

4301

LEARY WAY NW

SEATTLE, WA

\$1.00 NNN

FOR UP TO 2 YEAR AS-IS DEALS!



34,711 SF
AVAILABLE NOW

CBRE

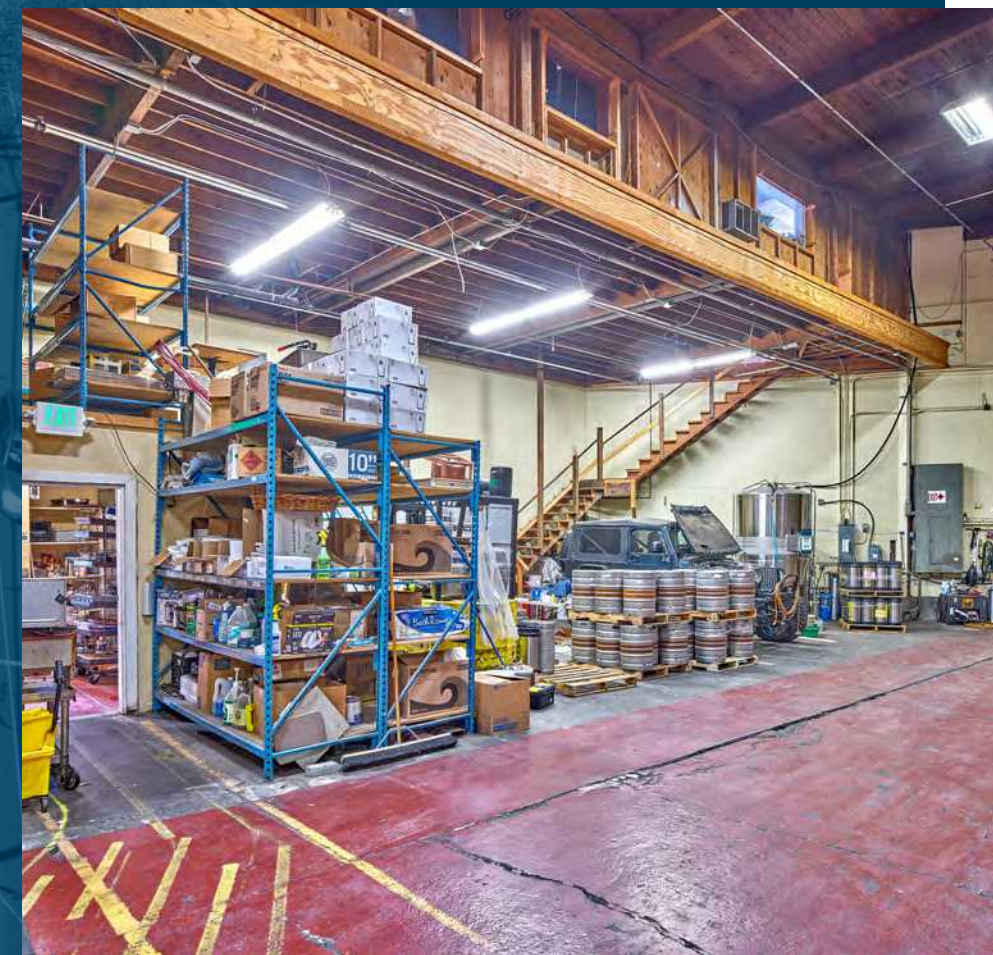
HIGH VISIBILITY INDUSTRIAL STAND ALONE BUILDING ON LEARY WAY

BALLARD

BURKE GILMAN TRAIL

LEARY WAY

FREMONT





PROJECT OVERVIEW

INCREDIBLE OPPORTUNITY TO TAKE ADVANTAGE OF THE EXISTING INFRASTRUCTURE AND IMPROVEMENTS TO CREATE, STORE AND PRODUCE A WHOLE NEW DESTINATION

