



MACGREGOR BUILDING

*Crane Served Manufacturing
Building for Lease near
Salmon Bay, Seattle*

2260 WEST COMMODORE WAY, SEATTLE 98199

21,400 SF
TOTAL BUILDING

1/1/2027
AVAILABLE

14,500 SF
GRAVELED, FENCED YARD SPACE

\$1.25/SF
NNN BUILDING

MACGREGOR BUILDING



SUBJECT
PROPERTY

W COMMODORE WAY

AVAILABLE FOR LEASE

KIDDER MATHEWS



MACGREGOR BUILDING

PROPERTY DETAILS

FIRST FLOOR

13,888 SF first floor manufacturing space

6,789 SF High-bay crane served shop

21' clear

600 amp 480 volt 3 phase power

One 10 ton bridge crane, 18'-6" under hook

10 half-ton jib cranes

Two 14' drive-in doors

One 21' drive-in door

7,099 SF low ceiling shop space

9' clear height

Various I beam hoists

SECOND FLOOR

250 lbs/sf floor load capacity

Astound high-speed fiber broadband connectivity

7,415 SF office/flex space, divisible to 2,152 SF

SHED

5,000 SF Crane-served manufacturing shed

Two 5-ton bridge cranes

25' under hook

Drive-through loading

FENCED YARD

14,500 SF graveled, fenced yard space

Adjacent to Port of Seattle Salmon Bay Marina

Potential water access

Abundant off-street parking

\$1.25/SF

NNN BUILDING

\$0.80/SF

CRANE SERVED SHED

\$0.40/SF

YARD

21,400
TOTAL SQUARE FEET

1/1/2027
AVAILABLE

**SUBJECT
PROPERTY**

FIRST FLOOR SHOP SPACE

13,888 SF

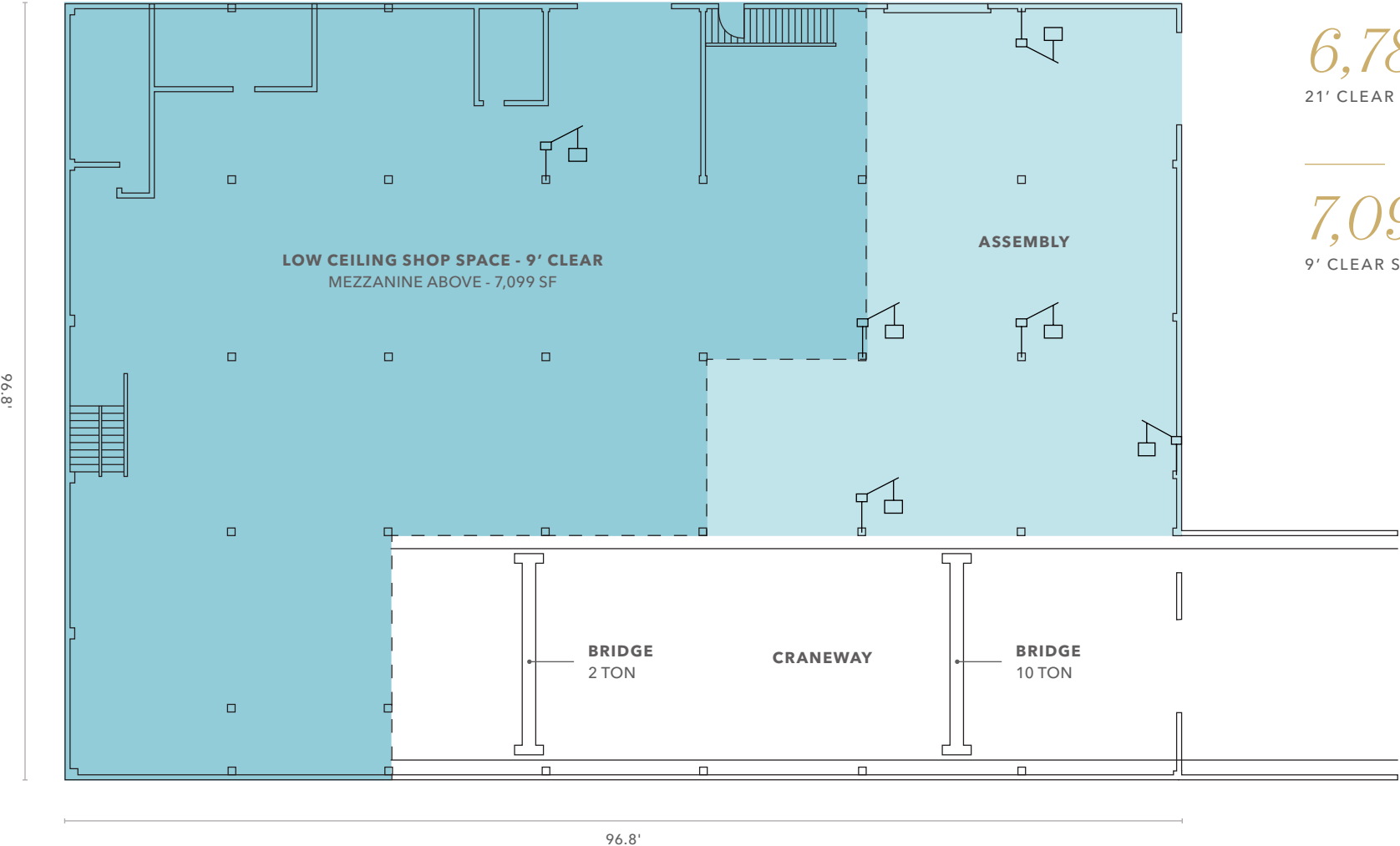
1ST FLOOR (BLDG FOOTPRINT)

