

EMERALD YARD

In Ballard

600 NW 40th Street
Seattle, WA 98107

For
**Sale or
Lease**



FOR SALE OR LEASE - Two Industrial Buildings & Yard

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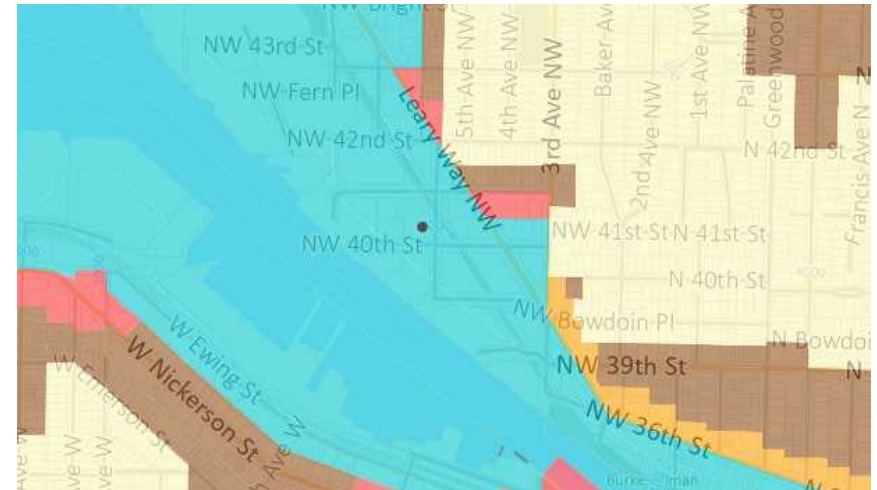
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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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!



ADDRESS:	600 NW 40th St, Bldg A, Seattle, WA 98107 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



ADDRESS: 600 NW 40th Street, Seattle, WA

BUILDING SF: ±16,129 SF

PURCHASE PRICE: Contact Brokers

LEASE RATE: \$1.75 PSF/Mo + NNN

NEW RATE

HIGHLIGHTS:

- » Mix of Available Space:
 - » 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

