

BALLARD WAREHOUSE FOR SALE / FOR LEASE



1520 NW Leary Way, Seattle WA 98107

**YATES
WOOD**

**BROKERAGE
& PROPERTY
MANAGEMENT**

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Since 1944

Yates, Wood & MacDonald, Inc., 425 Pontius Ave N Suite 203, Seattle, WA 98109
f 206 268 3330 p 206 268 3300 www.yateswood.com

Property Features

Building Size:	18,622 sf
Land Size:	18,808 sf
Zoning:	IC65
Location:	Centrally located in Ballard near the Ballard Bridge
Access:	Street to street building from NW Leary to 49th St. NW
Drive-in doors:	Two new doors on each side from Leary Way and 49th St. NW
Year Built:	1926
Construction Type:	Wood Frame
Ceiling Height::	8,000 sf of 12' clear height off 49th St. NW—LEASED 10,622 sf of 20' clear height off Leary Way—AVAILABLE
RE Taxes:	\$17,299 (2016)
Parcel Number:	276770 1975 03
Recent Bldg. Upgrades:	2 new bathrooms, new skinned floor, new interior paint, new exterior siding
For Sale Price:	\$3,200,000
For Lease Price:	\$.75/sf NNN
Lease Info:	Northside - 7,800 sf leased Southside - 10,622 sf available for lease at \$.75/sf NNN

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South side facing north



South side facing south

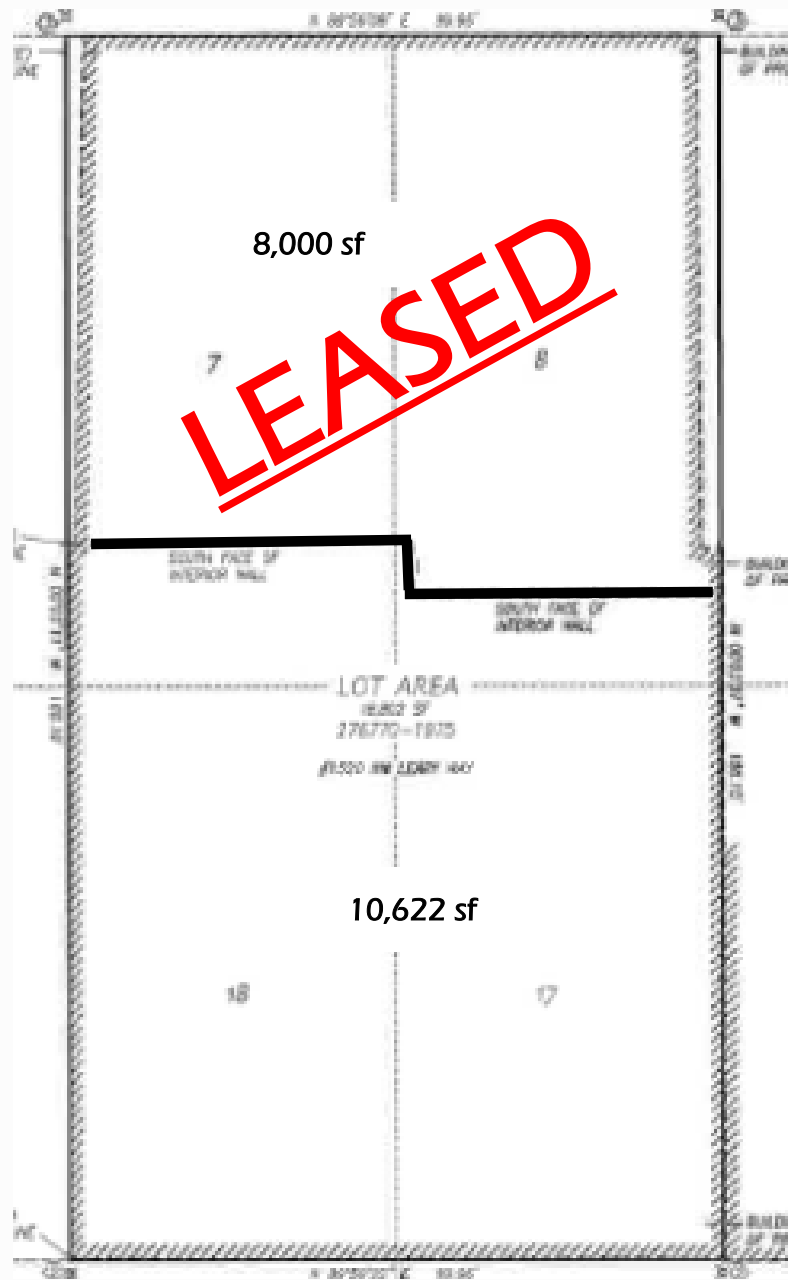
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49th Street NW



NW Leary Way

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