

FOR LEASE

EMERALD CITY YARDS

*12.76 AC Premier IOS Site Available
in South Seattle*

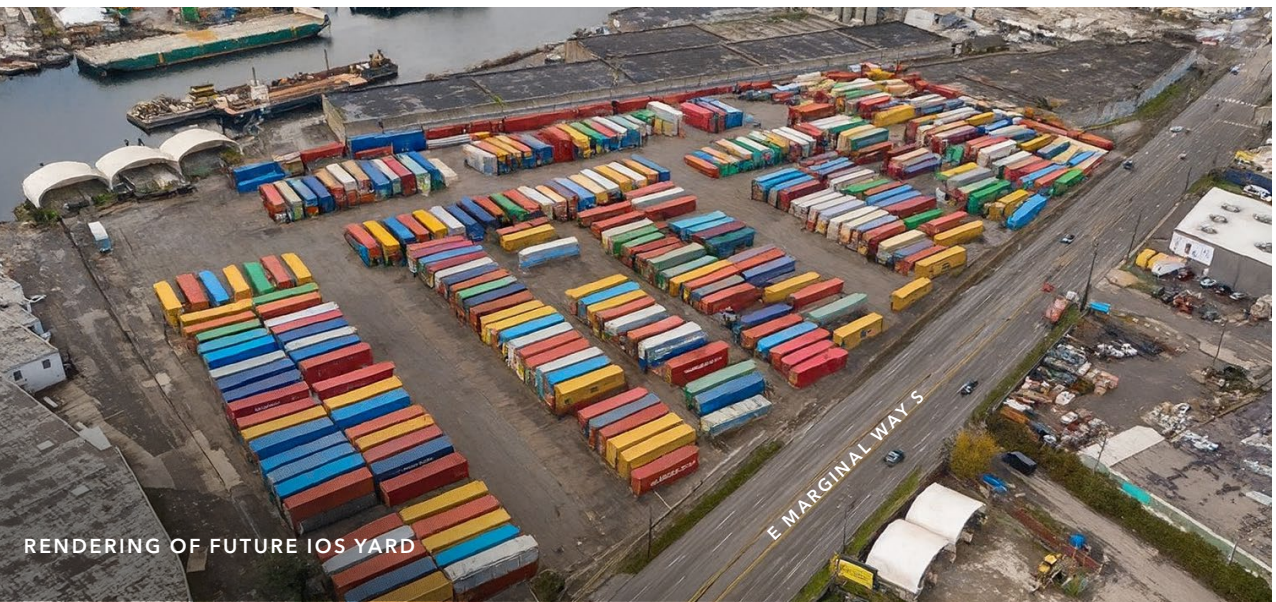
5801 EAST MARGINAL WAY S | SEATTLE, WA

