

WAREHOUSE/OFFICE FOR LEASE

# BALLARD INDUSTRIAL | FLEX

1123 NW 51ST STREET, SEATTLE, WA 98107



## AVAILABLE

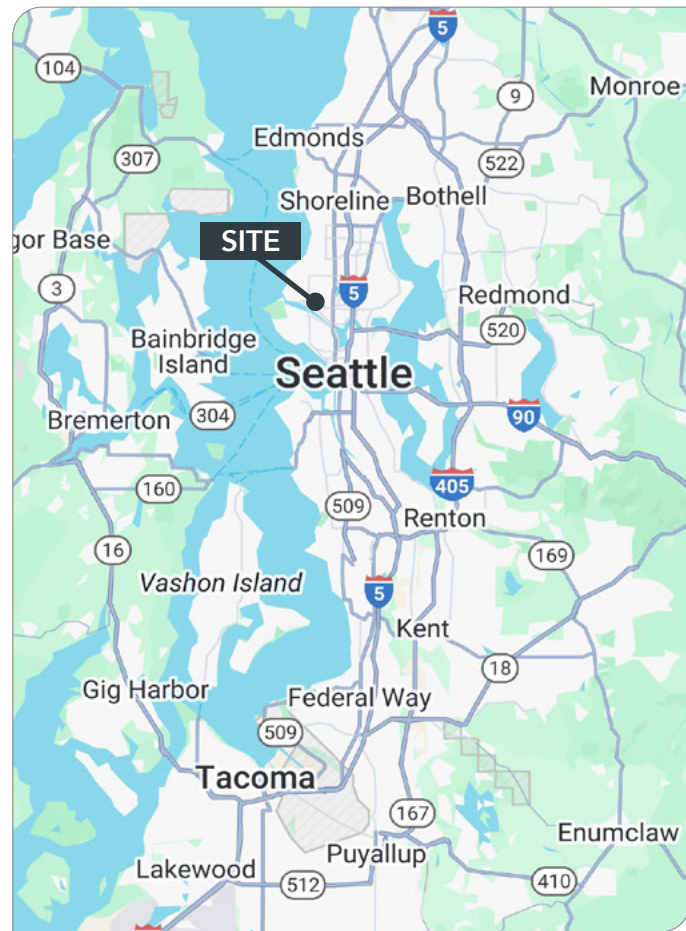
<b>Available Size:</b>	±5,082 SF
<b>Ceiling Height:</b>	±13'7" (±12'6" to bottom of central beam)
<b>Loading Door:</b>	10'x10' Grade-Level
<b>Power:</b>	200 amps; 277/480v, 3p service
<b>Parking/Yard:</b>	1,875 SF Fenced & Paved Yard
<b>Zoning:</b>	Industrial Intensive (II-U/125)
<b>Available Date:</b>	September 2026 (possibly sooner)
<b>Rate/Lease Type:</b>	Call Brokers for Rates; plus NNN

## PROPERTY DESCRIPTION

A recently fully-renovated stand-alone warehouse/office property with extensive electrical and plumbing infrastructure. The building offers a functional mix of warehouse space with dedicated office on the mezzanine level. Zoned Industrial Intensive (II-U/125), the property supports a range of industrial, manufacturing, and flex uses, including uses for warehouse, light manufacturing, R&D and storage.

## LOCATION DESCRIPTION

Situated in Seattle's desirable Ballard neighborhood, the property is surrounded by a mix of industrial, commercial, and creative users. It offers strong visibility and access along NW 51st Street, with convenient connections to major arterials and public transit. The location is ideal for businesses seeking a central Seattle presence with authentic neighborhood character and efficient access to downtown and surrounding markets.



