

TRIDENT SHIP CANAL YARD

An aerial photograph of the Trident Ship Canal Yard in Seattle, WA. The image shows a large industrial area along the waterfront, with various buildings, parking lots, and shipyard equipment. A yellow outline highlights the specific property area for sale. The surrounding area includes residential neighborhoods and a bridge in the background.

For Sale: Owner/User or Investment Sale

653 NW 41st St, Seattle, WA

NEWMARK

TAYLOR HOFF, SIOR

Vice Chairman

425.362.1388

taylor.hoff@nrmk.com

CHARLIE FARRA

Executive Vice President

206.462.2552

charlie.farra@nrmk.com

LEVI BUNDRANT

Associate

425.409.7405

levi.bundrant@nrmk.com

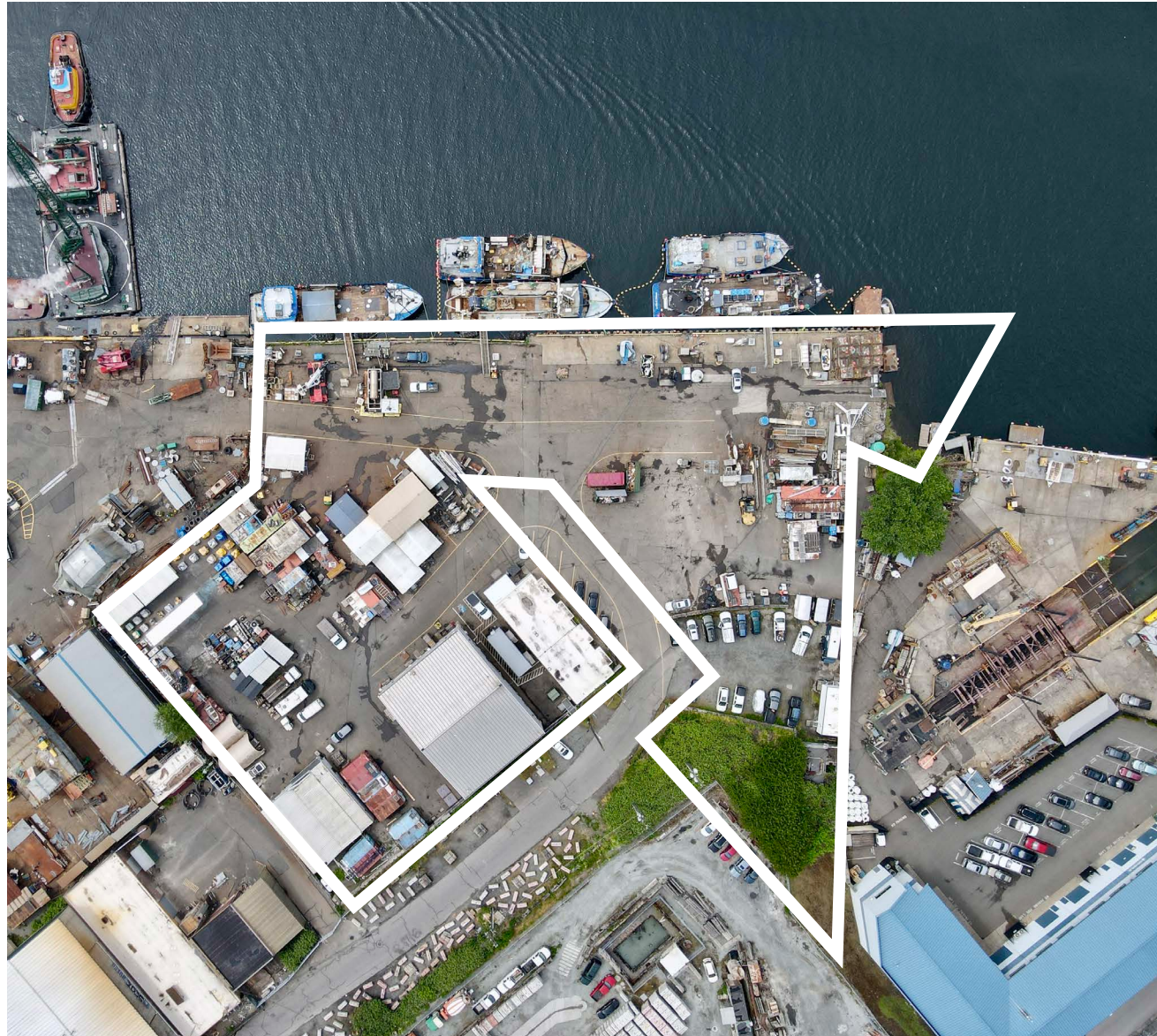


INVESTMENT HIGHLIGHTS

- **Prime Waterfront Location:** 390~ ft of moorage space providing direct access to Seattle's maritime routes
- **Strategic Industrial Infrastructure:** 6,540 SF warehouse, ideal for logistics, manufacturing, or storage needs
- **Generous Land Area with Development Potential:** 121,291 SF of versatile land with future redevelopment potential under new zoning regulations
- **Secure Tenancy:** Backed by a strong credit tenant with historical significance in the Ballard region

