

4301

LEARY WAY NW

SEATTLE, WA

\$1.00 NNN

FOR UP TO 2 YEAR AS-IS DEALS!



34,711 SF
AVAILABLE NOW

CBRE

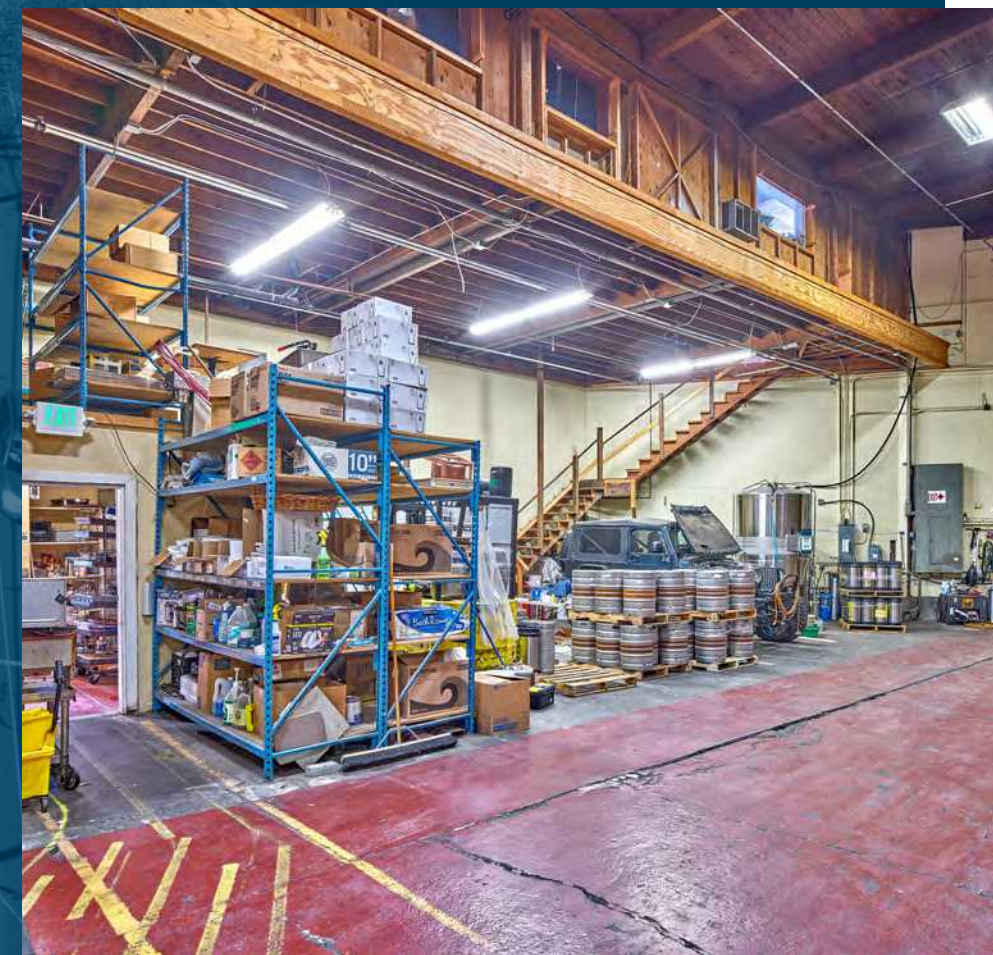
HIGH VISIBILITY INDUSTRIAL STAND ALONE BUILDING ON LEARY WAY

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

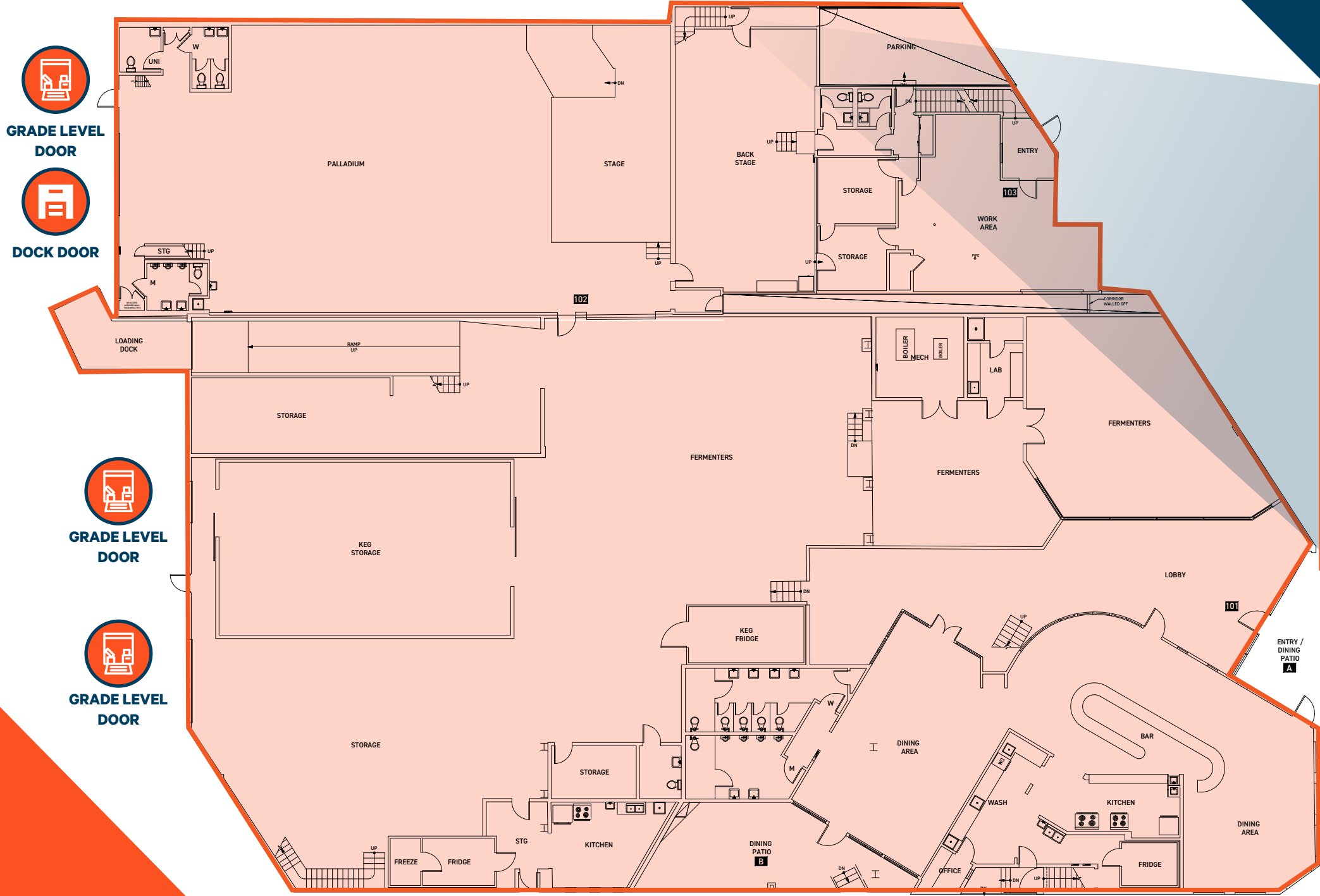
RARE IN-CITY INDUSTRIAL OPPORTUNITY

- 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