## CONTACT

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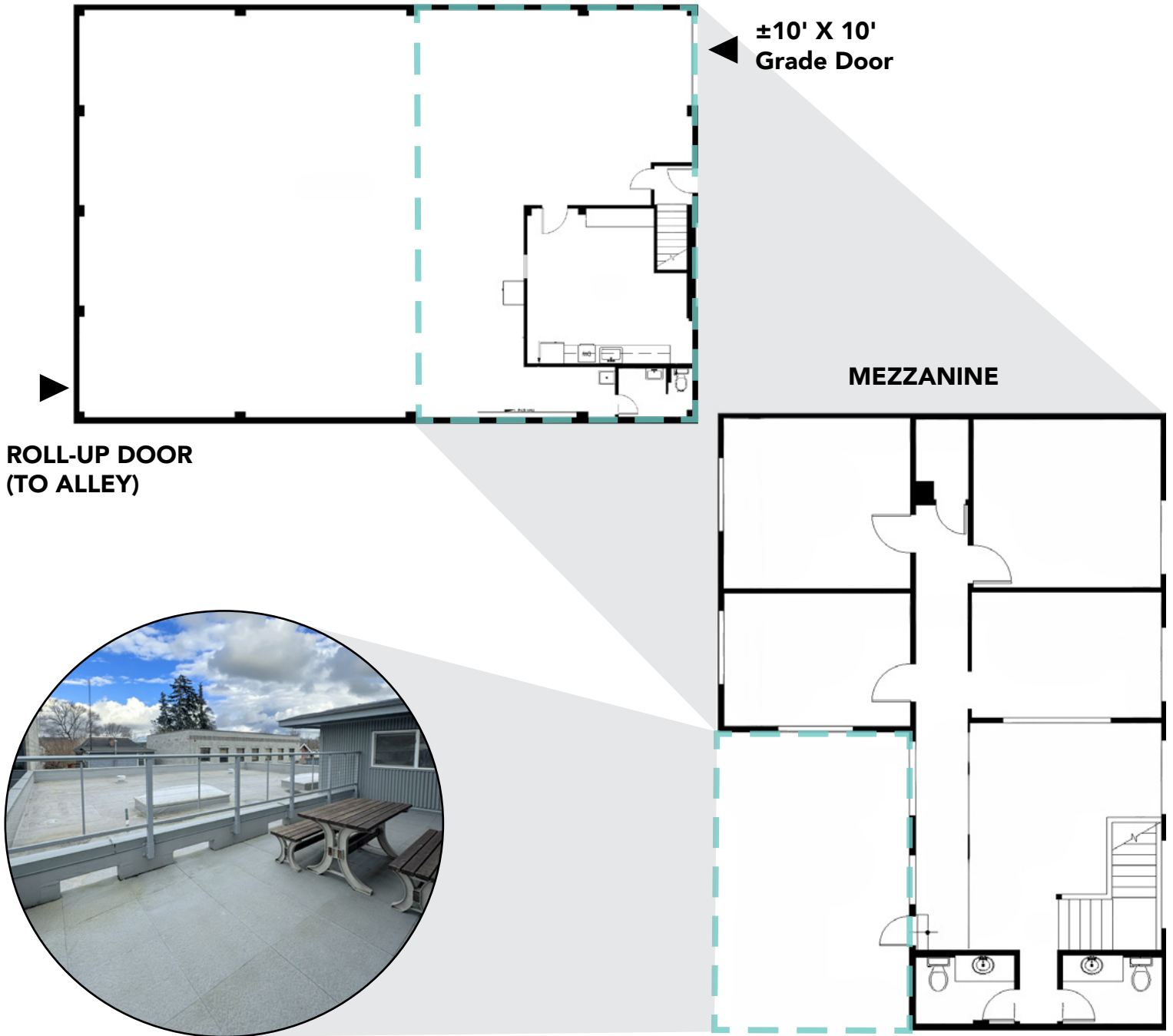
**Zane Shiras, SIOR, CCIM**  
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## FLOOR PLANS