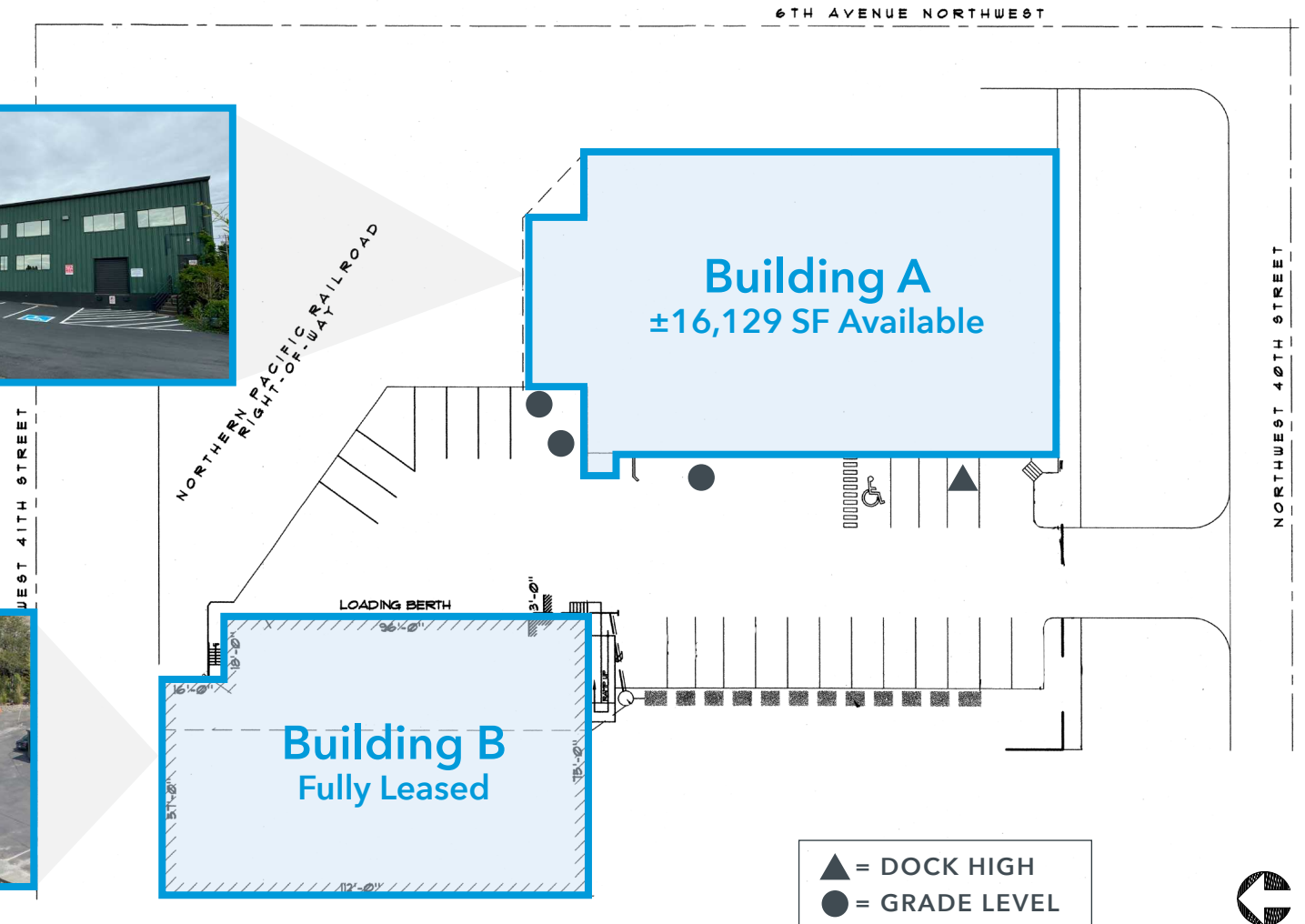
BUILDING SF: ±8,106 SF

Lease terms and economics available with signed confidentiality agreement.

Fully occupied by [Muaythai Iyarin](#)

