FOR SALE & LEASE

OWNER USER/INVESTMENT

LEARY WAY

3 BLDG PORTFOLIO

4818 14TH AVE NW

1141 NW 50TH ST

SEATTLE, WA

Virtual Tour

NAI Puget Sound Properties

IDEALLY LOCATED IN THE HEART OF BALLARD OFF OF LEARY WAY WITH ACCESS TO DOWNTOWN BALLARD, FREMONT, AND DOWNTOWN SEATTLE WITHIN MINUTES.

*This image has been modified from its original form

NAI Puget Sound Properties

LEARY WAY PORTFOLIO

3 BUILDINGS

The portfolio is comprised of 3 buildings ideally situated in the heart of Ballard off of Leary Way with access to downtown Ballard, Fremont, and downtown Seattle within minutes.

TOTAL BUILDING SIZE (SF)

89,000

(Approximately)

TOTAL LAND SIZE (SF)

153,000

(Approximately)

ZONING

Industry & Innovation Zone (II)

See zoning description p. 18

LOCATION

Ballard

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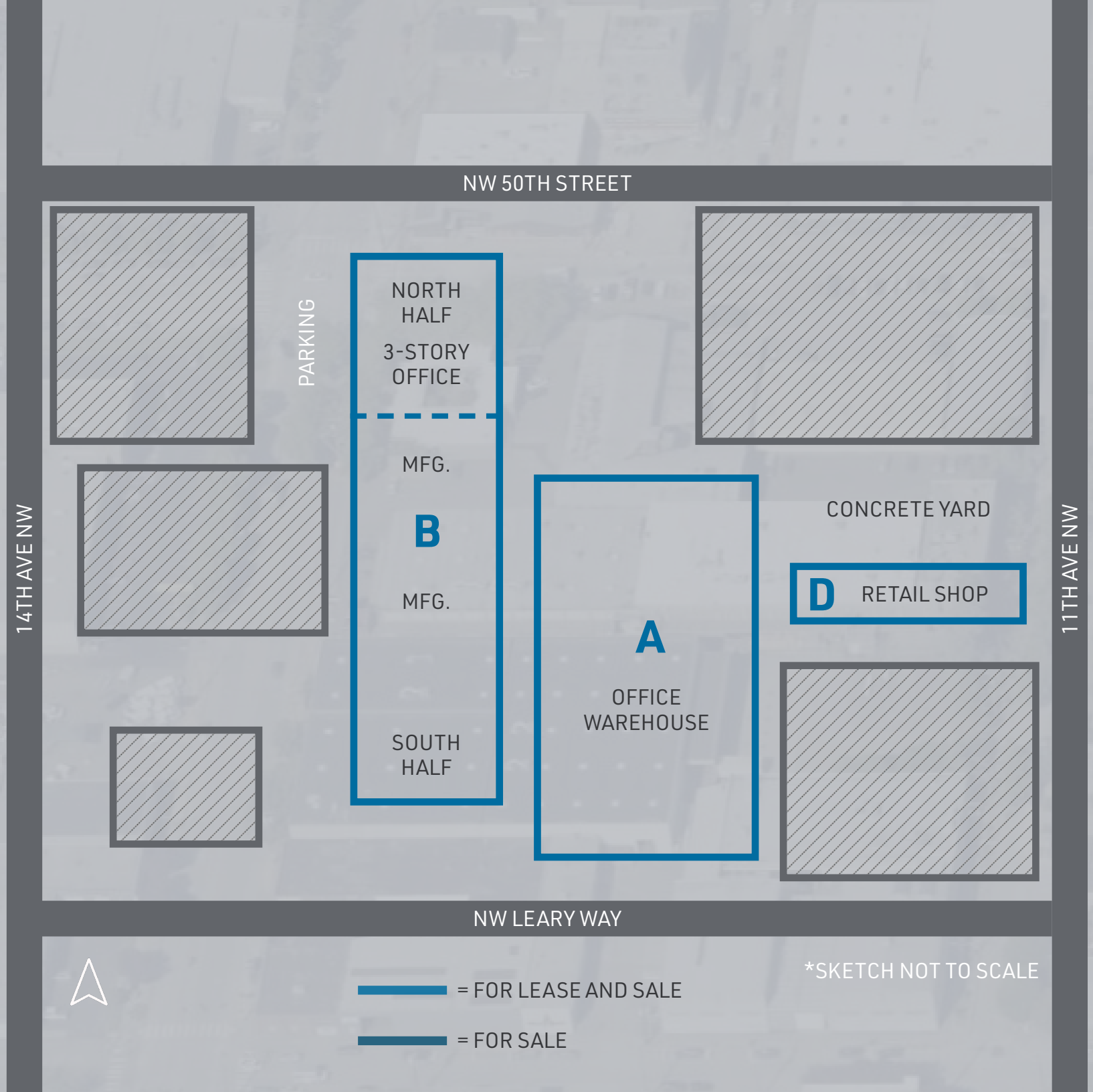
NW 50TH STREET
14TH AVE NW
11TH AVE NW
PARKING
NORTH HALF
3-STORY OFFICE
MFG.
B
MFG.
SOUTH HALF
A
OFFICE WAREHOUSE
CONCRETE YARD
D
RETAIL SHOP
NW LEARY WAY
= FOR LEASE AND SALE
= FOR SALE
*SKETCH NOT TO SCALE

