

# TRIDENT SHIP CANAL YARD



**For Sale: Owner/User or Investment Sale**

**653 NW 41st St, Seattle, WA**

**NEWMARK**

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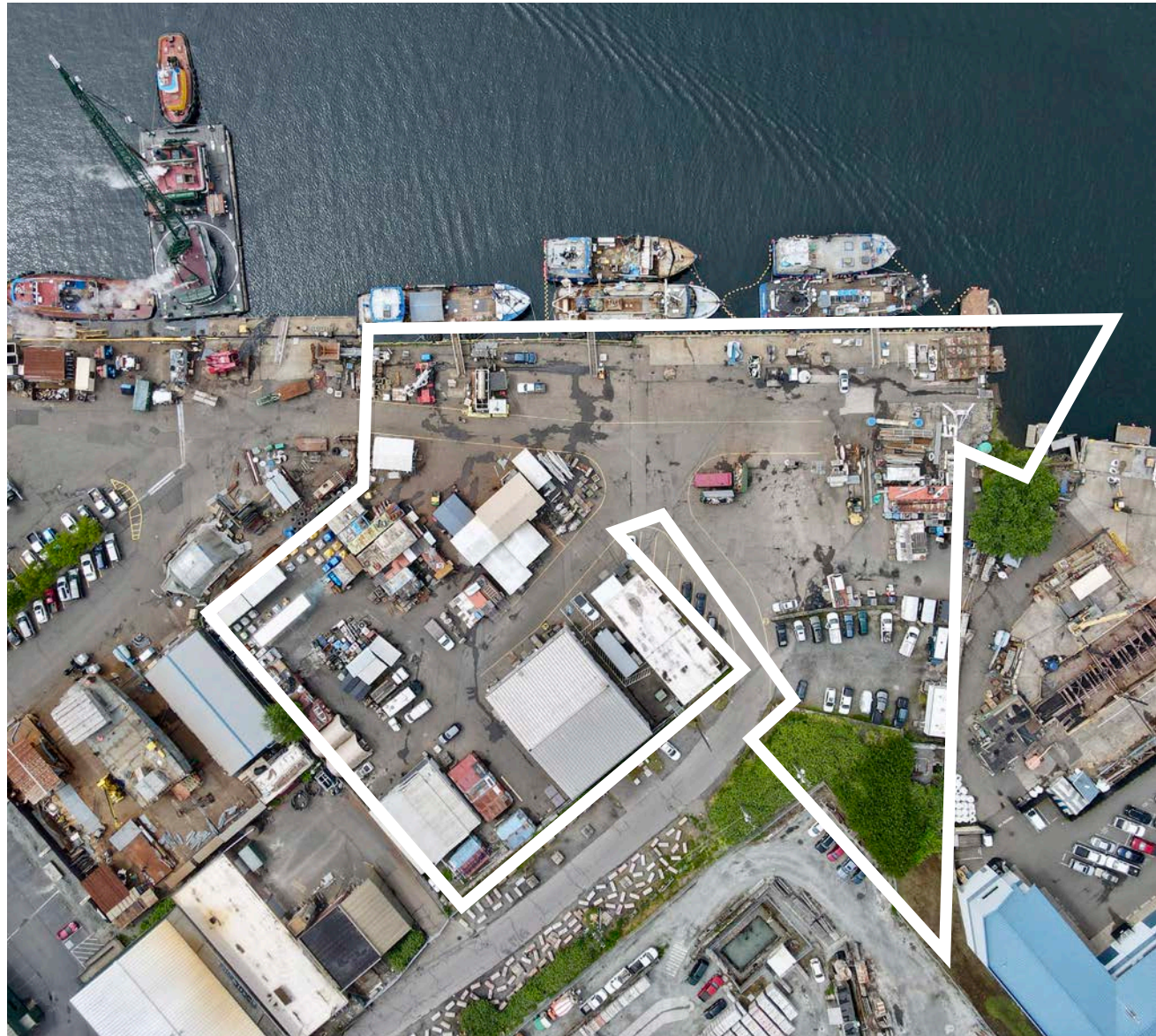
# INVESTMENT HIGHLIGHTS

