

FOR LEASE

FOSS SHIPYARD



*Seattle Premiere Industrial
Waterfront Property*

660 W EWING ST, SEATTLE, WA

KIDDER.COM

km Kidder
Mathews

Foss Shipyard is a large industrial waterfront property with a rare combination of moorage, warehouse, and yard space

PROPERTY OVERVIEW

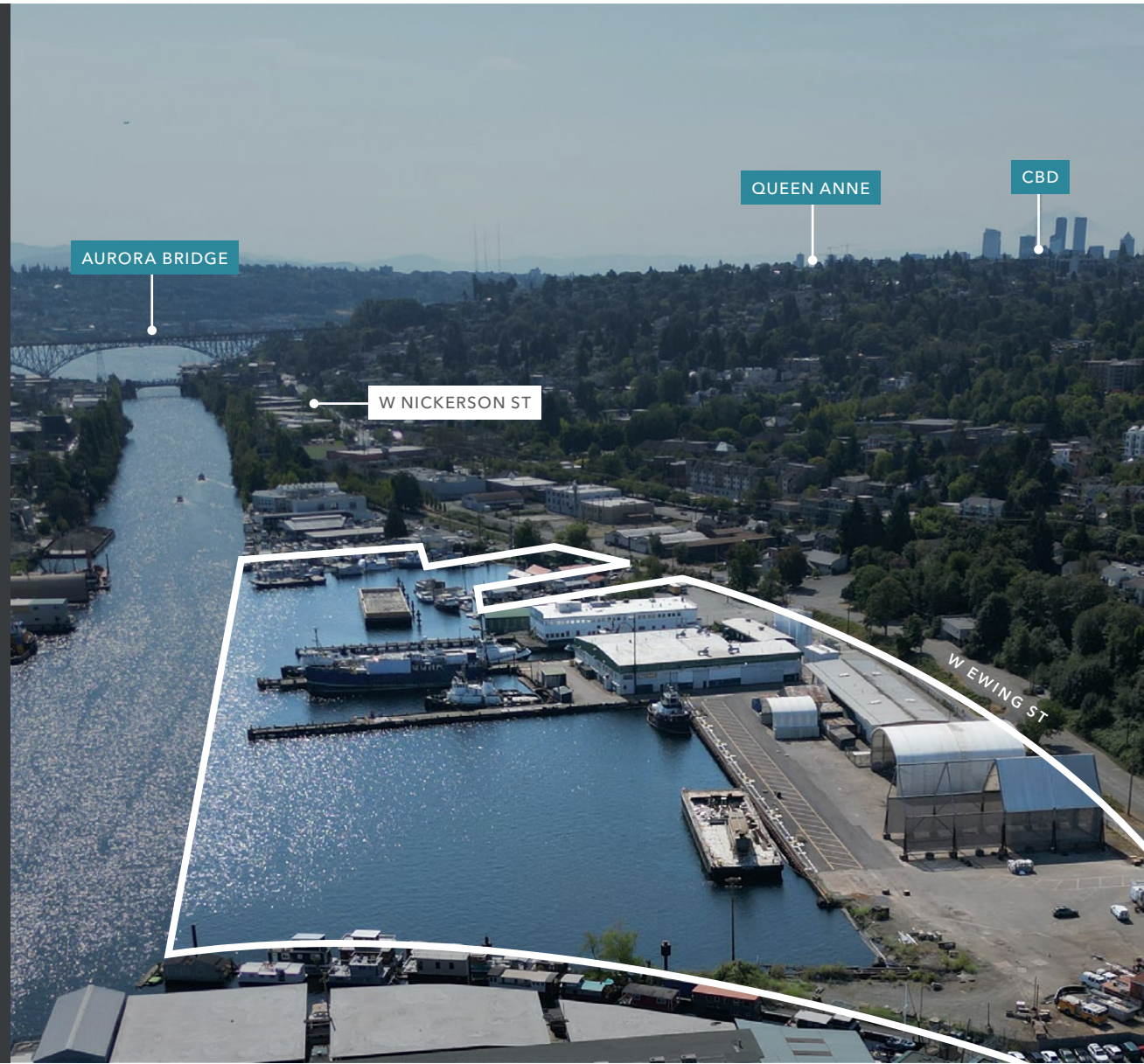
PROPERTY SIZE	19.98 AC
YARD	3.75 AC, paved
WATERFRONT	2,815 lineal feet of dock/bulkhead
WATER DEPTH	19'-26'
PARCEL	744200-1550
ZONING	MML U/45
WAREHOUSE	43,320 SF total across 3 buildings
OFFICE	9,790 SF total across 2 buildings
SHEDS	17,427 SF of high-clearance tent sheds
AVAILABLE	Now

