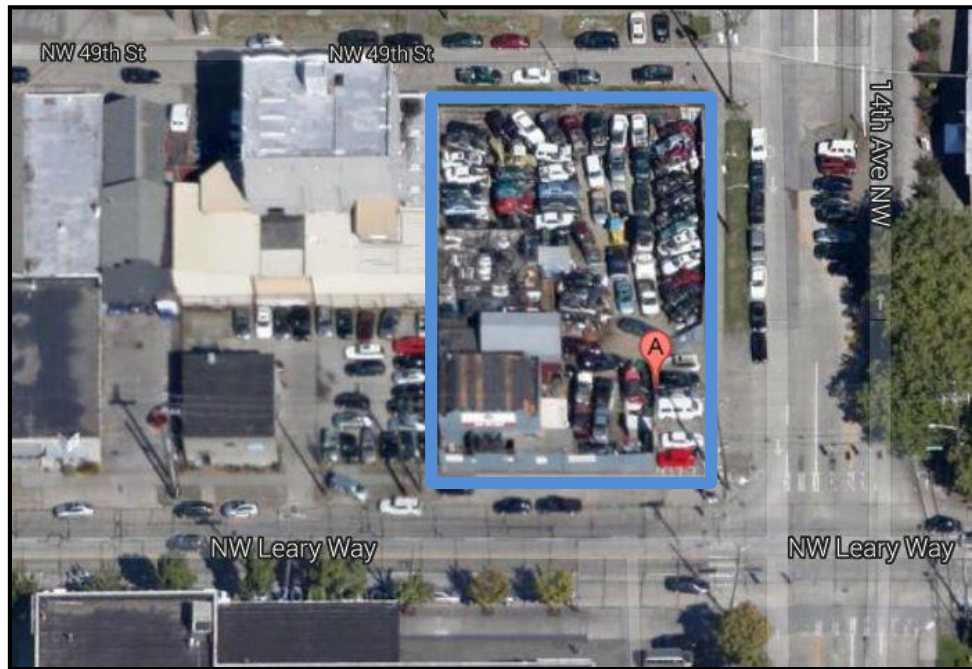


FOR SALE

BALLARD DEVELOPMENT LAND

1400 NW Leary Way, Seattle, WA 98107



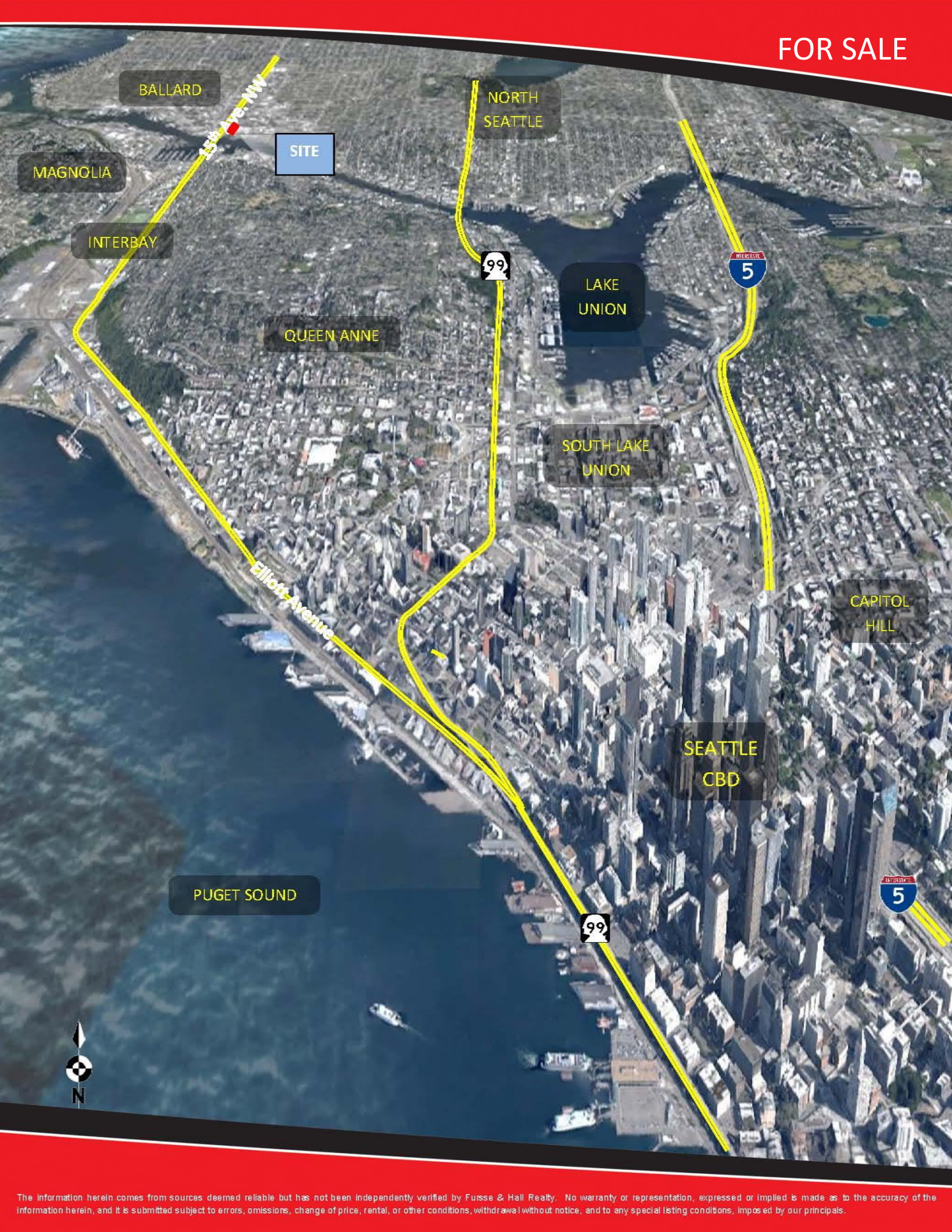
- LAND SF: **18,800 SF** PARCEL
- PRICE: **\$2,450,000**
- PARCEL NUMBERS: 276830-2535, -2530, -2525
- ZONING: **IG2 U/65**
- PRIME CORNER SITE, PROMINENT VISIBILITY IN BALLARD NEIGHBORHOOD
- ACCESSIBLE ON 3 SIDES
- 1 BLOCK FROM 15TH AVE W, CONNECTING TO THE SEATTLE CBD
- NW LEARY WAY CONNECTS BALLARD TO THE FREMONT NEIGHBORHOOD
- CHARACTER FILLED NEIGHBORHOOD WITH TRADER JOES, FRED MEYER, RETAIL, 10 BREWERIES, MANY RESTAURANT AND INDUSTRIAL USES
- PHASE 1 STUDY UNDERWAY
- HIGH TRAFFIC COUNTS

PLEASE CONTACT:

VINCE VONADA
206-718-0047
VINCE@FHREALTYINC.COM

DAVID HALL
206-707-9000
DAVID@FHREALTYINC.COM

FOR SALE



BALLARD

MAGNOLIA

INTERBAY

QUEEN ANNE

NORTH SEATTLE

LAKE UNION

SOUTH LAKE UNION

CAPITOL HILL

SEATTLE CBD

PUGET SOUND

SITE

1st Ave NW

Elliott Avenue



In the Heart of Retail and Industry
Walk Score of 92



To **Fred Meyer**
Save time, money & gas.

1400 NW Leary Way Seattle, Wa 98107