**ROLL-UP DOOR  
(TO ALLEY)**

**$\pm 10' \times 10'$   
Grade Door**

**MEZZANINE**

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## PHOTOS



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AERIAL



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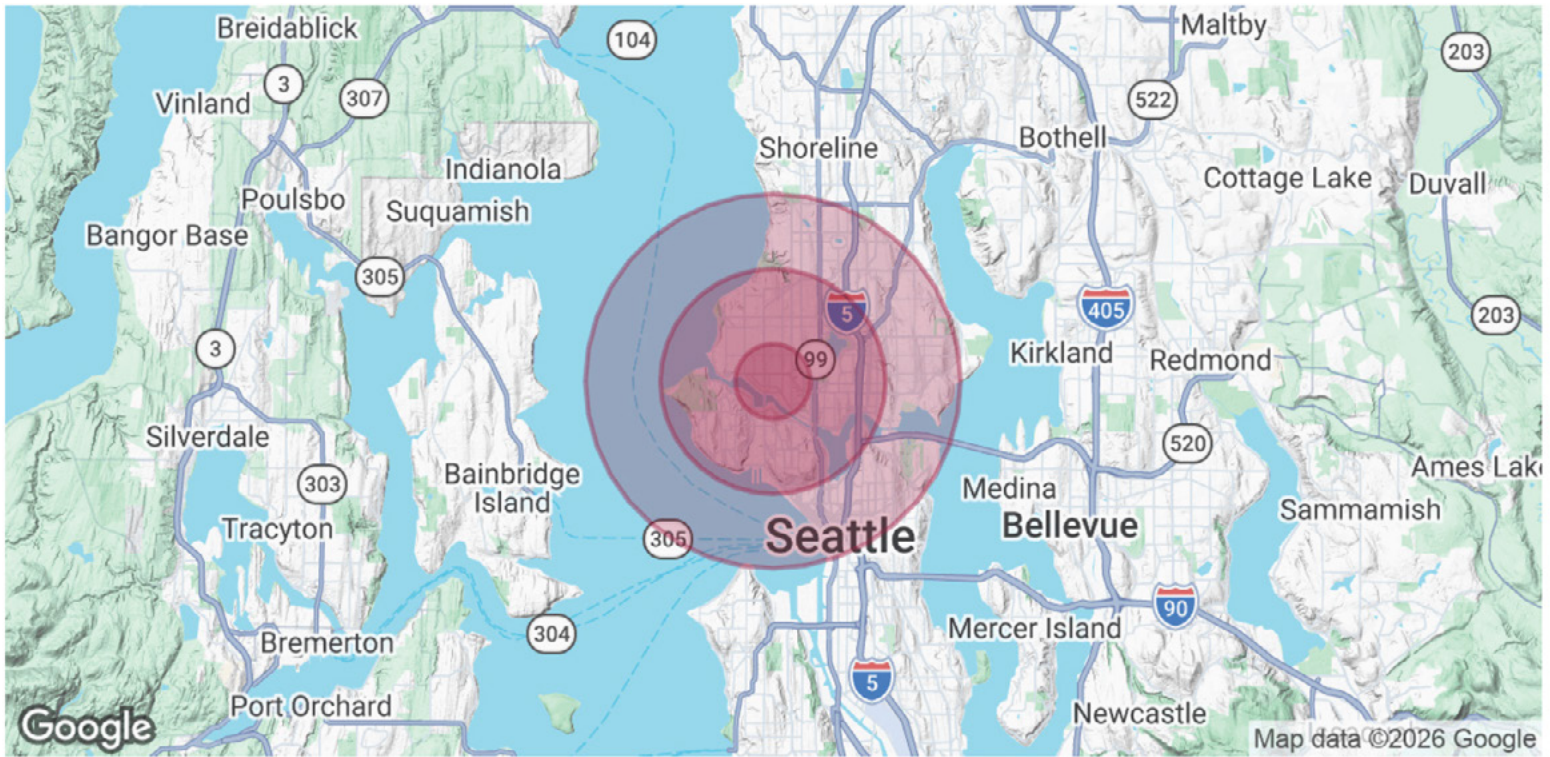
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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	35,105	240,133	475,915
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	38	37	38
AVERAGE AGE (FEMALE)	39	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	18,000	111,041	233,803
# OF PERSONS PER HH	2	2.2	2
AVERAGE HH INCOME	\$186,217	\$189,647	\$186,388
AVERAGE HOUSE VALUE	\$1,083,070	\$1,170,242	\$1,146,046

Demographics data derived from AlphaMap

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