PROPERTY OVERVIEW

Address	653 NW 41st St, Seattle, WA
Parcel	7446000120
Land Size	121,291 SF (2.78 AC)
Building Size	6,540 SF Warehouse 1,900 SF Warehouse 2,400 SF Office
Warehouse	3 Grade Level Doors (12' each) Two Indoor Cranes Power Capacity of 480VAC and 208VAC, 3-Phase
Moorage/Dock	Power Capacity of 480VAC and 208VAC, 3-Phase Access to fresh water at the dock
Zoning	MML U/65
Water Depth	~14 Ft





LOCATION

Centrally located with excellent proximity to major ports.

4

MILES TO
PORT OF SEATTLE

16

MILES TO
SEATAC INT'L AIRPORT

37

MILES TO
PORT OF TACOMA

DEVELOPMENT POTENTIAL

Mixed Maritime and Logistics (MML)

Purpose: This zoning is designed to support a mix of maritime and logistics-related uses. It encourages activities that benefit from proximity to waterfront and shipping facilities.

Uses: Permitted uses include shipping, logistics, manufacturing, storage, and other industrial operations that require water access.

Urban Village Overlay (U)

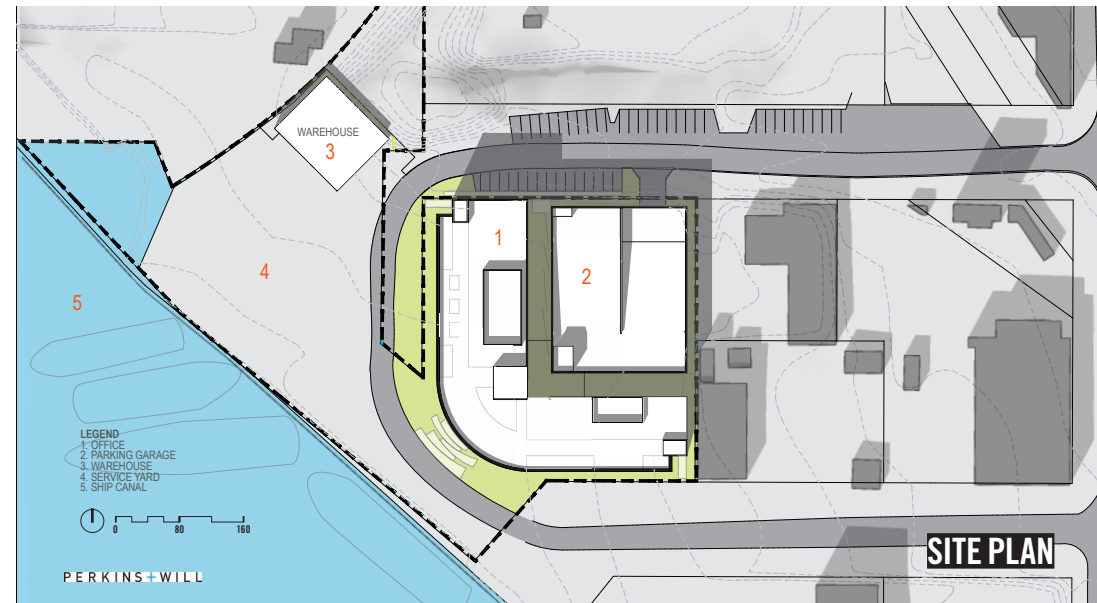
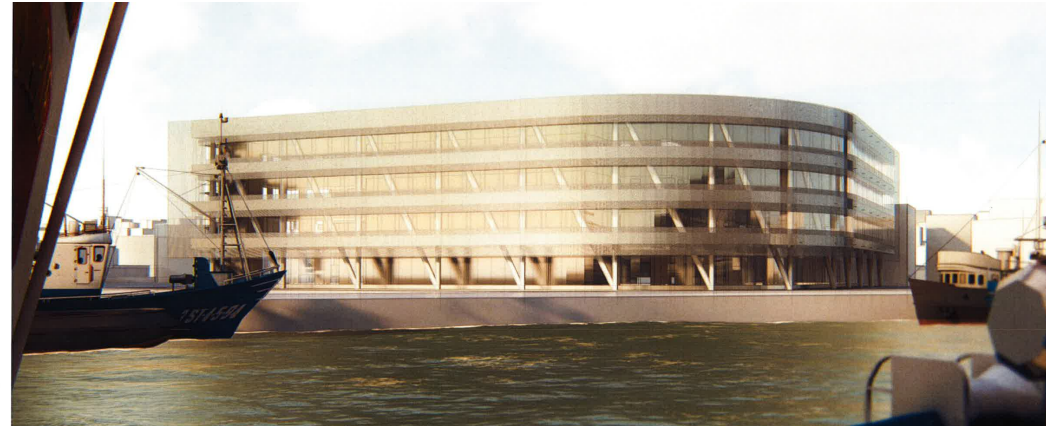
Integration: This overlay allows for a blend of industrial, commercial, and residential uses, promoting a more versatile and sustainable development approach.