18,800 S/F Zoned IG2 U/65

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Property Highlights

- 18,800 SF LAND
 - PARCEL SIZE APPROXIMATELY 185 FEET BY 100 FEET
 - CORNER SITE AND ACCESSIBLE FROM 3 SIDES
- LOCATED IN THE BINMIC MANUFACTURING-INDUSTRIAL URBAN CENTER
- INDUSTRIAL ZONING IG2 U/65
- ZONING INTENT PROMOTES BROAD RANGE OF ADDITIONAL INDUSTRIAL & COMMERCIAL GROWTH
- NEAR BALLARD HUB URBAN VILLAGE WITH STRONG MULTI-FAMILY AND RETAIL GROWTH
- MANY RETAIL AMENITIES IN THE AREA
- MANY RESTAURANTS IN THE AREA
- NEAR BIKING AND BURKE-GILMAN TRAIL
- JUST 3 MILES NORTH OF THE SEATTLE CBD VIA 15TH AVE WEST
- NW LEARY WAY CONNECTS BALLARD TO THE FREMONT NEIGHBORHOOD
- CHARACTER FILLED NEIGHBORHOOD WITH TRADER JOES, FRED MEYER, RETAIL, 10 BREWERIES, MANY RESTAURANT AND INDUSTRIAL USES NEARBY
- SOUND TRANSIT STUDYING HIGH CAPACITY TRANSIT EXPANSION INTO BALLARD
- EXCELLENT DEMOGRAPHICS
- HIGH TRAFFIC COUNTS

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Parcel Map



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