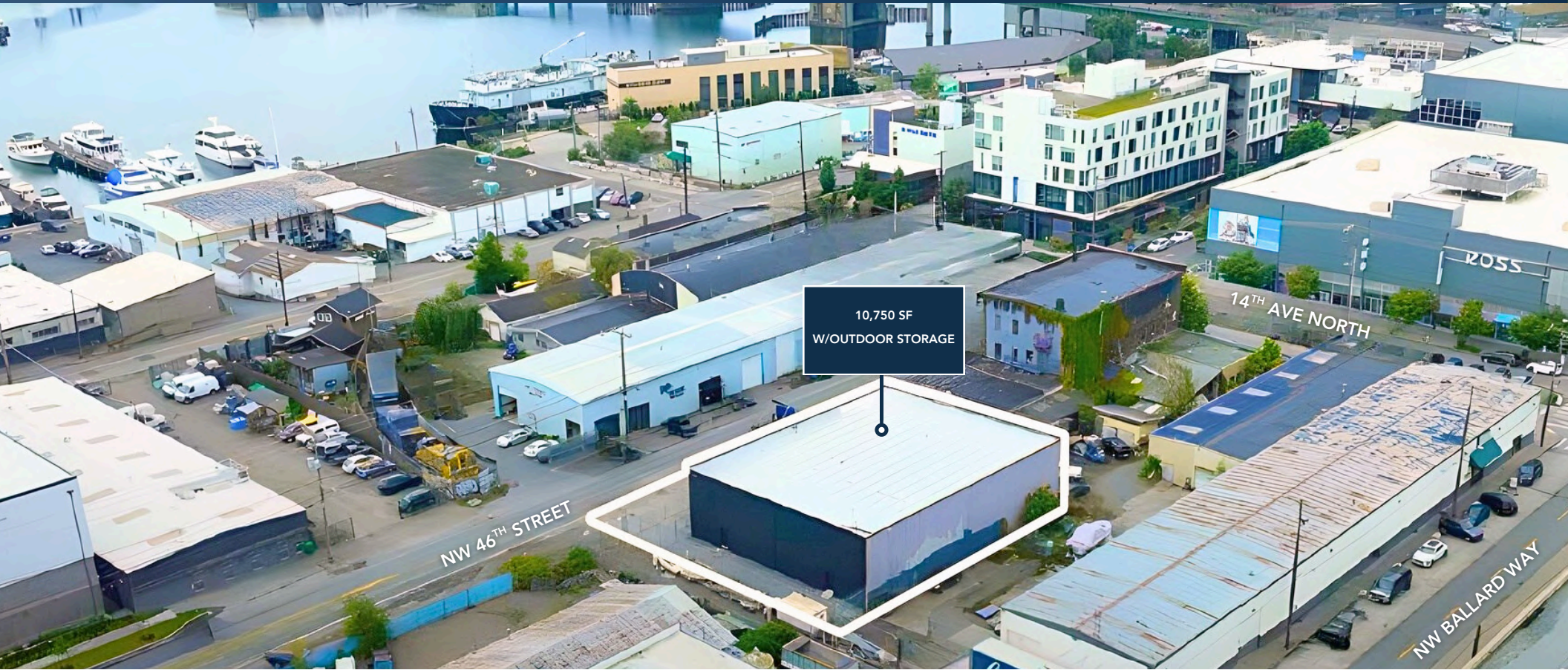


HEART OF BALLARD | STANDALONE INDUSTRIAL BUILDING

FOR
LEASE

1140 NW 46TH STREET | SEATTLE, WA



10,750 SF | 4,750 SF OFFICE | ADDITIONAL OUTDOOR STORAGE AREA

BRIAN BRUININKS, CCIM
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 THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL

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FOR LEASE

PROPERTY HIGHLIGHTS

Located in the heart of Ballard, this standalone industrial warehouse offers a rare leasing opportunity in one of Seattle's most desirable industrial submarkets. The property combines functional warehouse space, quality office buildout, and secure outdoor storage in a highly accessible, central location.