- **Prime Waterfront Location:** 390~ ft of moorage space providing direct access to Seattle's maritime routes
- **Strategic Industrial Infrastructure:** 6,540 SF warehouse, ideal for logistics, manufacturing, or storage needs
- **Generous Land Area with Development Potential:** 121,291 SF of versatile land with future redevelopment potential under new zoning regulations
- **Secure Tenancy:** Backed by a strong credit tenant with historical significance in the Ballard region



# PROPERTY OVERVIEW

|                      |  |
|----------------------|--|
| <b>Address</b>       | 653 NW 41st St,<br>Seattle, WA   |
| <b>Parcel</b>        | 7446000120   |
| <b>Land Size</b>     | 121,291 SF (2.78 AC)   |
| <b>Building Size</b> | 6,540 SF Warehouse<br>1,900 SF Warehouse<br>2,400 SF Office  |
| <b>Warehouse</b>     | 3 Grade Level Doors (12' each)<br>Two Indoor Cranes<br>Power Capacity of 480VAC<br>and 208VAC, 3-Phase |
| <b>Moorage/Dock</b>  | Power Capacity of 480VAC<br>and 208VAC, 3-Phase<br>Access to fresh water at the<br>dock                |
| <b>Zoning</b>        | MML U/65   |
| <b>Water Depth</b>   | ~14 Ft   |







# LOCATION

Centrally located with excellent proximity to major ports.

4

MILES TO  
PORT OF SEATTLE

16

MILES TO  
SEATAC INT'L AIRPORT

37

MILES TO  
PORT OF TACOMA



# DEVELOPMENT POTENTIAL

## Mixed Maritime and Logistics (MML)

**Purpose:** This zoning is designed to support a mix of maritime and logistics-related uses. It encourages activities that benefit from proximity to waterfront and shipping facilities.

**Uses:** Permitted uses include shipping, logistics, manufacturing, storage, and other industrial operations that require water access.

## Urban Village Overlay (U)

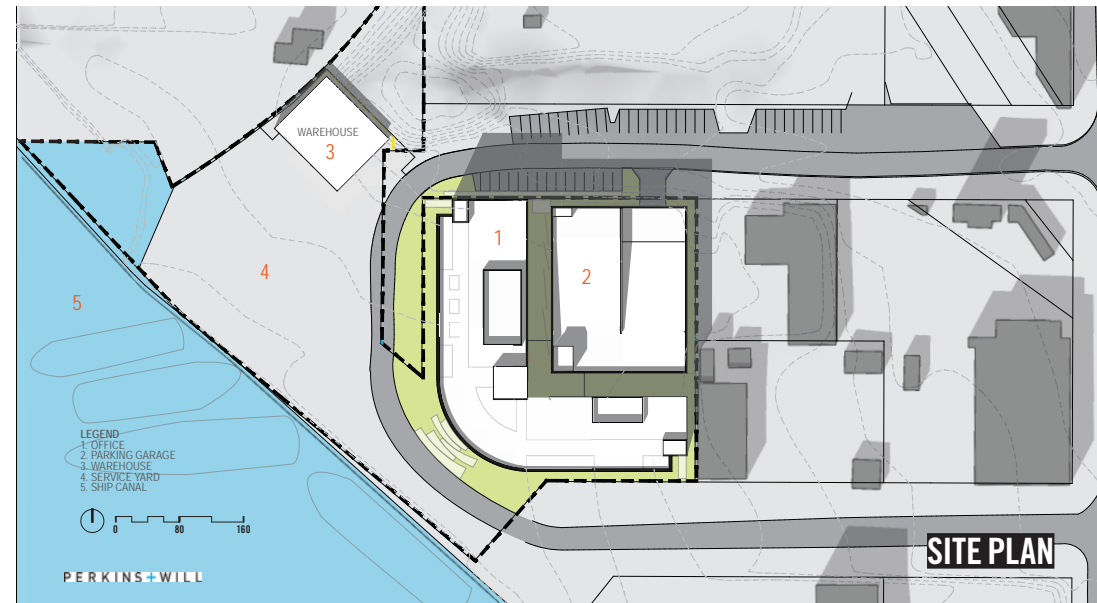
**Integration:** This overlay allows for a blend of industrial, commercial, and residential uses, promoting a more versatile and sustainable development approach.

**Community Focus:** Aims to create a balanced community with spaces for living, working, and recreation, enhancing the overall neighborhood quality.