PORTFOLIO AVAILABLE FOR SALE

BLDG.	USE	WAREHOUSE SF	OFFICE SF	MEZZ. SF	TOTAL BUILDING SF
A	Warehouse	38,364	3,192	-	41,556
B	Warehouse	31,442	12,000	2,510	43,442
D	Retail Shop	-	4,500 (Showroom)	-	4,500
TOTAL					**89,498**

SPACE AVAILABLE FOR LEASE

BLDG.	USE	WAREHOUSE SF	OFFICE SF	MEZZ. SF	TOTAL BUILDING SF
A	Warehouse	38,364	3,192	-	41,556
B	Warehouse	31,442	12,000	2,510	43,442
D	Retail Shop	-	4,500 (Showroom)	-	4,500
TOTAL					**89,498**

FOR SALE OR LEASE

BUILDING A

BUILDING SIZE

Total: 41,556 SF
Industrial: 38,364 SF
Office: 3,192 SF

PREVIOUSLY OCCUPIED BY

Rudd Co. a business in Seattle/Ballard neighborhood since 1912

YEAR BUILT

1980

ADDITIONAL FEATURES

Concrete tilt up buildings with multiple docking doors. Clear hight of 24'.

FOR SALE OR LEASE

BUILDING B

BUILDING SIZE

Total: 43,442 SF
Industrial: 31,442 SF
Office: 12,000 SF
Mezz.: 2,510 SF

PREVIOUSLY OCCUPIED BY

Rudd Co. a business in Seattle/Ballard neighborhood since 1912

YEAR BUILT

1966 & 1975

ADDITIONAL FEATURES

Concrete tilt up building used for manufacturing and distribution. Multiple docking doors & 24' clear height.

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FOR SALE OR LEASE

BUILDING D

RETAIL SHOP SIZE

4,500 SF

PREVIOUSLY OCCUPIED BY

Rudd Co. a business in Seattle/Ballard neighborhood since 1912. Used as a retail store/showroom.

