

FOR LEASE

FOSS SHIPYARD



*Seattle Premiere Industrial
Waterfront Property*

660 W EWING ST, SEATTLE, WA

KIDDER.COM

km Kidder
Mathews

Foss Shipyards is a large industrial waterfront property with a rare combination of moorage, warehouse, and yard space

PROPERTY OVERVIEW

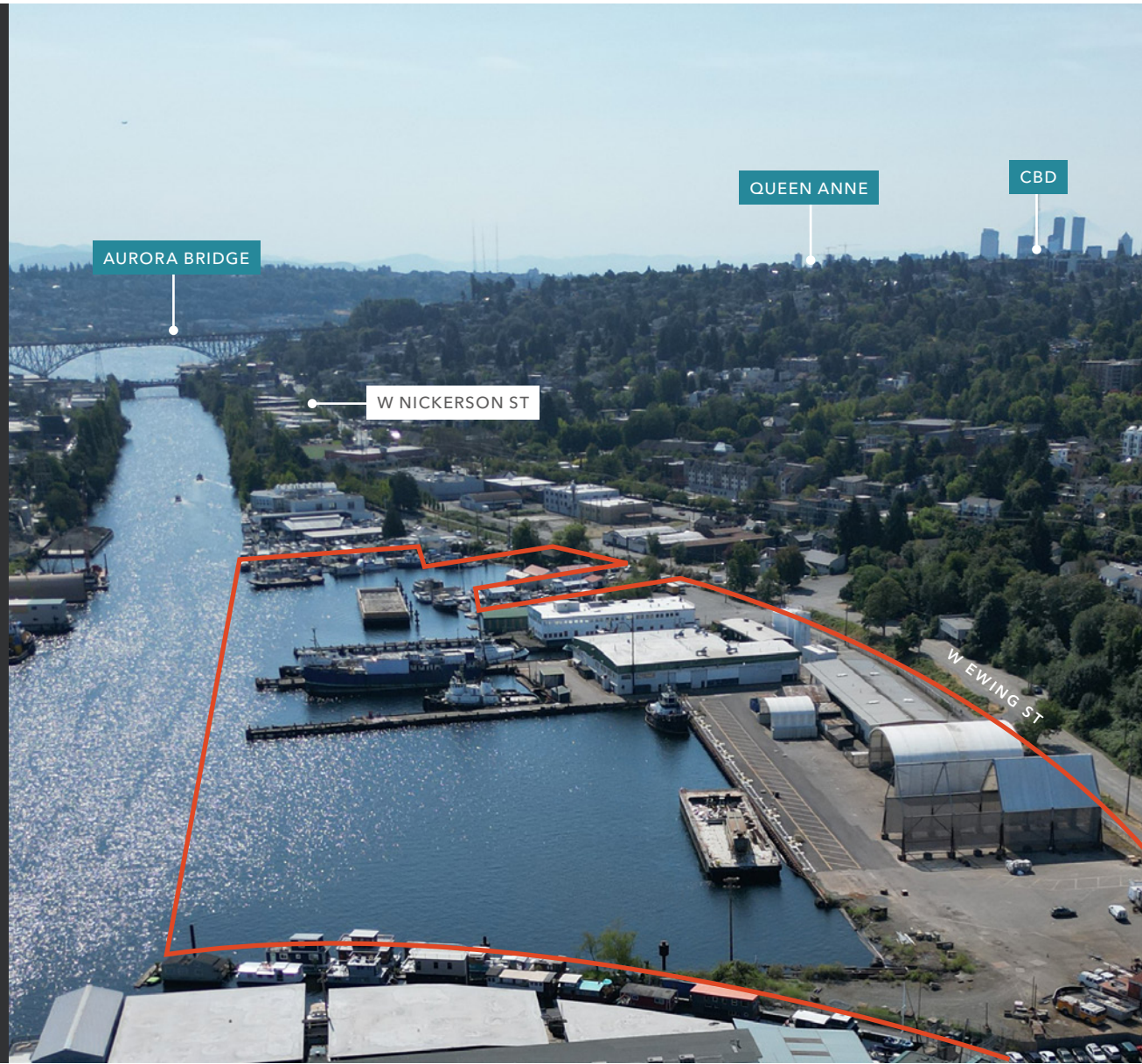
PROPERTY SIZE	19.98 AC
YARD	3.75 AC, paved
WATERFRONT	2,815 lineal feet of dock/bulkhead
WATER DEPTH	19'-26'
PARCEL	744200-1550
ZONING	MML U/45
WAREHOUSE	43,320 SF total across 3 buildings
OFFICE	9,790 SF total across 2 buildings
SHEDS	17,427 SF of high-clearance tent sheds
AVAILABLE	Now

1.5 MI

WEST OF
BALLARD LOCKS

1.5 MI

EAST OF LAKE UNION/
SHIP CANAL



FOSS SHIPYARD



MOORAGE

YARD SPACE

530'

BULKHEAD C

395'

PIER D

Lake Washington
Ship Canal

470'

PIER E

238'

PIER G

170'

PIER F

57'

PIER H

MOORAGE

STORAGE BLDG

SHIPYARD BLDG

SERVICE BLDG

YARD SPACE

AVAILABLE FOR LEASE

KIDDER MATHEWS



SHIPYARD BUILDING

TOTAL SIZE	27,240 SF
STORIES	Two
WAREHOUSE/SHOP	21,470 SF (divisible to ±5,000)
OFFICE	5,690 SF divisible
CLEAR HEIGHT	20'
POWER	Heavy
LOADING	Drive-in
CRANES	3 bridge cranes & 3 jib cranes





STORAGE WAREHOUSE

SIZE	17,750 SF
ESFR	Fully sprinklered
CLEAR HEIGHT	21'-22' clearspan
LOADING	3 drive-in doors
STORAGE	Racking available



SERVICE BUILDING

SIZE	8,100 SF
WAREHOUSE	4,100 SF 1st floor
OFFICE	4,100 SF 2nd floor
STORIES	Two
CLEAR HEIGHT	12'
HVAC	Fully air conditioned
ACCESS	Stairs
LOADING	Drive-in



TENT SHED 1

SIZE	7,900 SF (101' x 79')
CLEAR HEIGHT	42'

TENT SHED 2

SIZE	7,500 SF (176' x 43')
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TENT SHED 3

SIZE	1,800 SF (47' x 40')
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CONVENIENT
LOCATION NEAR
NORTH SEATTLE



CAN BE LEASED
SEPARATELY OR
IN COMBINATION



VACANT,
AVAILABLE NOW



530 LINEAL
FT OF NEWLY
RESTORED
BULKHEAD



*Rare combination of moorage,
buildings, and yard space in Seattle*

HIGHLY- ACCESSIBLE LOCATION

Situated on the Lake Washington Ship Canal

Quick access to Fisherman's Terminal, Pier 91, and Lake Union

Flexible lease terms

5 MIN

TO FISHERMAN'S
TERMINAL

10 MIN

TO PORT OF
SEATTLE



FOSS SHIPYARD

Exclusively leased by

JEFF LOFTUS

206.248.7326

jeff.loftus@kidder.com

KEN HIRATA

206.296.9625

ken.hirata@kidder.com

KIDDER.COM

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