

BALLARD INDUSTRIAL BUILDING



FOR SALE

10,750 SF Stand-Alone Building in
the Heart of Ballard's Industrial Area

1140 NW 46TH ST | SEATTLE, WA

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BALLARD INDUSTRIAL BUILDING



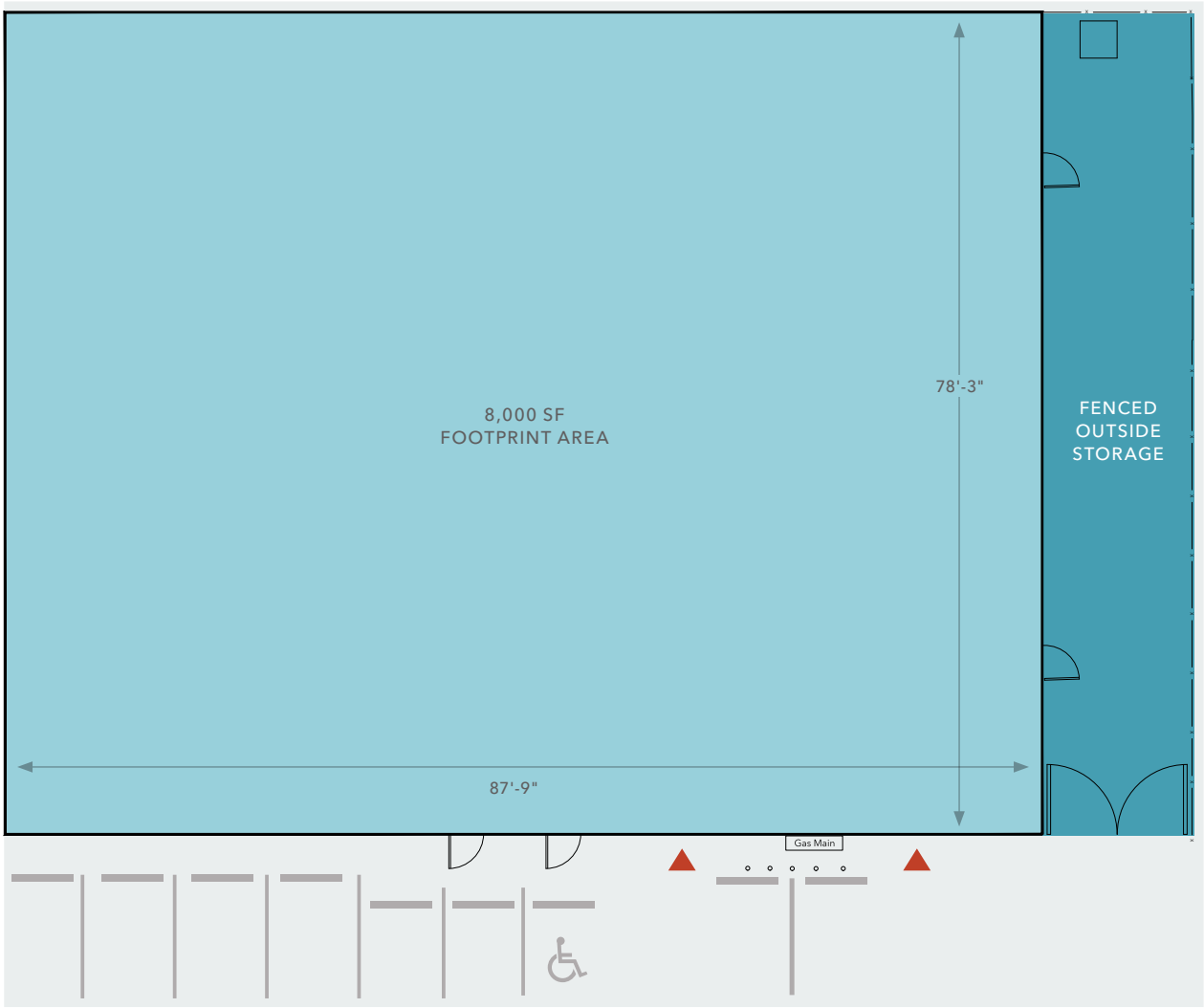
Well located with convenient downtown access via the Ballard Bridge

PREMISES	10,750 total SF
WAREHOUSE	6,000 SF
OFFICE	Main level: 2,000 SF Mezzanine: 2,750 SF
LOT AREA	10,000 SF (0.23 acres)
CLEAR HEIGHT	19'
LOADING	2 grade-level doors
CONSTRUCTION TYPE	Reinforced concrete
YEAR BUILT	1984
ROOF	New (2025)
EXTERIOR PAINT	New (2025)
HVAC	Office, new (2025)
PARKING	9 spaces
ZONING	IG2U/65
PARCEL NUMBER	276830-3105

10,750 SF
TOTAL BUILDING AREA

\$4.5 M
SALE PRICE

SITE PLAN



10,750 SF

TOTAL BUILDING AREA

8,000 SF

FOOTPRINT

2

FLOORS

2

GRADE-LEVEL
LOADING DOORS

9

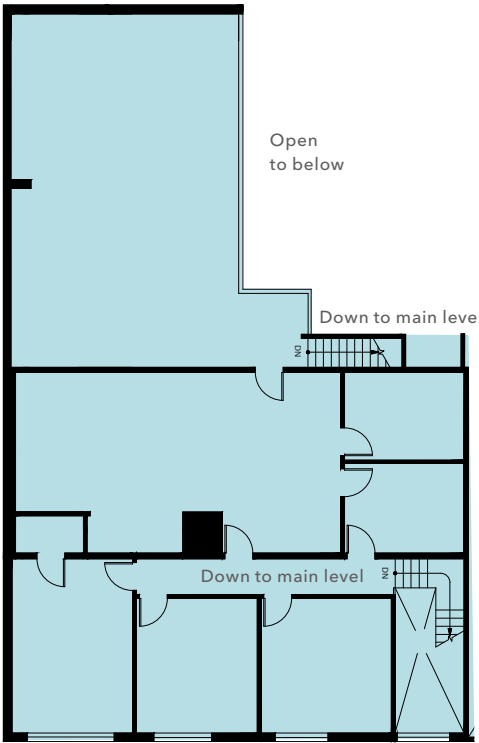
PARKING SPACES

▲ Grade-level loading



NW 46TH ST

FLOOR PLAN



MEZZANINE LEVEL



MAIN LEVEL

10,750 SF

AVAILABLE

6,000 SF

WAREHOUSE

2,000 SF

MAIN LEVEL OFFICE

2,750 SF

MEZZANINE OFFICE

\$4.5 M

SALE PRICE

Grade-level loading Warehouse Main Level Office Mezzanine Office



BALLARD INDUSTRIAL BUILDING

SWEDISH
MEDICAL GROUP

SAFEWAY

NW MARKET ST

BALLARD

Trident
SEAFARMS

20TH AVE NW

BALLARD AVE NW

LEARY AVE NW

17TH AVE NW

15TH AVE NW

14TH AVE NW

TROES
LES SCHWAB

LAIFITNESS

TRADER
JOE'S

BALLARD
MILL MARINA

SHILSHOLE AVE NW

SUBJECT
PROPERTY

LEARY AVE NW

NW BALLARD WAY

NW 46TH ST

Downtown Seattle

KIDDER MATHEWS



Salmon
Bay

AVAILABLE FOR SALE



For more information, contact

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