1.5 MI

WEST OF
BALLARD LOCKS

1.5 MI

EAST OF LAKE UNION/
SHIP CANAL



FOSS SHIPYARD



LEASED

YARD SPACE

MOORAGE

LEASED

BULKHEAD C

PIER D

Lake Washington Ship Canal

PIER E

PIER F

PIER G

PIER H

MOORAGE

STORAGE BLDG

SHIPYARD BLDG

SERVICE BLDG

YARD SPACE

AVAILABLE FOR LEASE

KIDDER MATHEWS



SHIPYARD BUILDING

TOTAL SIZE	24,192 SF
STORIES	Two
WAREHOUSE/SHOP	18,576 SF (divisible to 6,500 SF)
OFFICE	5,616 SF
CLEAR HEIGHT	20'
POWER	Heavy
LOADING	Drive-in
CRANES	3 bridge cranes & 3 jib cranes



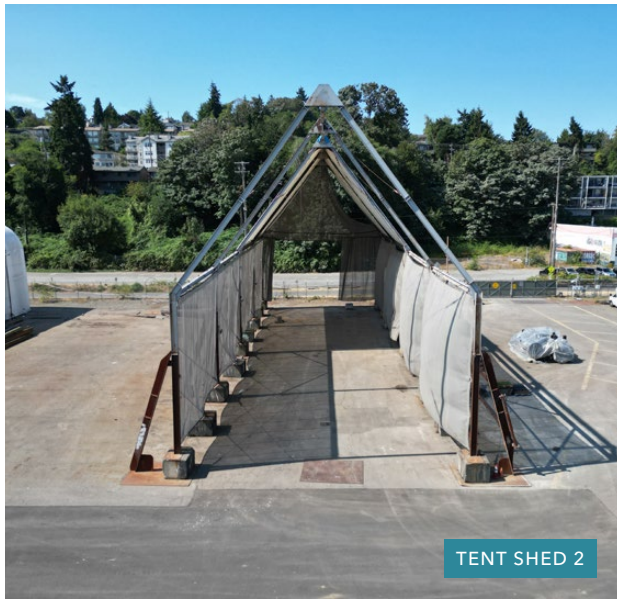
STORAGE WAREHOUSE

SIZE	14,880 SF
FIRE PROTECTION	Fully sprinklered
STORIES	1
OFFICE	None
LOADING	5 drive-in doors



SERVICE BUILDING

SIZE	8,100 SF
WAREHOUSE	4,100 SF 1st floor
OFFICE	4,100 SF 2nd floor
STORIES	Two
CLEAR HEIGHT	12'
HVAC	Fully air conditioned
ACCESS	Stairs
LOADING	Drive-in



TENT SHED 1

SIZE 7,900 SF (101' x 79')

CLEAR HEIGHT 42'

TENT SHED 2

SIZE 7,500 SF (176' x 43')

TENT SHED 3

SIZE 1,800 SF (47' x 40')