YEAR BUILT

1999

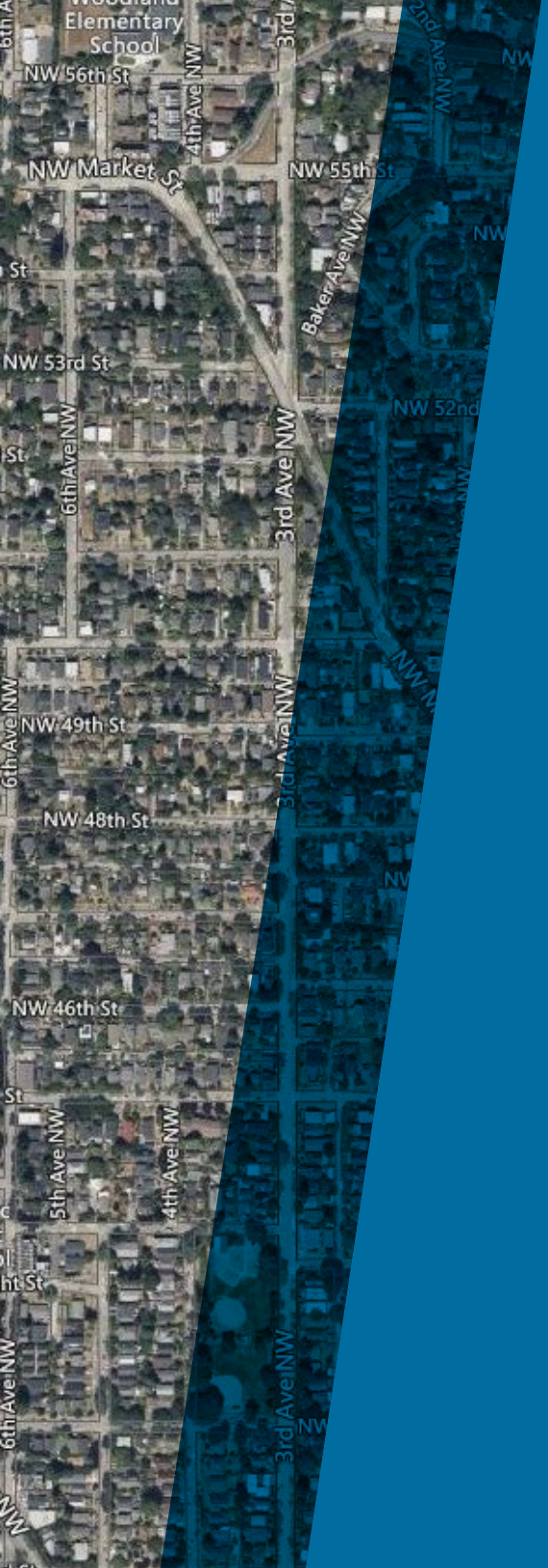
ADDITIONAL FEATURES

Retail space with ample parking.

DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
Population	33,674	246,714	503,726
Households	17,864	118,323	249,969
Total Businesses	2,191	10,189	25,778
Total Employees	21,054	107,505	397,536
Median HH Income	$121,925	$124,943	$118,290
Per Capita Income	$93,463	$89,032	$87,955

CLICK TO VIEW
INTERACTIVE MAP OF NEARBY AMENITIES



LOCATION OVERVIEW

Located in northwest Seattle, **Ballard** is a neighborhood with a strong Scandinavian heritage. The neighborhood has a diverse mix of residents, including families, young professionals, and retirees. The area has undergone significant redevelopment in recent years and offers excellent walkability and bike-friendliness. Also nearby is a Golden Gardens Park, which offers beach access and stunning views of the Puget Sound and Olympic Mountains.

It is also well-connected to other parts of Seattle via public transportation, including bus and light rail. The area's strong sense of community, rich history, and access to outdoor attractions make it a popular destination for residents and visitors alike.

Overall, Ballard is a vibrant and diverse neighborhood that has something to offer for everyone.

WALK SCORE

95

BIKE SCORE

99

Ballard's proximity to the **Ballard Locks** and the waterfront has led to the expansion of recreational and tourism-related businesses. The neighborhood attracts visitors with its scenic views, vibrant marketplaces, and a thriving craft beer scene. As a result, there has been a surge in the number of breweries, distilleries, and specialty shops catering to tourists and locals alike.

MARKET OVERVIEW

Ballard has been an industrial center for more than 100 years. Famous for commercial fishing operations and related businesses, it is conveniently located near the Ballard Locks that vessels of many sizes pass through daily. The commercial district in Ballard is bustling with numerous restaurants, bars, shops, and art galleries. The Ballard Farmers Market is one of the largest and most popular in Seattle, and is open year-round every Sunday.

Ballard is a mid-sized sub-market with ~2.8 million SF of industrial space. Over the last 12 months, rental rates have grown 7% which is slightly above the average annual rate of 6.8%.

The area is centrally located with easy access to Hwy 99, I-5, Fishermen's Terminal, Shilshole Bay, and minutes from downtown Seattle.

Source: CoStar Research

LEARY WAY
PORTFOLIO

Positioned perfectly for both owner users and investment buyers, this property offers **convenient access** to desirable locations in the Seattle area, including Fremont, University District, Magnolia, Interbay, and Queen Anne.