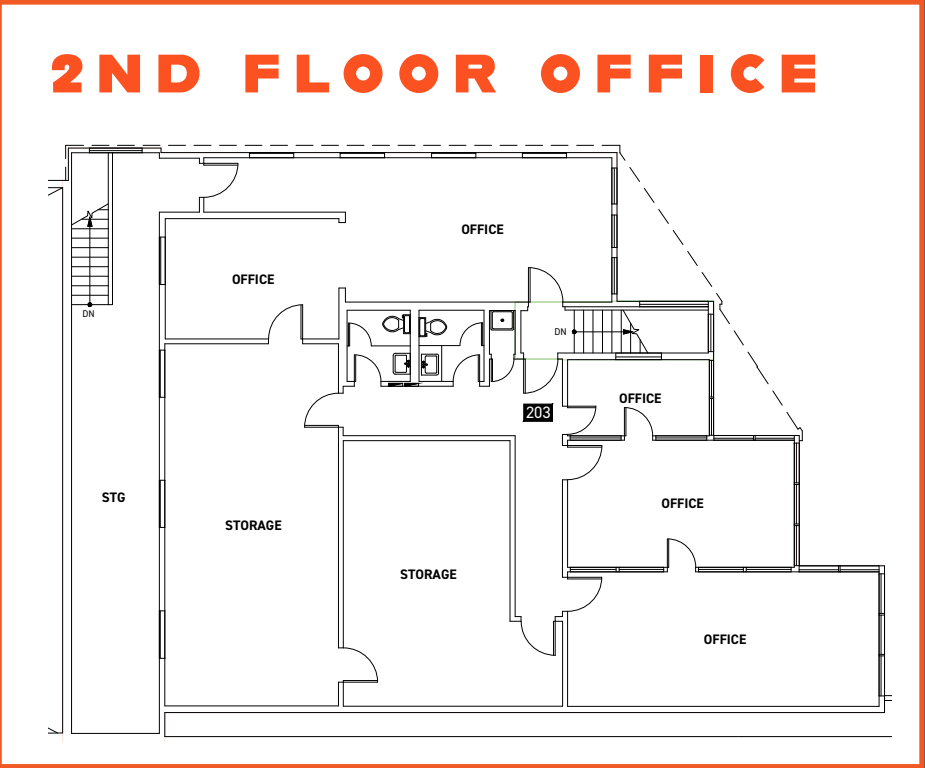
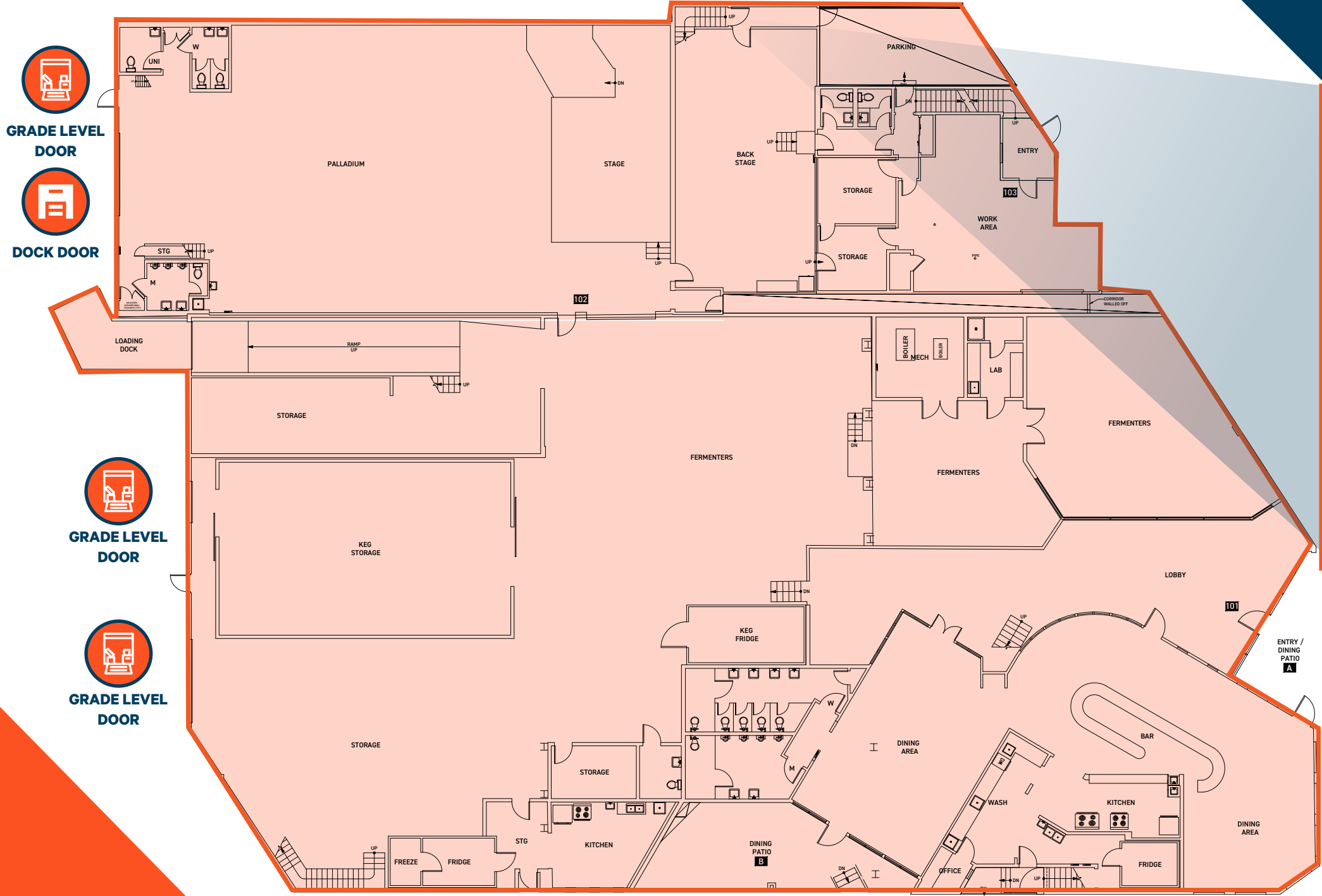
RARE IN-CITY INDUSTRIAL OPPORTUNITY