▶ VIEW PROPERTY

KIDDER.COM

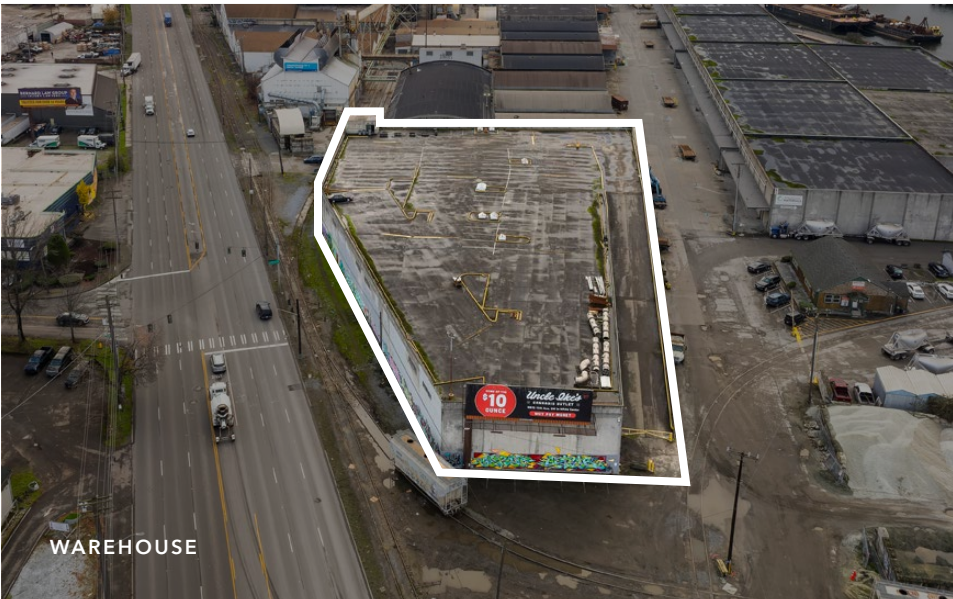
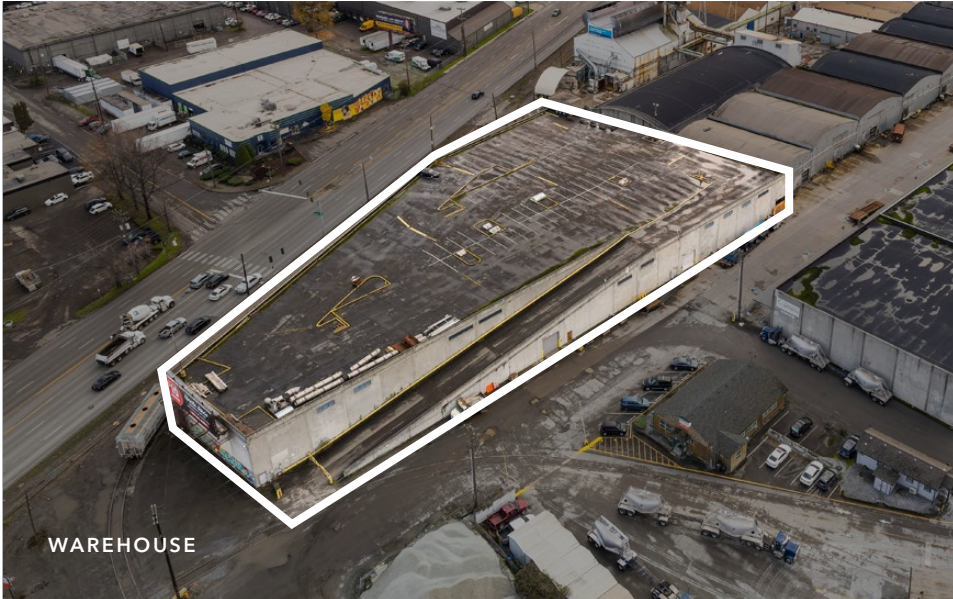
OWNED BY
GREENDOCK
PARTNERS