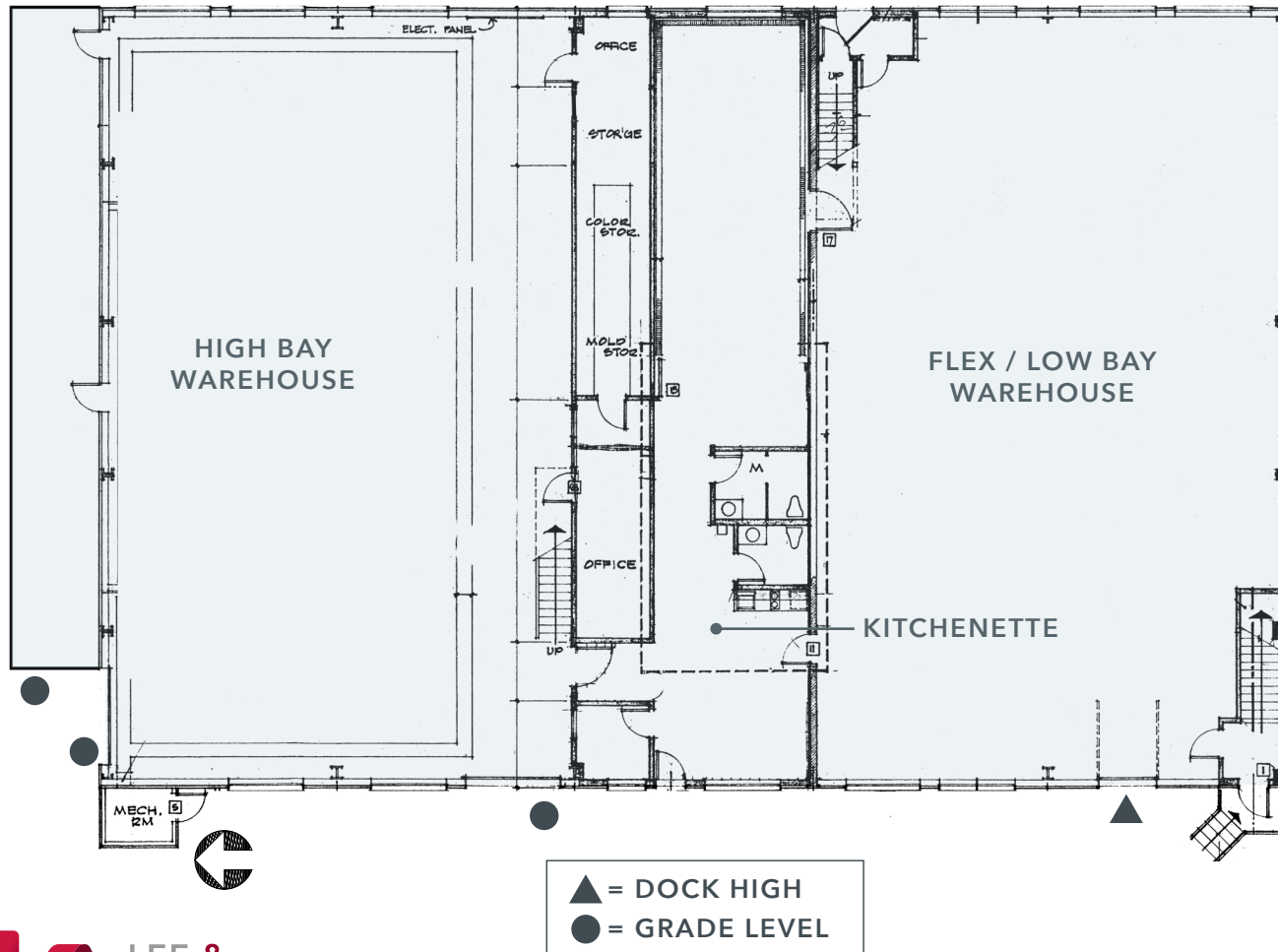


SITE PLAN



FLOOR PLANS

BUILDING A FIRST FLOOR



HIGH BAY WAREHOUSE

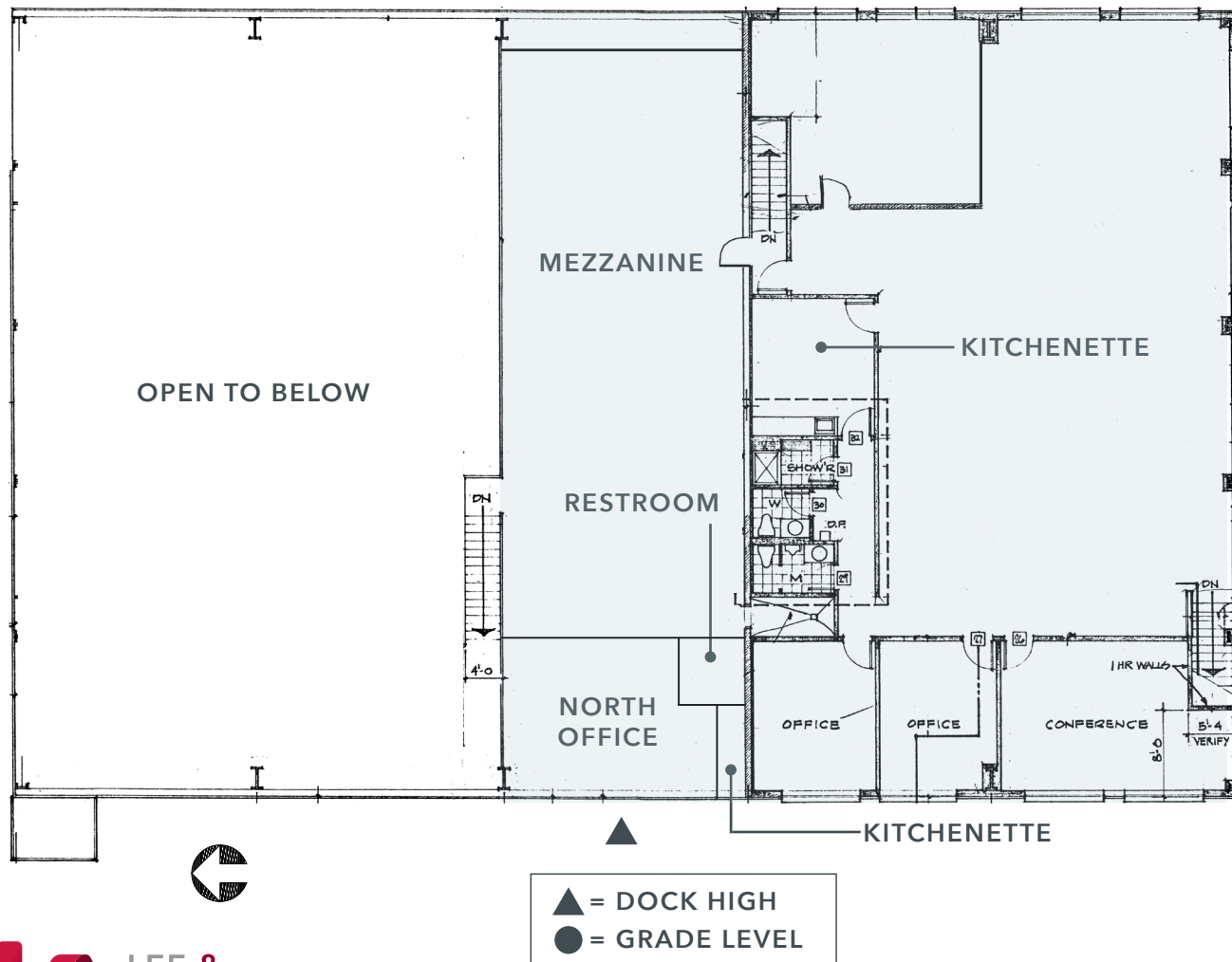
- » ±4,000 SF
- » Three Grade Level Doors
- » Clear Height 16 - 24'
- » Stairs leading to Mezzanine