- Total Space – 34,711 SF (divisible)
- Two 14 x 14 grade doors
- One 14 x 16 grade doors
- One 8 x 8 pony dock
- One 8 x 8 dock high
- 22' - 24' Clear height
- Fully sprinklered with floor drains
- 277/480v Power
- 1,500 SF Cooler and 200 SF Cooler
- Various office sizes and configurations
- Brewery equipment (potentially) available
- Event space ready
- Ample restrooms
- Warehouse restroom / locker room

INDUSTRIAL AND OFFICE

WITH VARIOUS SIZES AND CONFIGURATIONS POSSIBLE

FULL BUILDING OPPORTUNITY
34,711 SF TOTAL



VIRTUAL TOUR



*NOTE: TWO DEMISING OPTIONS POSSIBLE

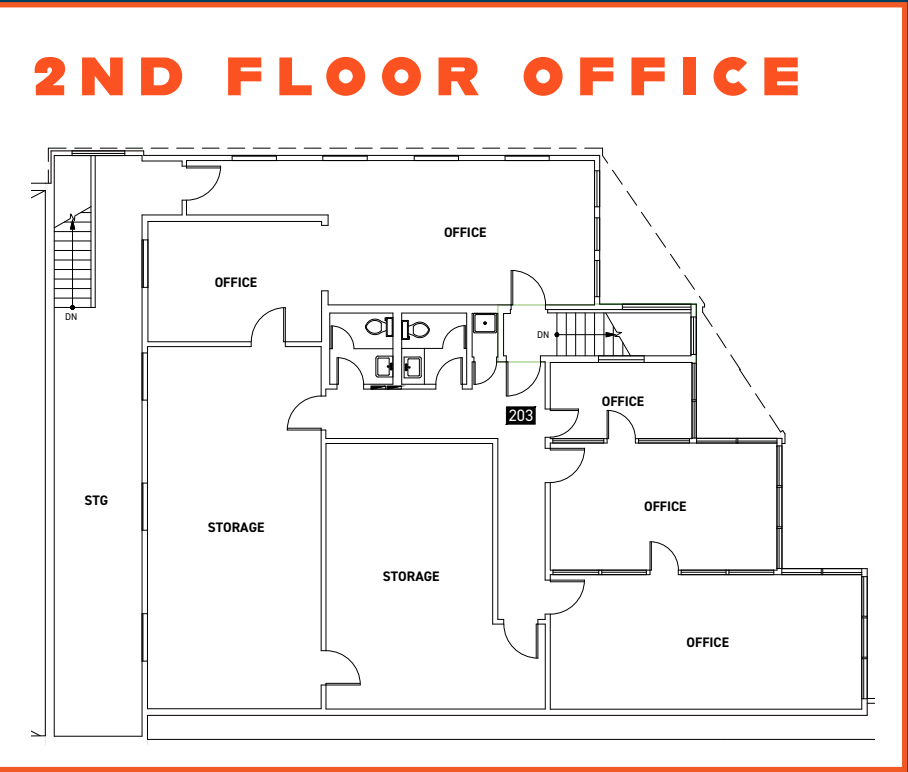
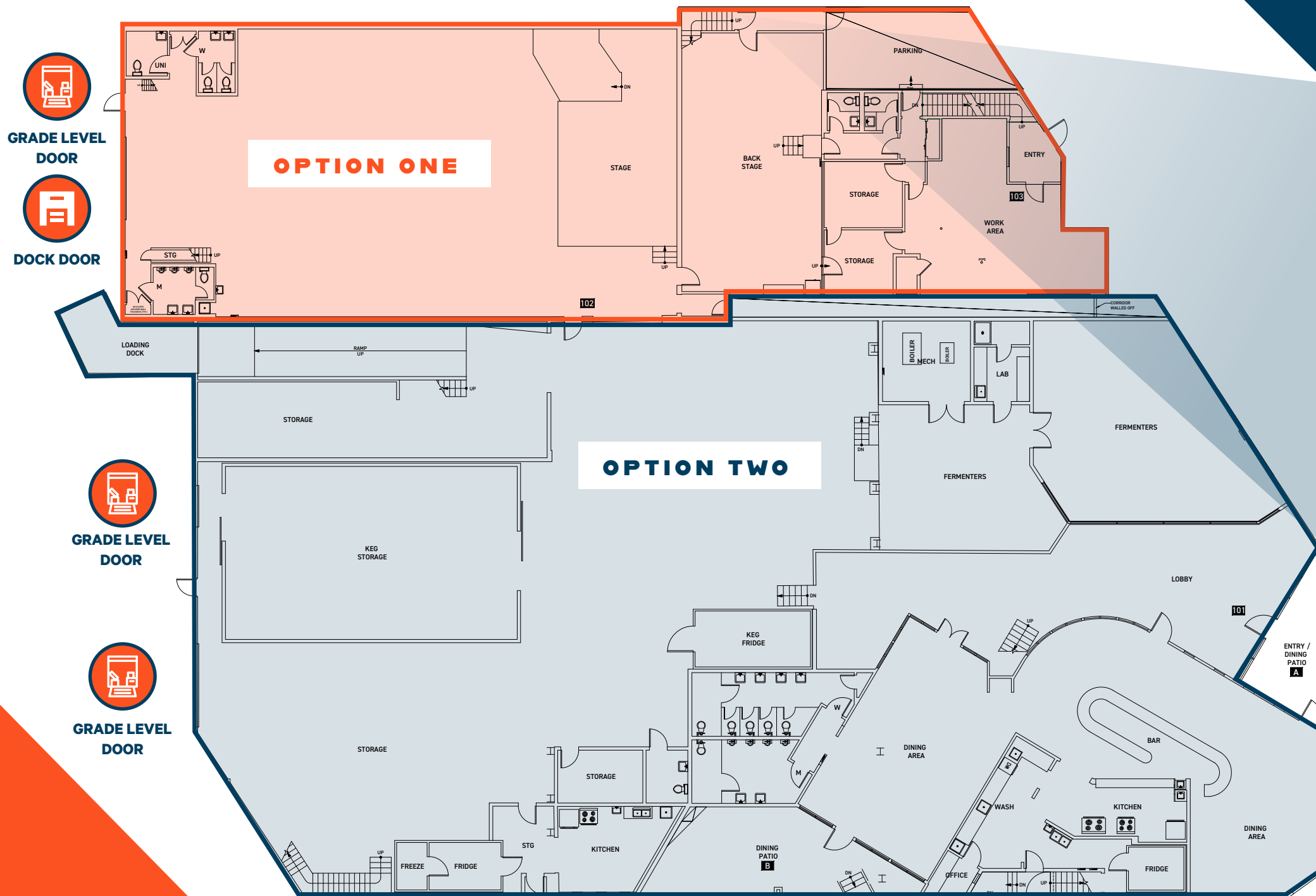
INDUSTRIAL AND OFFICE

SUITABLE FOR A WIDE VARIETY OF INDUSTRIES AND USES

DEMISING SPACE

OPTION ONE 12,538 SF
(EVENT SPACE AND OFFICE SPACE)

OPTION TWO 22,174 SF
(WAREHOUSE, BREWING, MANUFACTURING AND OFFICES)



VIRTUAL TOUR





**INDUSTRIAL
WITHIN ARMS
REACH**



SEATTLE



AREA PARKING

45 ADJACENT PARKING STALLS



4301

LEARY WAY NW

SEATTLE, WA



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