- ±10,750 SF Total Building Area
- ±2,000 SF Main-Level Office
- ±2,000 SF Second-Floor Office + Approx. 750 SF of Unfinished Mezzanine Warehouse Storage
- 19' Clear Height
- Concrete Tilt-Up Construction
- Built in 1984
- Zoning: IG2U/65
- 9 On-Site Parking Spaces (Adjacent to Building)
- Fully Fenced Outdoor Storage Area (East Side)
- 2 Oversized Grade-Level Loading Doors



SITE PLAN

10,750 SF

TOTAL BUILDING SPACE

8,000 SF

SITE FOOTPRINT

2

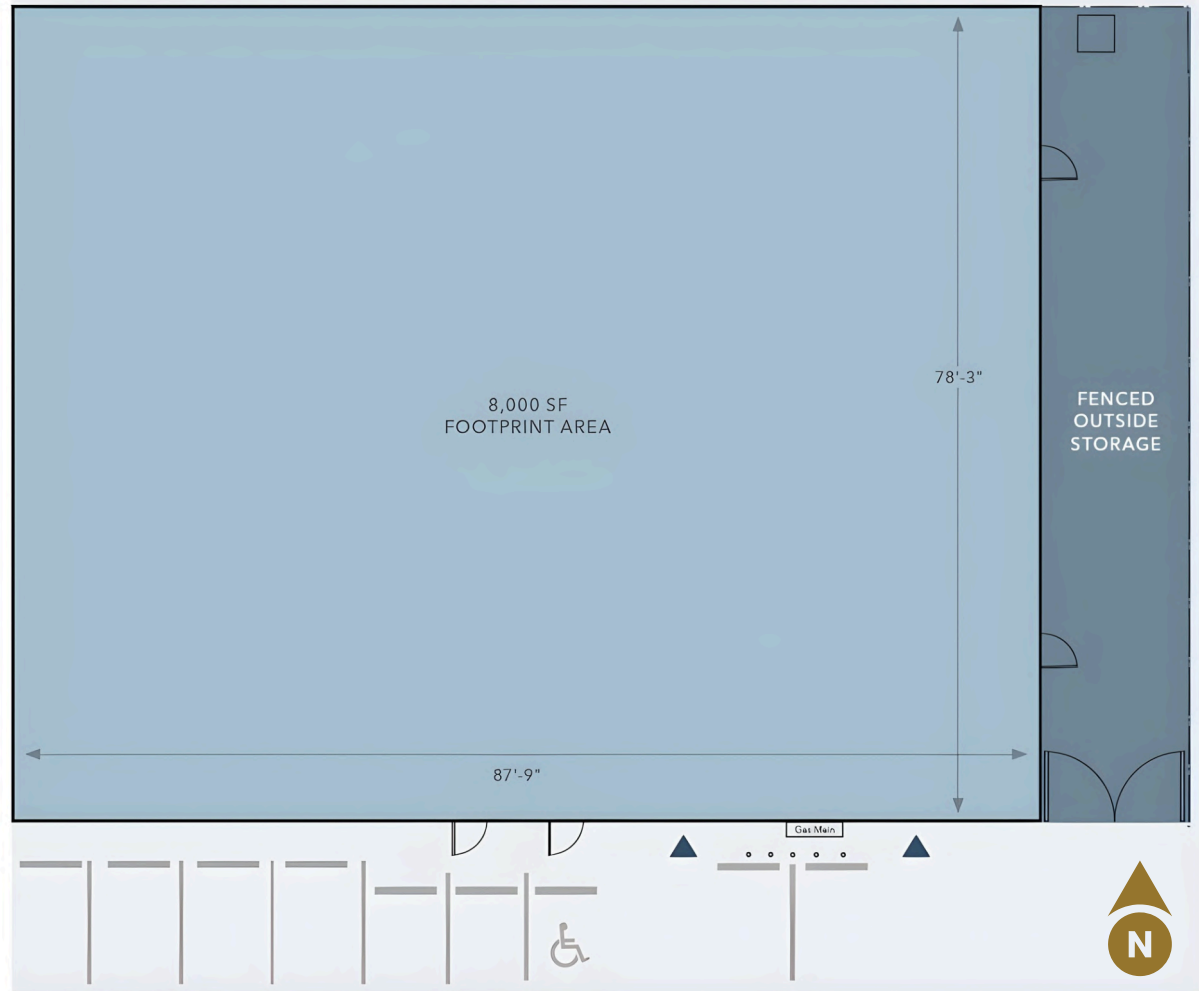
FLOORS

2

GRADE-LEVEL LOADING DOORS

9

PARKING SPACES



▲ GRADE-LEVEL LOADING

FLOOR PLAN



10,750 SF

AVAILABLE

±6,000 SF

WAREHOUSE

±2,000 SF

MAIN LEVEL OFFICE

±2,000 SF

MEZZANINE WAREHOUSE STORAGE

±750 SF

MEZZANINE STORAGE

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