

FOR SALE OR LEASE - Two Industrial Buildings & Yard

AMANDA HAHNEMANN, CCIM

Senior Vice President 206-852-1640 ahahnemann@lee-associates.com

ZANE SHIRAS, SIOR, CCIM

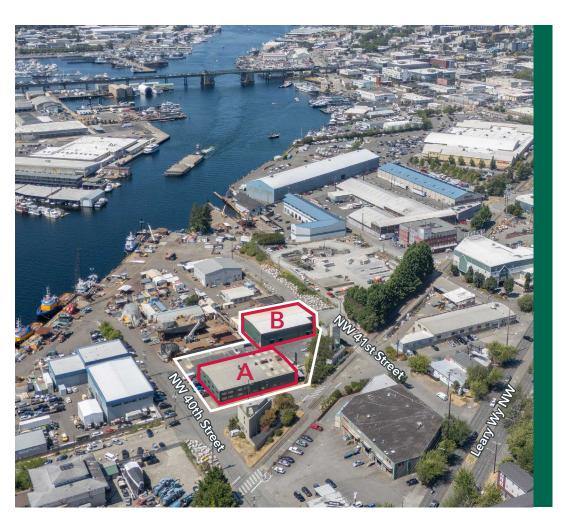
Principal 206-724-7120 zshiras@lee-associates.com



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PROPERTY INFORMATION

Welcome to Emerald Yard-a premier industrial property strategically located one block off Leary Way in the heart of a thriving business district between Fremont and Ballard. This well-positioned property consists of two buildings: Building A (16,129 sf), features a large warehouse area, flex/low bay warehouse and office space with a good mix of private offices and open area. Building A is vacant and ready for immediate occupancy, making it an ideal opportunity for owner-users looking to expand their business without delay. Building B, (8,106 sf), is currently occupied by Renzo Gracie Seattle Jiu-Jitsu, adding a vibrant tenant to the property. With modern upgrades and versatile layouts, 600 NW 40th Street offers excellent opportunities for businesses to grow or make their mark in a dynamic and growing community while enjoying the income from Building B. Explore the possibilities and make this exceptional property your next business destination!



PROPERTY HIGHLIGHTS

600 NW 40th St, Bldg A, Seattle, WA 98107 **ADDRESS:** 617 NW 41st St, Bldg B, Seattle, WA 98107

PURCHASE PRICE: Contact Brokers

PARCEL NUMBER: 744200-0222

LAND AREA: 36,200 SF

ZONING: » MML/U65

> » Industrial and Maritime Permitted and **Prohibited Uses**



PROPERTY INFORMATION

BUILDING A



600 NW 40th Street, Seattle, WA **ADDRESS:**

±16,129 SF **BUILDING SF:**

Contact Brokers PURCHASE PRICE:

\$1.75 PSF/Mo + NNN < **LEASE RATE:**

NEW RATE

» Mix of Available Space: **HIGHLIGHTS:**

» Warehouse

» Flex/Low Bay Warehouse

» Office

» Power: 400-amp, 120/208 volt, 3-Phase

» 17 Assigned Parking Spaces On Site

» Ample Free Off Site Parking Adjacent to Building

» Potential Yard Opportunity

» Available for Occupancy Now

BUILDING B



ADDRESS: 617 NW 41st Street, Seattle, WA

±8,106 SF **BUILDING SF:**

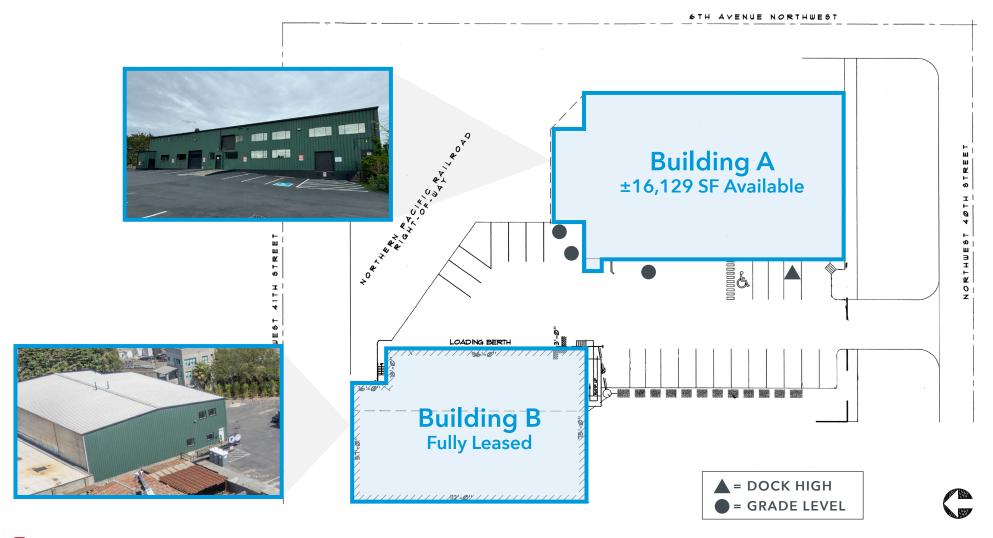
Lease terms and economics available with signed confidentiality agreement.