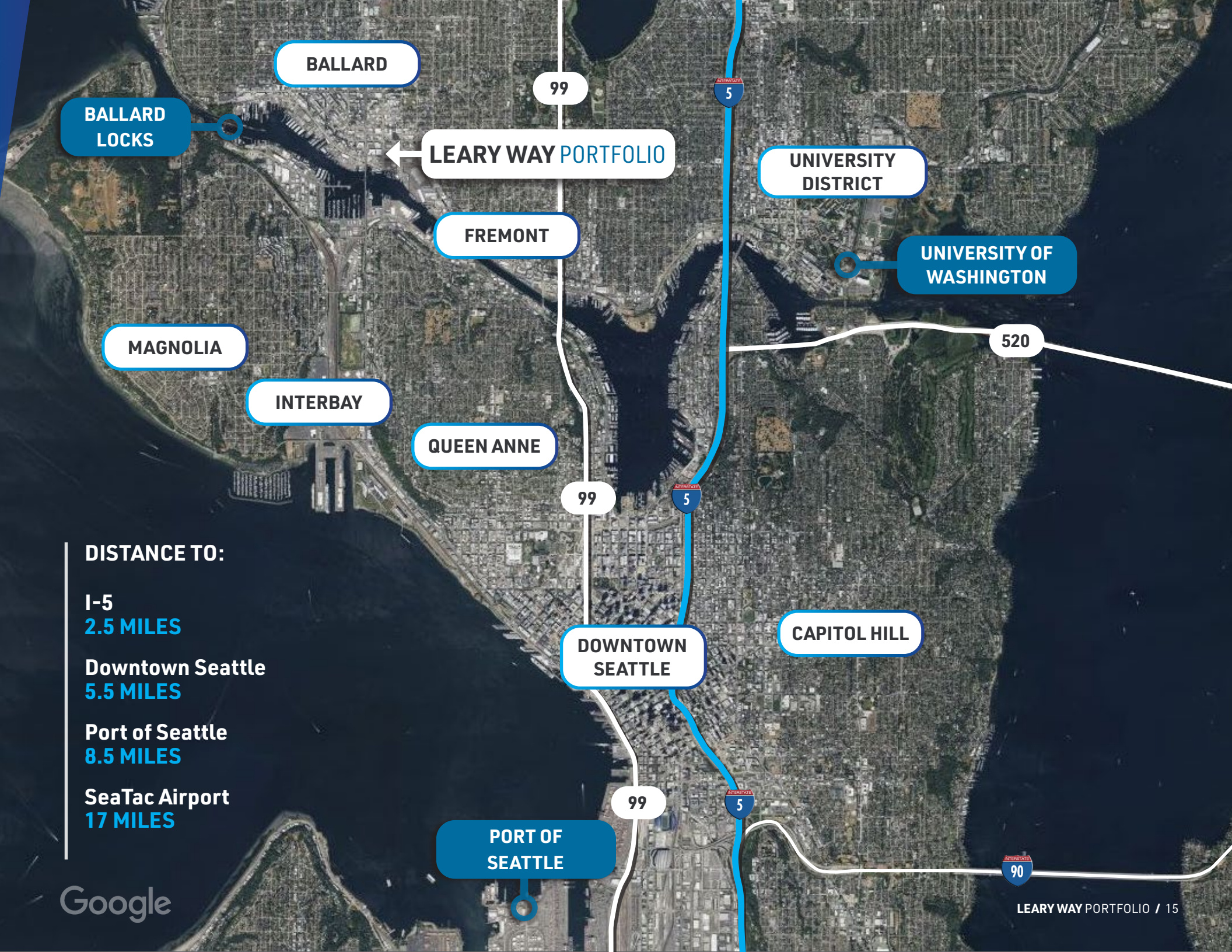
CLOSE PROXIMITY TO

Downtown Seattle

Notable Seattle Neighborhoods

Port of Seattle

Ballard Locks


BALLARD
BALLARD LOCKS
99
LEARY WAY PORTFOLIO
UNIVERSITY DISTRICT
FREMONT
UNIVERSITY OF WASHINGTON
MAGNOLIA
520
INTERBAY
QUEEN ANNE
99
DISTANCE TO:
I-5
2.5 MILES
Downtown Seattle
5.5 MILES
Port of Seattle
8.5 MILES
SeaTac Airport
17 MILES
DOWNTOWN SEATTLE
CAPITOL HILL
99
PORT OF SEATTLE
90
Google

NEW ZONING

The City of Seattle voted to rezone the property to a new zoning designation called the "Industry and Innovation zone." This zone aims to promote new development in multi-story buildings that can accommodate industrial businesses along with other dense employment uses like research, design, office, and technology. By offering density bonuses for employment uses, such as office and R&D, in conjunction with industrial uses within the same project, this modern industrial development would facilitate high-density employment near transit stations and existing industrial-commercial areas. **Under this new zoning, buildings could potentially reach heights of up to 240 ft or have a floor area ratio (FAR) of up to 6.5, subject to specific incentive programs.**

FAR limits Proposed Industry and Innovation (II) Zones

Zone	Minumum Industrial Use FAR	Maximum FAR with Tier 1	Maximum FAR with Tier 2
II 85	2.75	4.5	N/A
II 125	.5	5.25	5.75
II 160	.5	6	6.5
II 85-240	2	4	6

Comparison: FAR limits Existing Industrial Zones

Zone	Maximum FAR	Maximum FAR with bonuses
IG1, IG2, IB	2.5	N/A
IC 85 Zones (Except 85-175)	2.75	N/A
IC 85-175	2.5	4.0

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OWNER USER/INVESTMENT

LEARY WAY

3 BLDG PORTFOLIO

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