

# 1418 NW 53RD STREET

SEATTLE, WA 98107



## PROPERTY INFO

### 100% LEASED INVESTMENT OPPORTUNITY AND/OR OWNER USER INDUSTRIAL IN THE HEART OF BALLARD!

This 15,459 SF fully leased industrial building presents the rare opportunity for an investor or owner/user to acquire an asset in the thriving Brewery District of Ballard.

The property is currently 100% leased to two tenants at well-below market rents but with relatively near term expirations (11,109 SF July 2022, and 4,350 SF July 2024) an investor will be able to increase income substantially in a short time period. Alternatively an owner/user could take possession of the 11,109 SF space next year.

- + Price: \$4,000,000 (\$259/SF)
- + Building: 15,459 SF
  - Warehouse: 13,141 SF
  - Office: 2,318 SF space includes 1,059 SF of mezzanine
- + Land area: 20,000 SF
- + Parcel number: 2768300470
- + Zoning: IG2U 65, City of Seattle
- + Year built: 1984
- + Clear height: 18'
- + Drive in doors: 3
- + Existing floor drain down middle of building (not used by current tenants)
- + Investment information: Please contact brokers to register and receive lease financial information.

# FOR SALE - INDUSTRIAL 1418 NW 53RD STREET



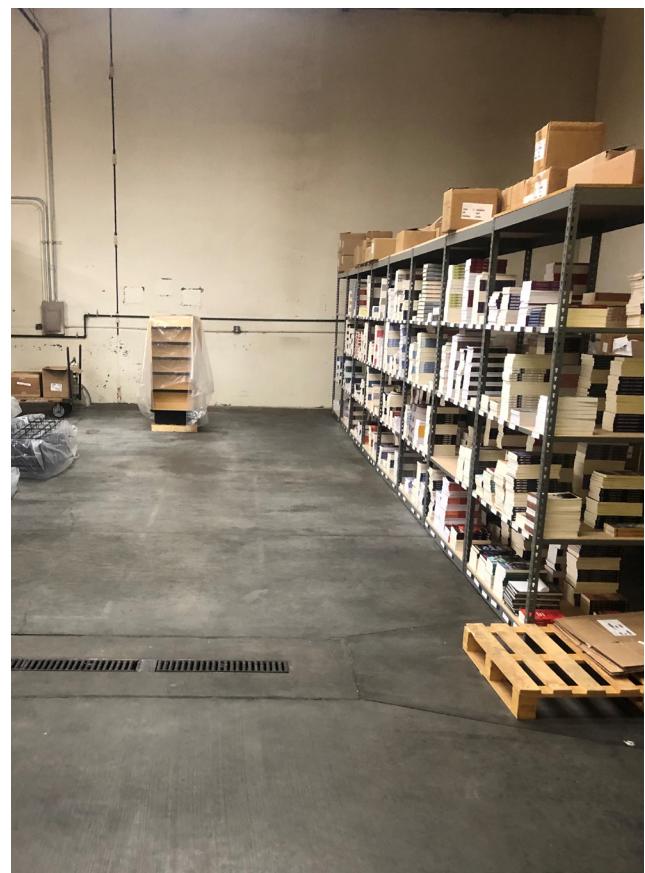
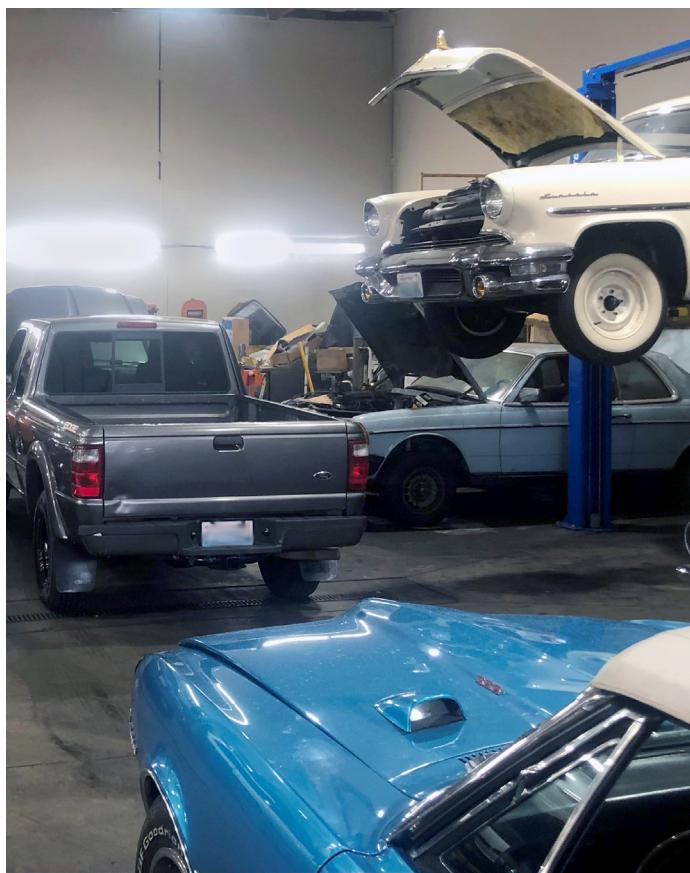
## TENANT INFO

