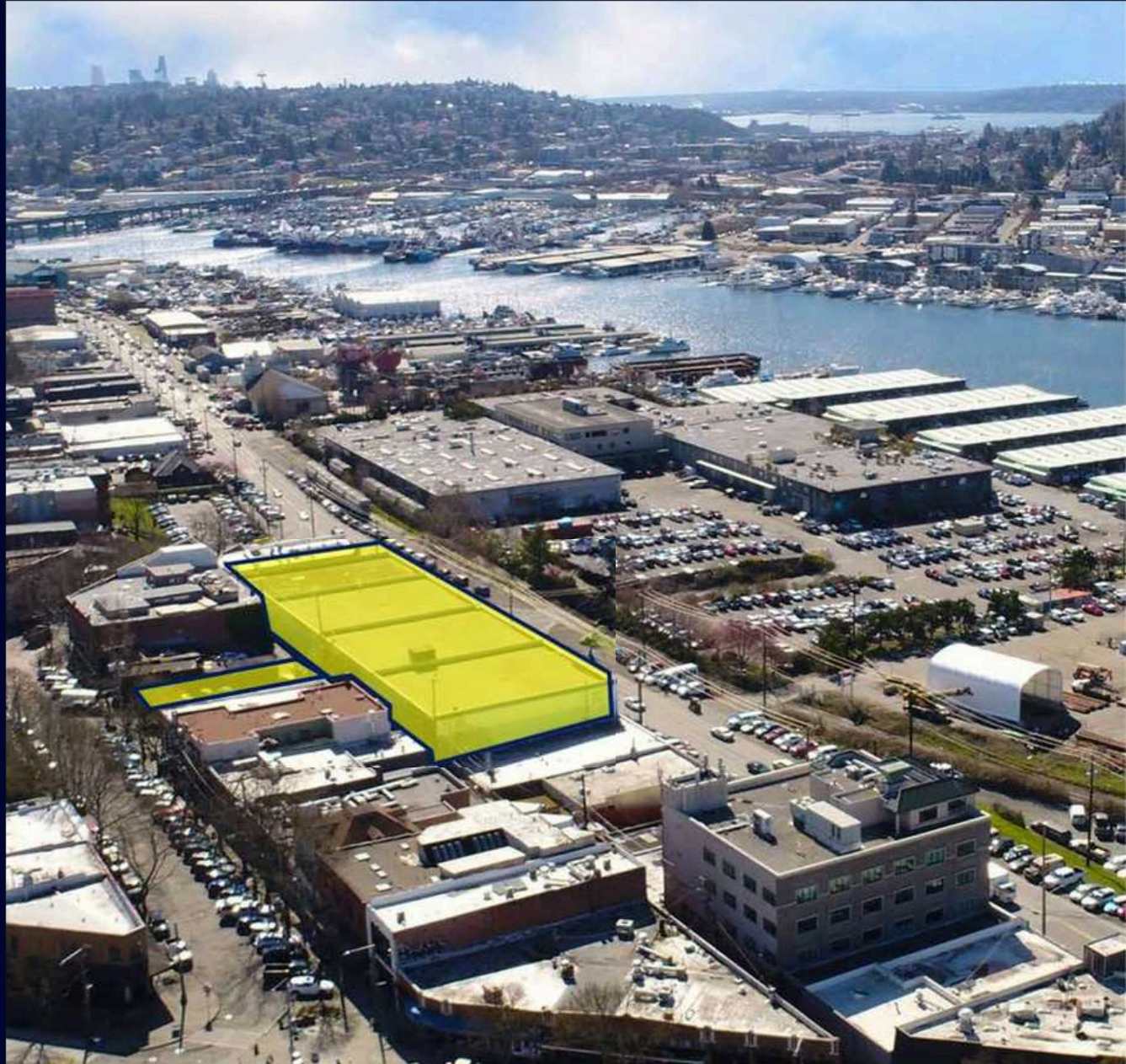


Ballard Magnum Building
5422 Shilshole Ave NW, Seattle, WA 98107

5,617 SF - 13,000+ SF
Industrial Warehouse
Spaces Available
For Lease

20+ FT Ceilings
Fully Sprinklered
3-Phase Heavy Power
Large Loading Doors

\$13.00/SF/YR NNN





Ballard Magnum Building Details

Address: 5422 Shilshole Ave NW, Seattle, WA 98107
Building Size: 65,854 Square Feet
Zoning: MML U/65
Base Rent: \$13.00/SF/YR NNN
Est. NNN: \$3.25/SF/YR

Features: Fully Sprinklered
Tall 20+ Ft Ceilings
Dock-High & Grade Level Loading Doors
3-Phase Power & Transformer Vault On-site
Over 300 Ft of Street Frontage
Unique Industrial Space In A Great Location

