

TRIDENT SHIP CANAL YARD



For Sale: Owner/User or Investment Sale

653 NW 41st St, Seattle, WA

NEWMARK

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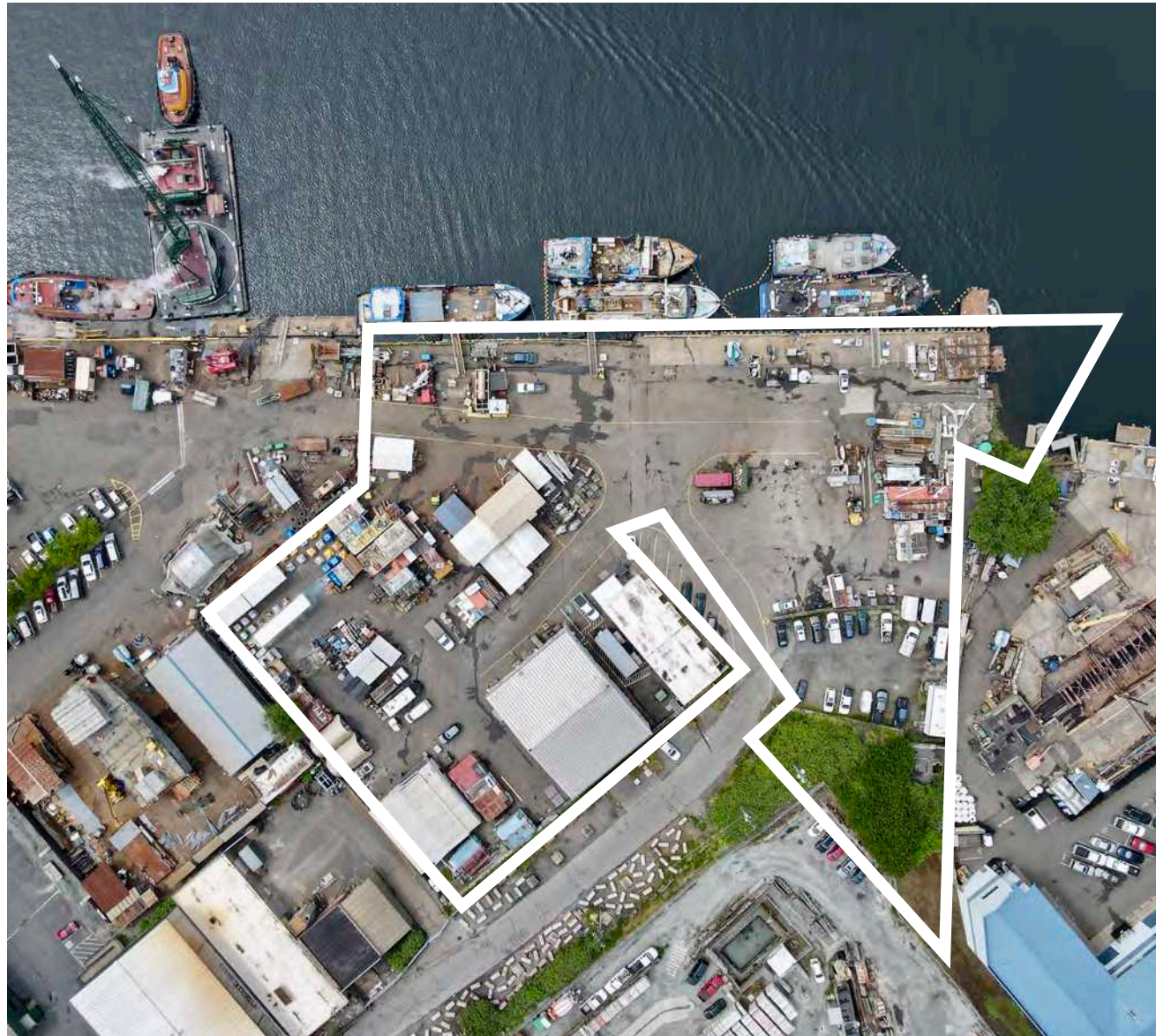