### FULLY LEASED

- + Tenant 1:  
11,109 SF expires in July 2022. Long time tenant paying significantly below market rents. No options to renew.
- + Tenant 2:  
4,350 SF expires in July 2024. Long time tenant paying below market rents. Tenant has a 5 year option renew at Fair Market Rents.



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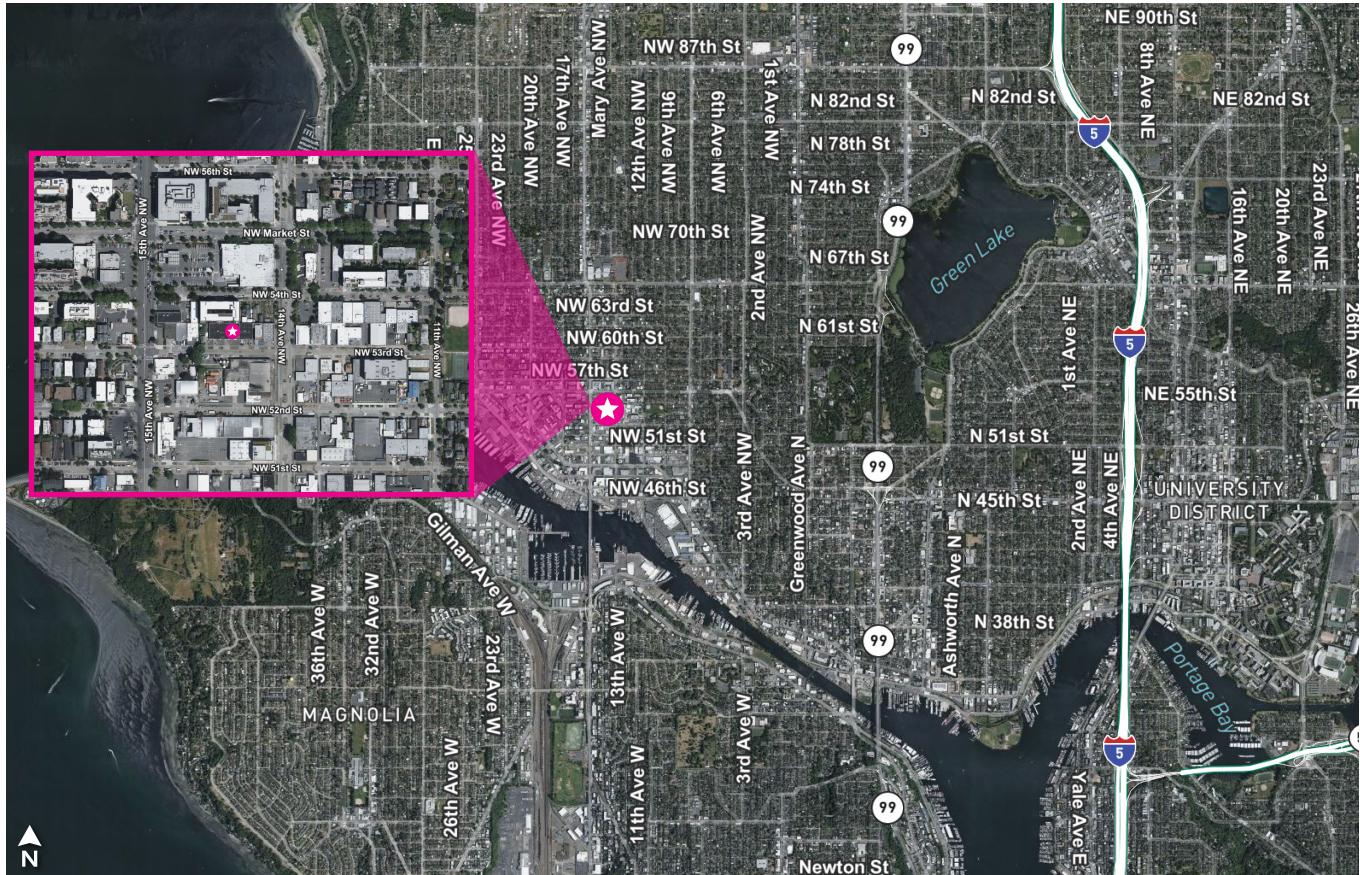


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## LOCATION



## CONTACT US

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