EXCLUSIVELY LEASED BY
km Kidder
Mathews



PROPERTY OVERVIEW

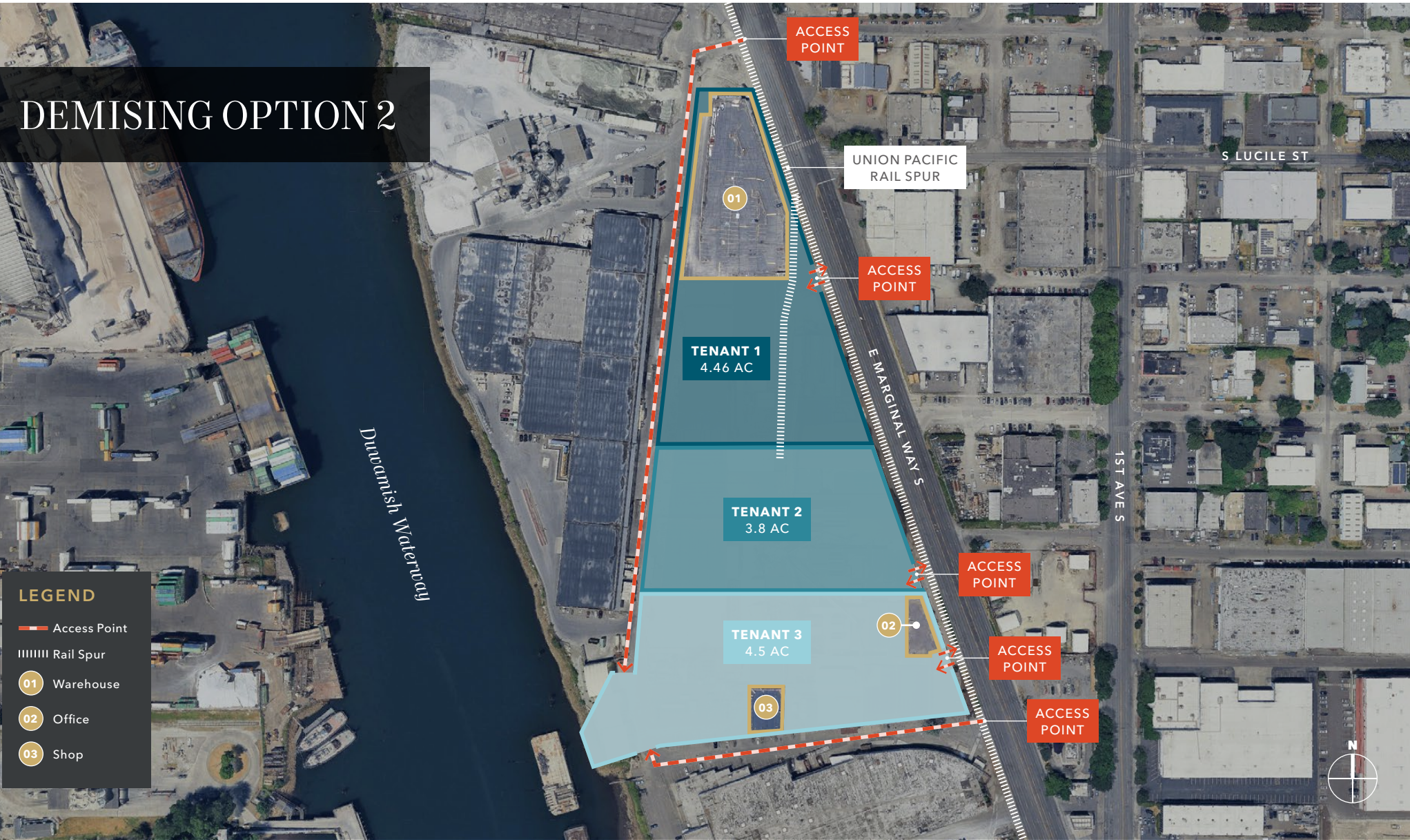
LAND SIZE	12.76 AC (555,800 SF)
BUILDING SF	• Warehouse: 50,000 SF • Shop: 7,000 SF • *Office: 27,315 SF *Optional Building
JURISDICTION	City of Seattle
ZONING	MML U/85
PARCEL NUMBER	172280-2315
SITE IMPROVEMENTS	Major demolition, repurposing of various buildings, site work, lighting, paving, fencing, etc.
POWER	18,000 Amps
LANDLORD TO CONSIDER	Build-to-suit, tenant specific improvements and multiple site configurations
WATER ACCESS	Potential for future barge access