Suite #100: 7,427 SF
Suite #101: Leased
Suite #102: 7,431 SF
Suite #103: 5,617 SF

5422ShilsholeAveNW



5422ShilsholeAveNW



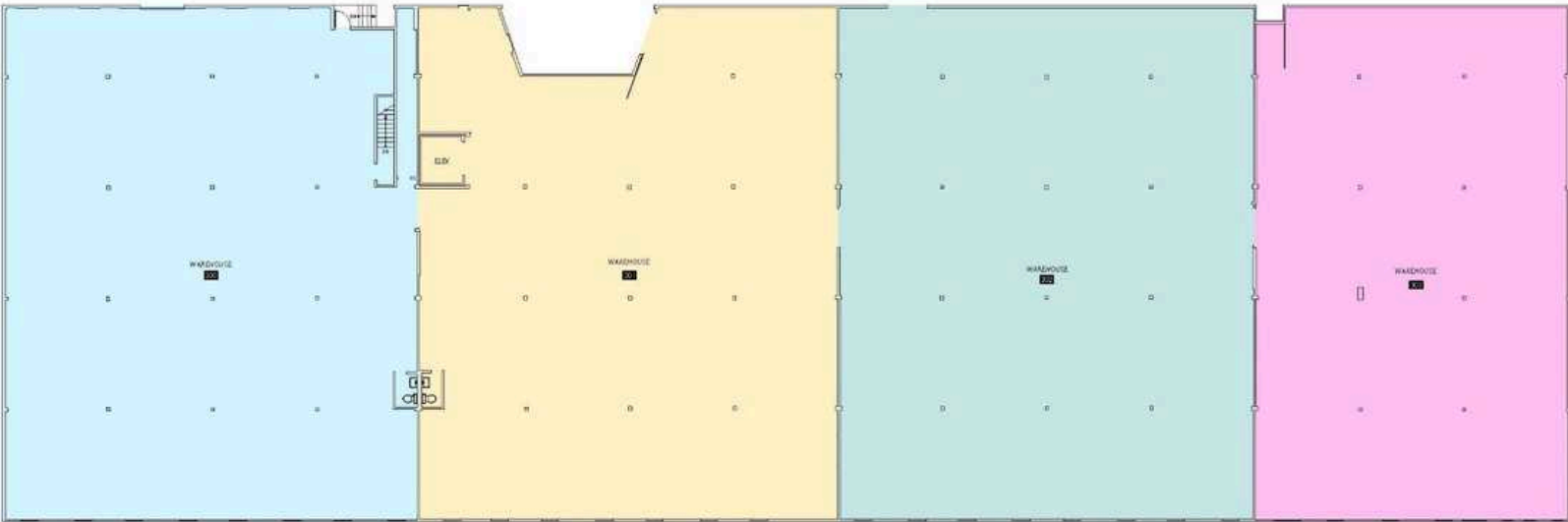
Suite #	Occupant Area
Suite 100	7,427
Suite 101	7,495
Suite 102	7,431
Suite 103	5,617

Area Analysis performed in accordance with ANSI/BOMA Z65.2 - 2019.



Warehouse 5422 Shilshole Avenue NW Seattle, WA 98107	Lease Plan	Scale
	1	
Client	Subject	Measured: May 2020
		2DFLOORPLANS.COM 433-477-7511 600 NW Gilman Blvd., Suite E Issaquah, WA 98027 Project: C20-834

5422 Shilshole Ave NW



Suite #	Occupant Area
Suite 300	7,377
Suite 301	7,183
Suite 302	7,430
Suite 303	5,614

Area Analysis performed in accordance with ANSI/BOMA Z65.2 - 2019.



Client	Subject	Lease Plan	Scale
Warehouse 5422 Shilshole Avenue NW Seattle, WA 98107	Warehouse 5422 Shilshole Avenue NW Suite E Seattle, WA 98107	Lease Plan	Scale
			
1DFLOORPLANS.COM 425-877-7511 609 NW Gilman Blvd. Suite E Issaquah, WA 98027		Measured: May 2020 Project: C20-834	