## Height Limit of 65 Feet

**Development Potential:** The zoning permits structures up to 65 feet in height, providing significant flexibility for future redevelopment projects.

**Vertical Growth:** Allows for multi-story buildings, which can accommodate a range of uses from residential units to commercial spaces, maximizing the land's value.







# TRIDENT SHIP CANAL YARD

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-752 | 06/24

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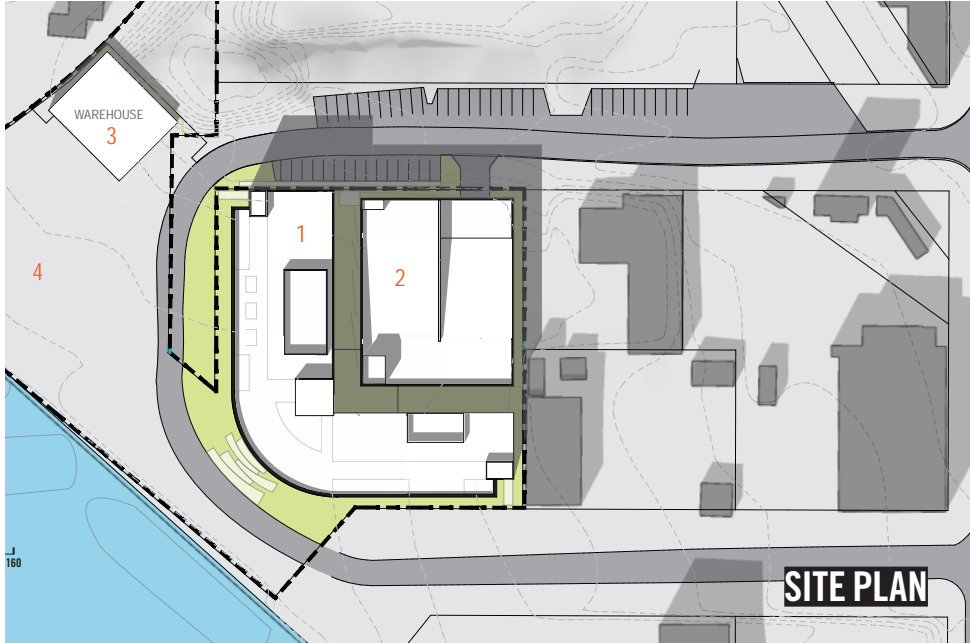
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### Benefits of MML U/65 Zoning

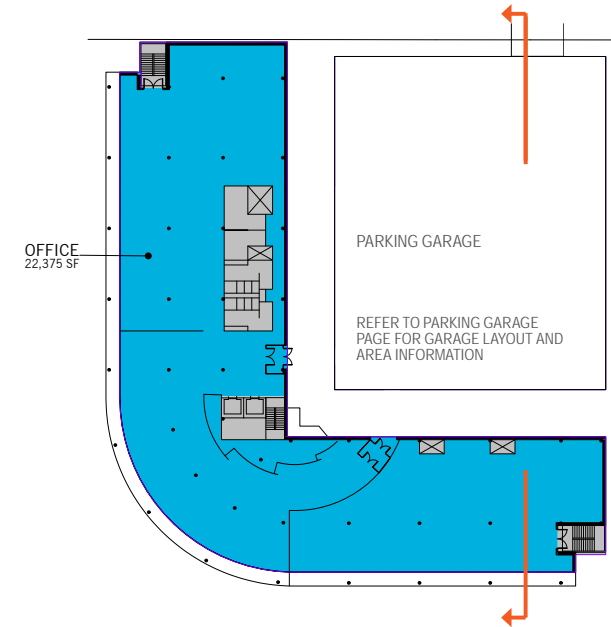
- **Versatility:** Supports a diverse range of uses, making the property attractive to various types of developers and investors.
- **Strategic Location:** Proximity to waterfront enhances logistics and maritime operations.
- **Future-Proof:** Zoning is designed to adapt to evolving urban and economic needs, ensuring long-term value.
- **Community Integration:** Promotes mixed-use development, contributing to a vibrant and sustainable neighborhood.

# SITE PLANS

A. Site Plan | B. Level 01 Floor Plan | C. Level 02-04 Floor Plan

B

### LEVEL 01



C

### LEVEL 02-04