CONVENIENT
LOCATION NEAR
NORTH SEATTLE



CAN BE LEASED
SEPARATELY OR
IN COMBINATION



VACANT,
AVAILABLE NOW



530 LINEAL
FT OF NEWLY
RESTORED
BULKHEAD



*Rare combination of moorage,
buildings, and yard space in Seattle*

HIGHLY- ACCESSIBLE LOCATION

Situated on the Lake Washington Ship Canal

Quick access to Fisherman's Terminal,
Pier 91, and Lake Union

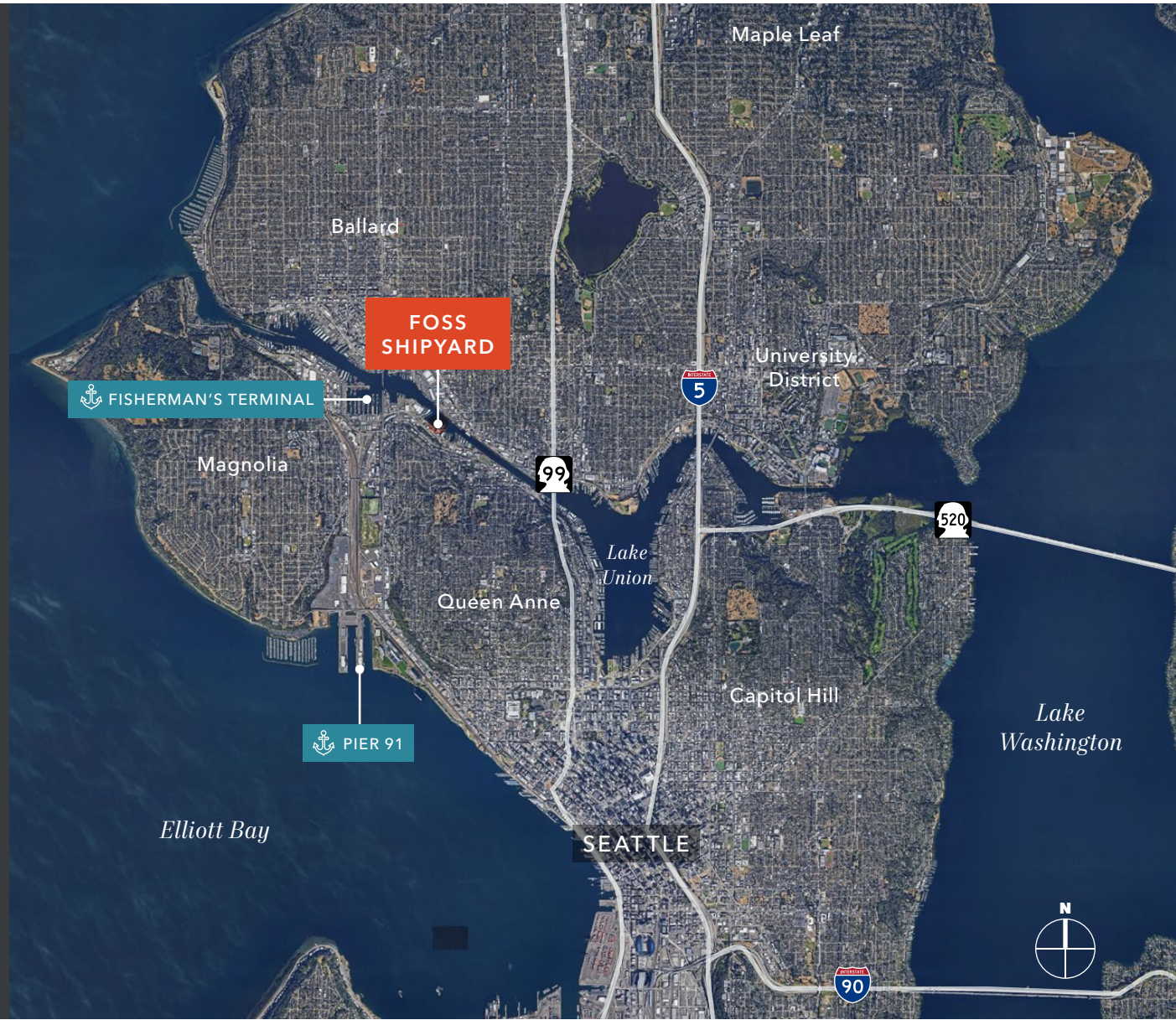
Flexible lease terms

5 MIN

TO FISHERMAN'S
TERMINAL

10 MIN

TO PORT OF
SEATTLE



FOSS SHIPYARD



Exclusively leased by

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