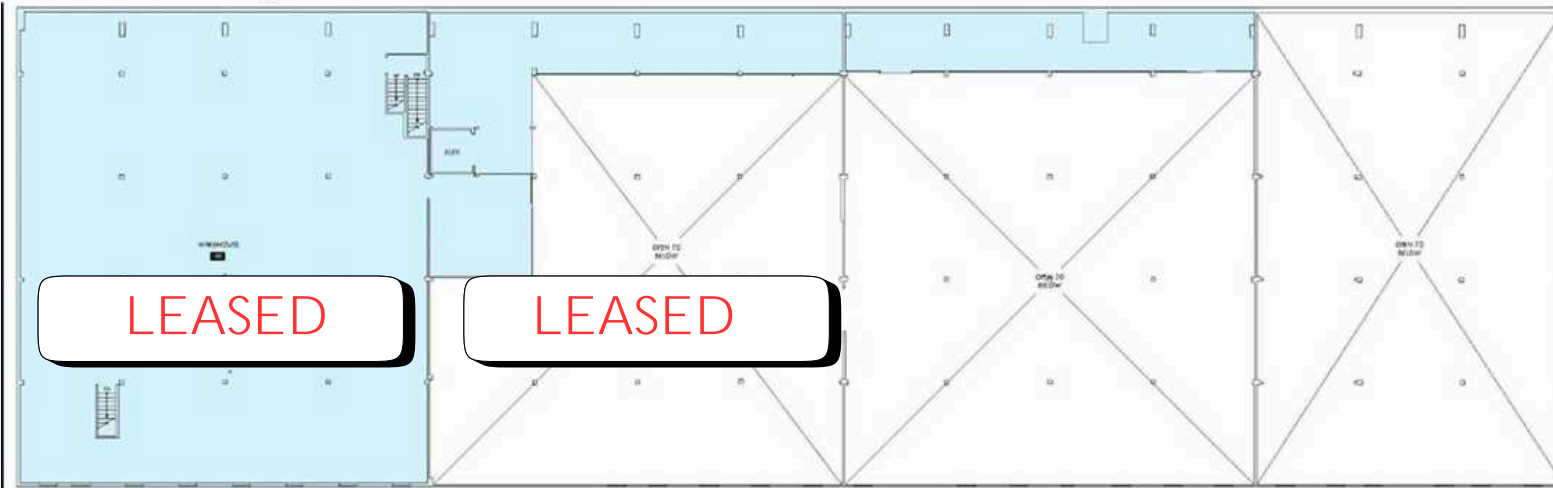
5422ShilsholeAveNW



1st Floor

27,970 Square Feet

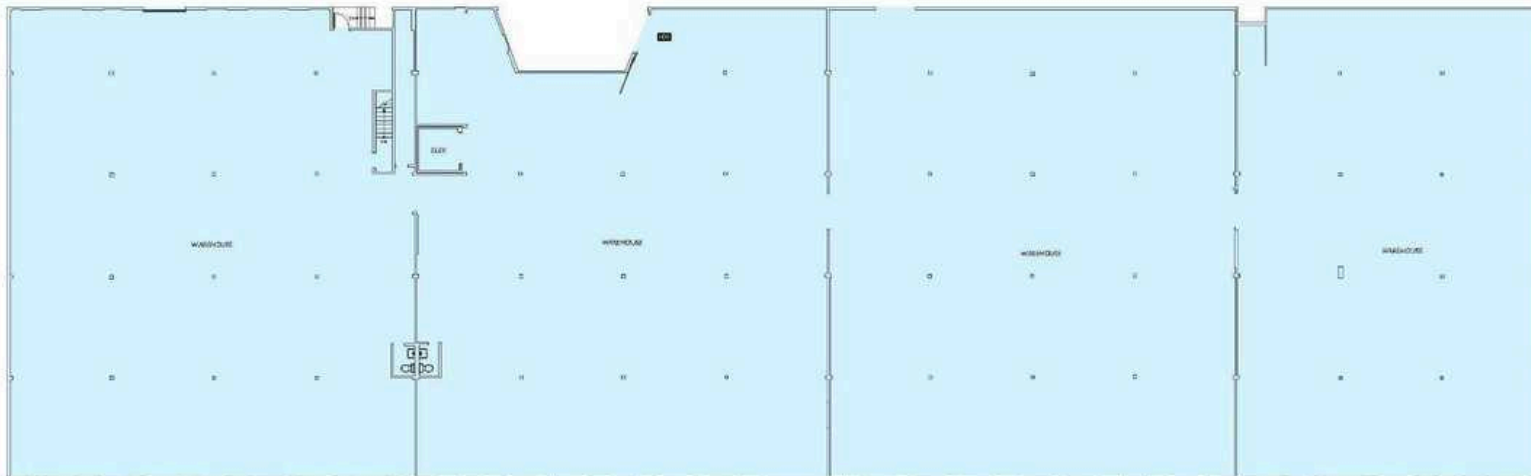
Accessed from
Shilshole Ave NW



Mezzanine

LEASED

Accessed from
Shilshole Ave NW



2nd Floor

27,604 Square Feet

Accessed from
Ballard Ave NW



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