Community Focus: Aims to create a balanced community with spaces for living, working, and recreation, enhancing the overall neighborhood quality.

Height Limit of 65 Feet

Development Potential: The zoning permits structures up to 65 feet in height, providing significant flexibility for future redevelopment projects.

Vertical Growth: Allows for multi-story buildings, which can accommodate a range of uses from residential units to commercial spaces, maximizing the land's value.





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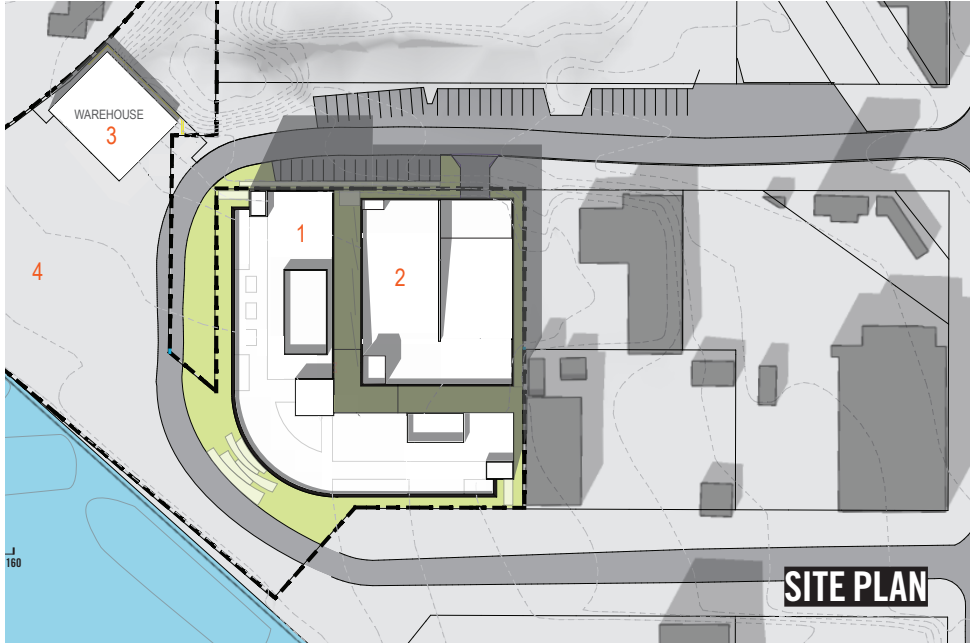
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Benefits of MML U/65 Zoning

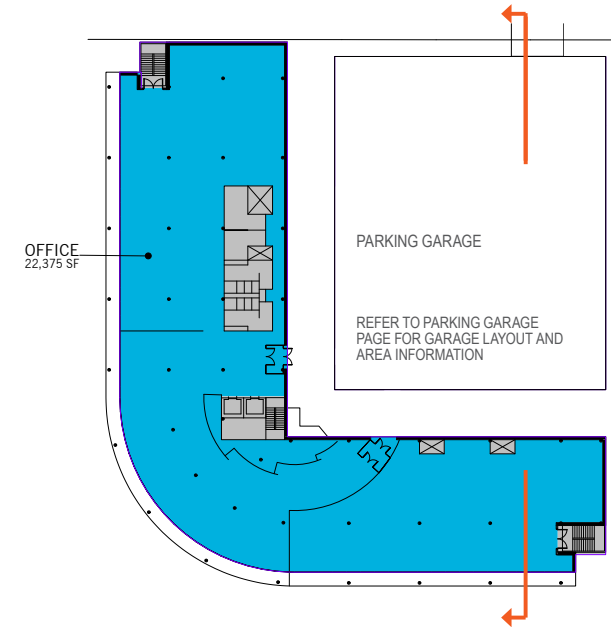
- **Versatility:** Supports a diverse range of uses, making the property attractive to various types of developers and investors.
- **Strategic Location:** Proximity to waterfront enhances logistics and maritime operations.
- **Future-Proof:** Zoning is designed to adapt to evolving urban and economic needs, ensuring long-term value.
- **Community Integration:** Promotes mixed-use development, contributing to a vibrant and sustainable neighborhood.

SITE PLANS

A. Site Plan | B. Level 01 Floor Plan | C. Level 02-04 Floor Plan

B

LEVEL 01



C

LEVEL 02-04