Fully occupied by Muaythai Iyarin





SITE **PLAN**

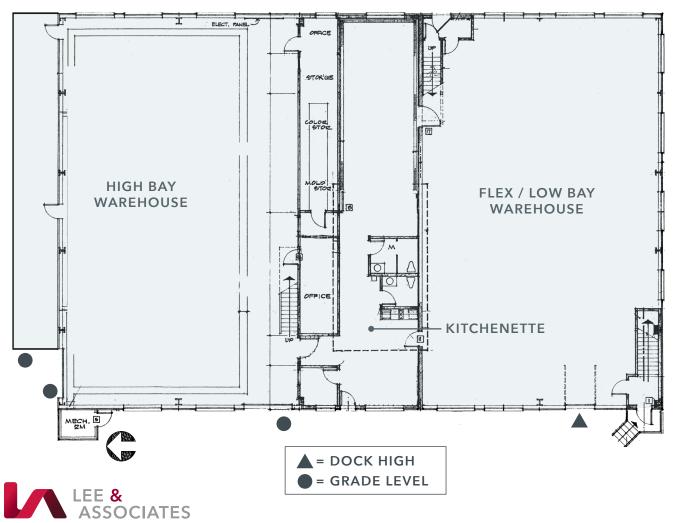




FLOOR PLANS

COMMERCIAL REAL ESTATE SERVICES

BUILDING A FIRST FLOOR



HIGH BAY WAREHOUSE

- ±4,000 SF
- Three Grade Level Doors
- Clear Height 16 24'
- Stairs leading to Mezzanine

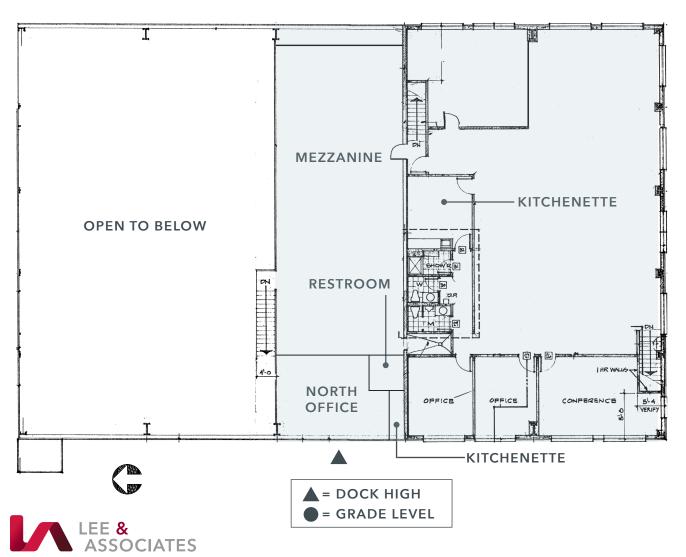
FLEX / LOW BAY WAREHOUSE

- ±4,000 SF
- 1 Dock Height Door
- Concrete Slab Flooring
- » Ceiling Height 7'9" (to Underside of Ducting)
- » ±2,000 SF Amenity Area
 - » Restrooms
 - » Kitchenette
 - » Locker Area
 - » Private Office

FLOOR PLANS

COMMERCIAL REAL ESTATE SERVICES

BUILDING A SECOND FLOOR



MEZZANINE / NORTH OFFICE AREA

- ±2,000 SF
- Large Mezzanine
- North Office
 - » Kitchenette
 - » Bathroom with Shower
 - » Roll Up Door (Forklift Access Only)

OFFICE / UPPER LEVEL

- » ±4,000 SF
- Ceiling Height 8' to Bottom of Drop Ceiling
- » Amenity Area
 - » Restrooms + Shower
 - » Kitchenette/Break Room

PROPERTY PHOTOS

BUILDING A FLEX / LOW BAY WAREHOUSE -



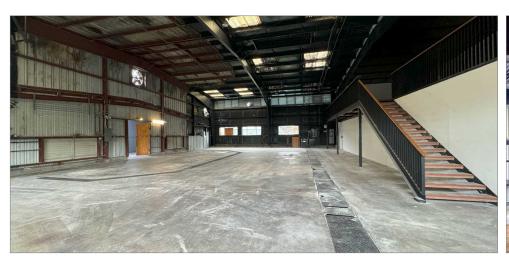






PROPERTY PHOTOS

BUILDING A WAREHOUSE, MEZZANINE & NORTH OFFICE









PROPERTY PHOTOS

BUILDING A OFFICE AREA / SOUTH UPPER —





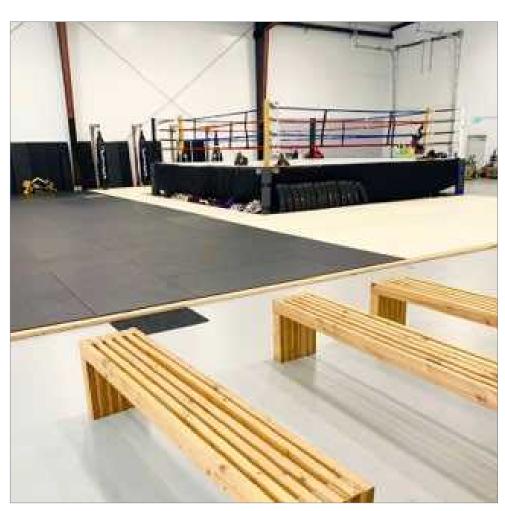




PROPERTY PHOTOS

BUILDING B MUAYTHAI IYARIN









AMENITIES MAP

Emerald Yard is located less than three miles to I-5 in a thriving neighborhood that boasts numerous restaurants, breweries, fitness centers, retail shops and much more.







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170 120th Ave NE | Suite 203 | Bellevue, WA 98005 O 425 454 4242 | **lee-nw.com**



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