GRADE LEVEL DOOR



DOCK DOOR

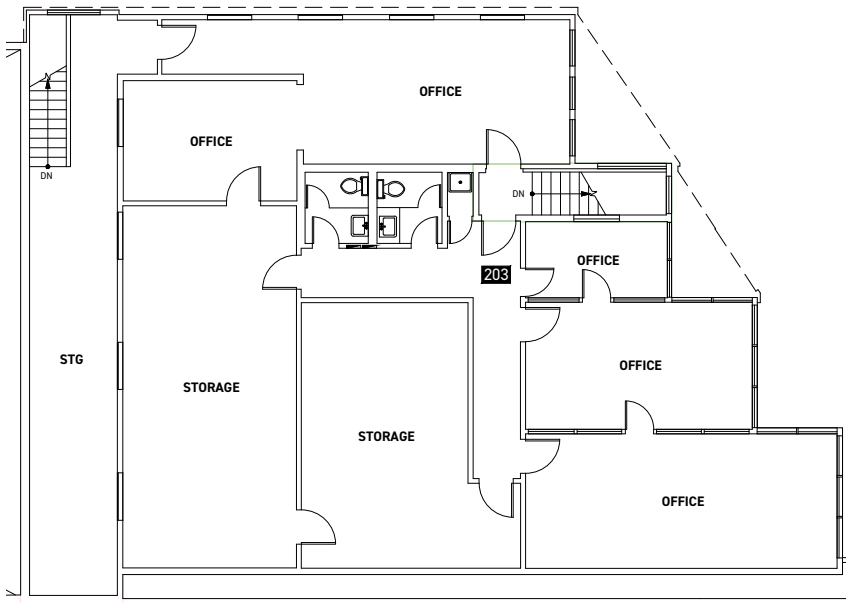


GRADE LEVEL DOOR



GRADE LEVEL DOOR

2ND FLOOR OFFICE



VIRTUAL TOUR



*NOTE: TWO DEMISING OPTIONS POSSIBLE



**INDUSTRIAL
WITHIN ARMS
REACH**



**4301
LEARY WAY NW**



SEATTLE



AREA PARKING

45 ADJACENT PARKING STALLS



4301

LEARY WAY NW

SEATTLE, WA



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