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

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

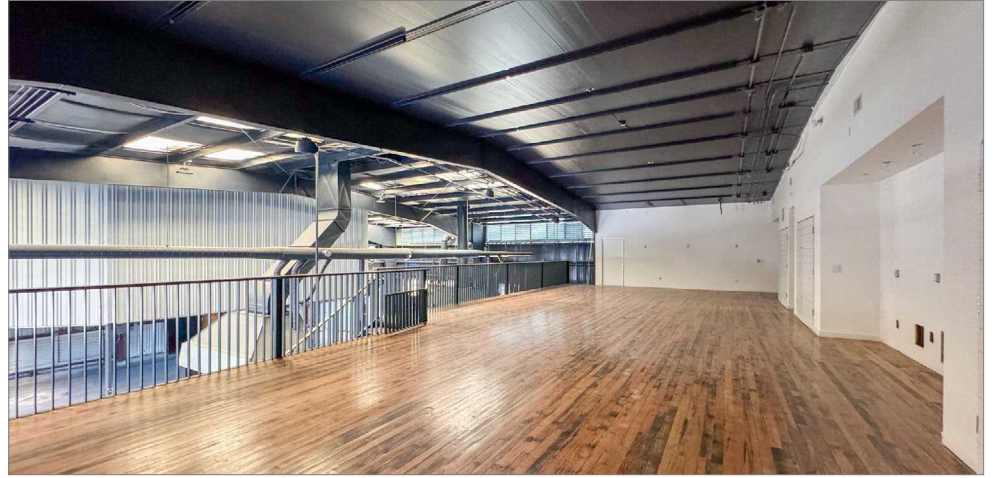
PROPERTY PHOTOS

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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