DEMISING OPTION 1



DEMISING OPTION 2

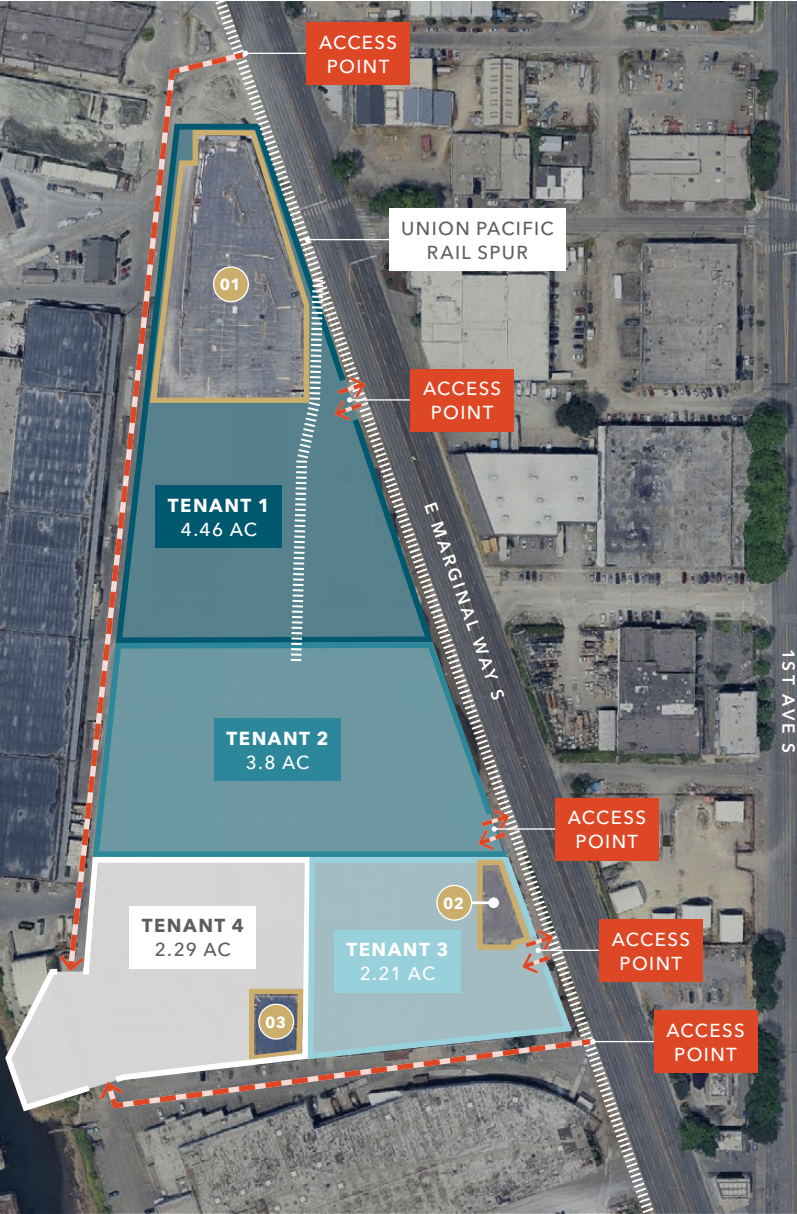


DEMISING OPTION 3

LEGEND

- Access Point
- Rail Spur
- 01 Warehouse
- 02 Office
- 03 Shop

Duwamish Waterway



HIGHLY- ACCESSIBLE LOCATION

Unparalleled Port of Seattle location

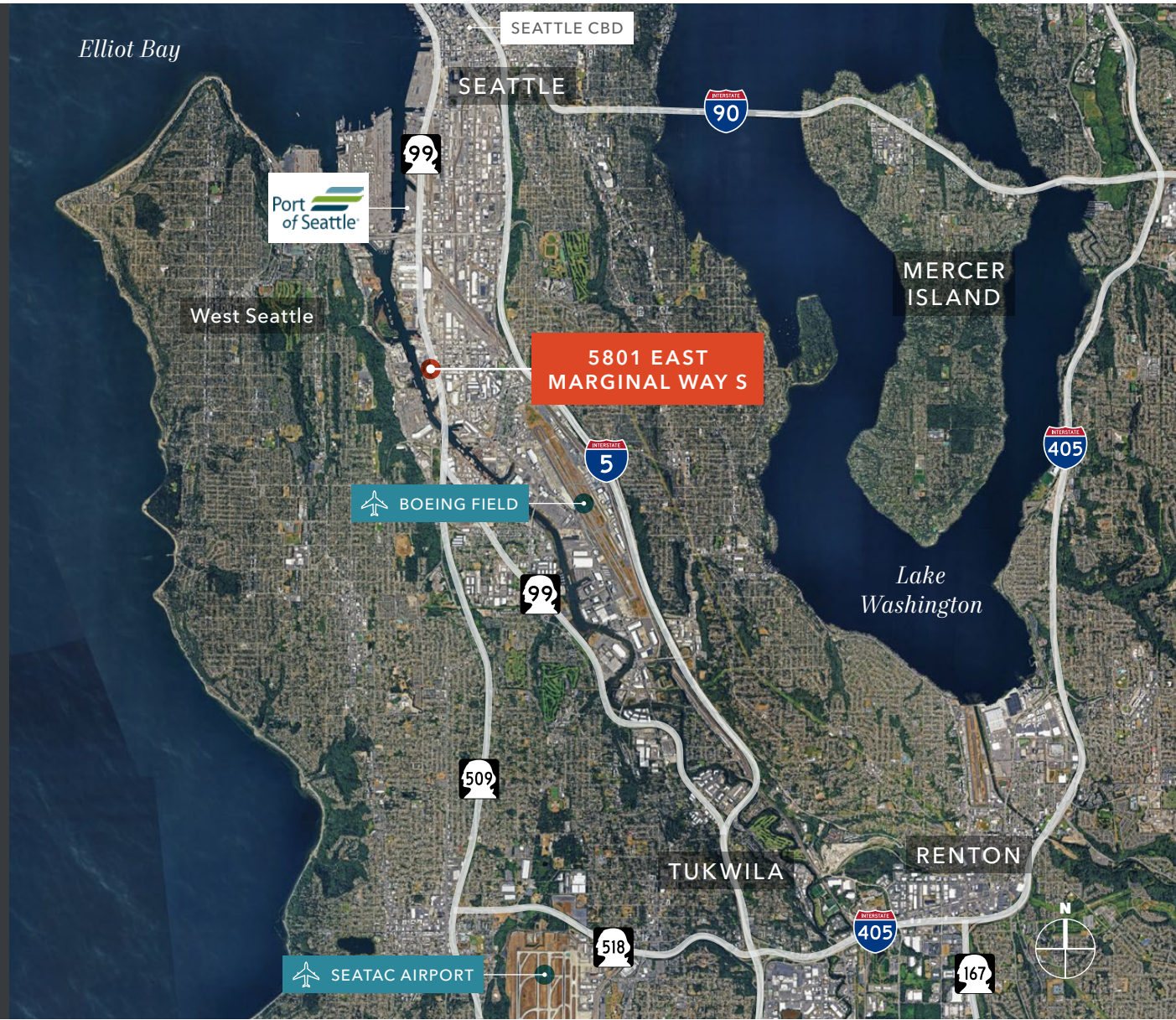
Frontage on SR-99/E Marginal Way S and the Duwamish Waterway

Conveniently located near major
confluences Interstate 5, Highway 99,
and Highway 509

Close to Boeing Field, SeaTac Airport,
and Seattle CBD

4 MIN
PORT OF SEATTLE

10 MIN
SEATTLE CBD





EMERALD CITY YARDS

*For more information on
this property, please contact*

MATT MURRAY, SIOR
Executive Vice President
206.248.6541
matt.murray@kidder.com

DANE DAHLINE, SIOR
Senior Vice President
206.248.6519
dane.dahline@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