INVESTMENT HIGHLIGHTS

- **Prime Waterfront Location:** 390~ ft of moorage space providing direct access to Seattle's maritime routes
- **Strategic Industrial Infrastructure:** 28,125 SF warehouse, ideal for logistics, manufacturing, or storage needs
- **Generous Land Area with Development Potential:** 121,291 SF of versatile land with future redevelopment potential under new zoning regulations
- **Secure Tenancy:** Backed by a strong credit tenant with historical significance in the Ballard region

PROPERTY OVERVIEW

Address	653 NW 41st St, Seattle
Parcel	7446000120
Land Size	121,291 SF (2.78 AC)
Building Size	28,125 SF Warehouse 1,900 SF Warehouse 2,400 SF Office
Warehouse	3 Grade Level Doors (12' each) Two Indoor Cranes Power Capacity of 480VAC and 208VAC, 3-Phase
Moorage/Dock	Power Capacity of 480VAC and 208VAC, 3-Phase. Access to fresh water at the dock
Zoning	MML U/65
Water Depth	~14 Ft





LOCATION

Centrally Located with excellent proximity to major ports.

4

MILES TO
PORT OF SEATTLE

16

MILES TO
SEATAC INT'L AIRPORT

37

MILES TO
PORT OF TACOMA

DEVELOPMENT POTENTIAL

Mixed Maritime and Logistics (MML)

Purpose: This zoning is designed to support a mix of maritime and logistics-related uses. It encourages activities that benefit from proximity to waterfront and shipping facilities.

Uses: Permitted uses include shipping, logistics, manufacturing, storage, and other industrial operations that require water access.

Urban Village Overlay (U)

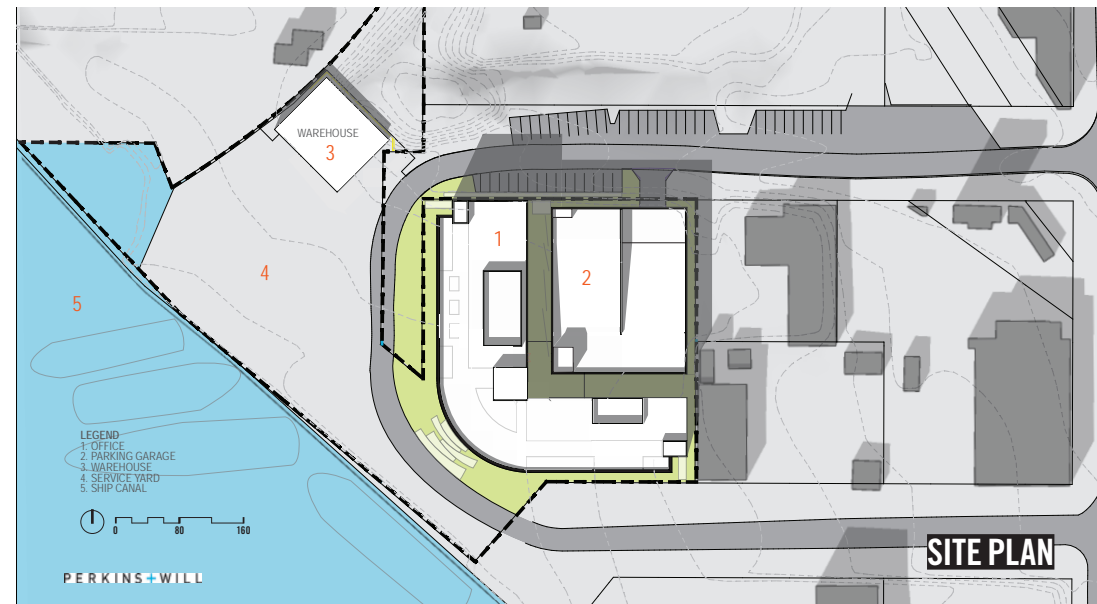
Integration: This overlay allows for a blend of industrial, commercial, and residential uses, promoting a more versatile and sustainable development approach.

Community Focus: Aims to create a balanced community with spaces for living, working, and recreation, enhancing the overall neighborhood quality.

Height Limit of 65 Feet

Development Potential: The zoning permits structures up to 65 feet in height, providing significant flexibility for future redevelopment projects.

Vertical Growth: Allows for multi-story buildings, which can accommodate a range of uses from residential units to commercial spaces, maximizing the land's value.





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