6,789 SF

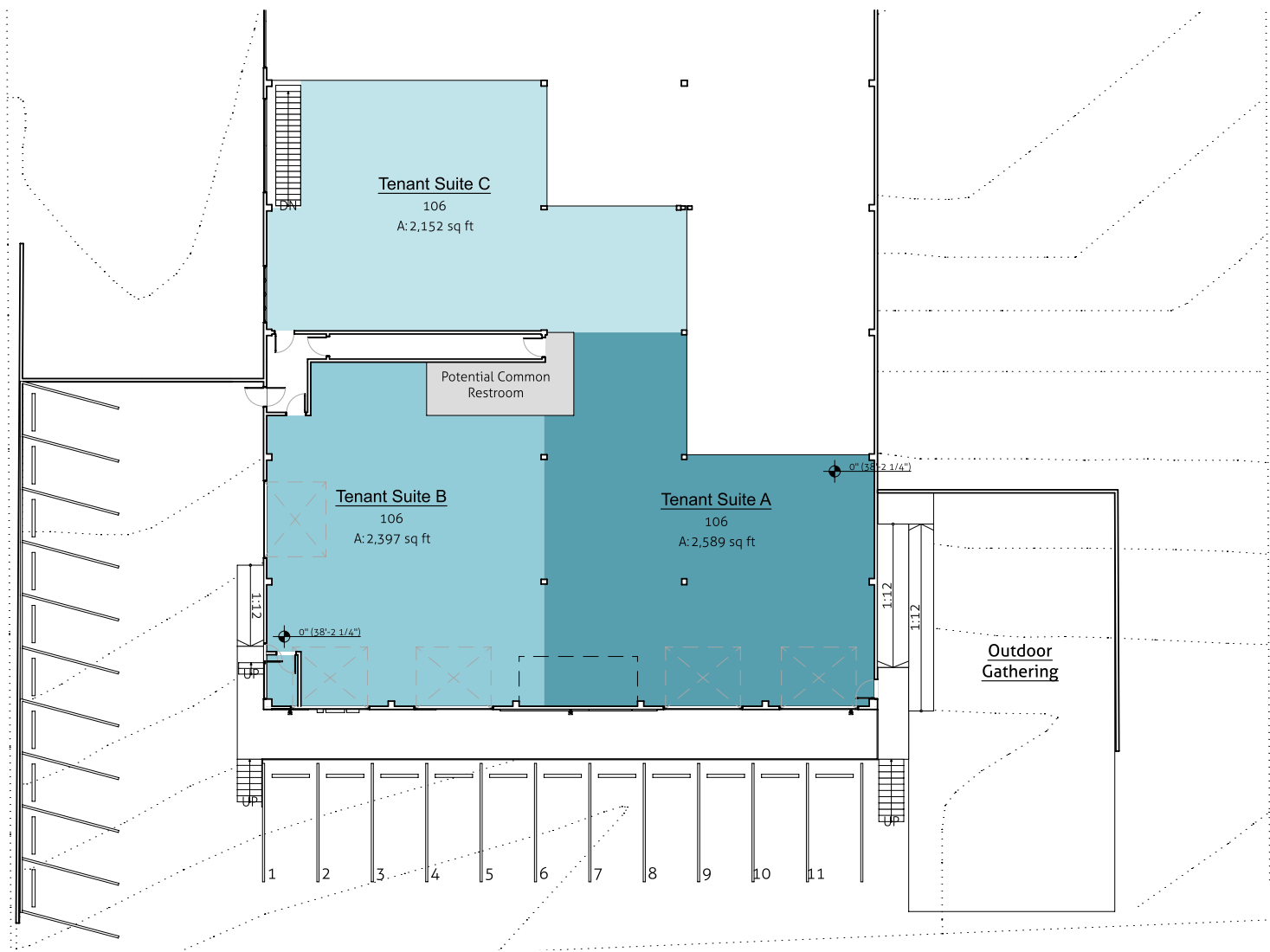
21' CLEAR SHOP

7,099 SF

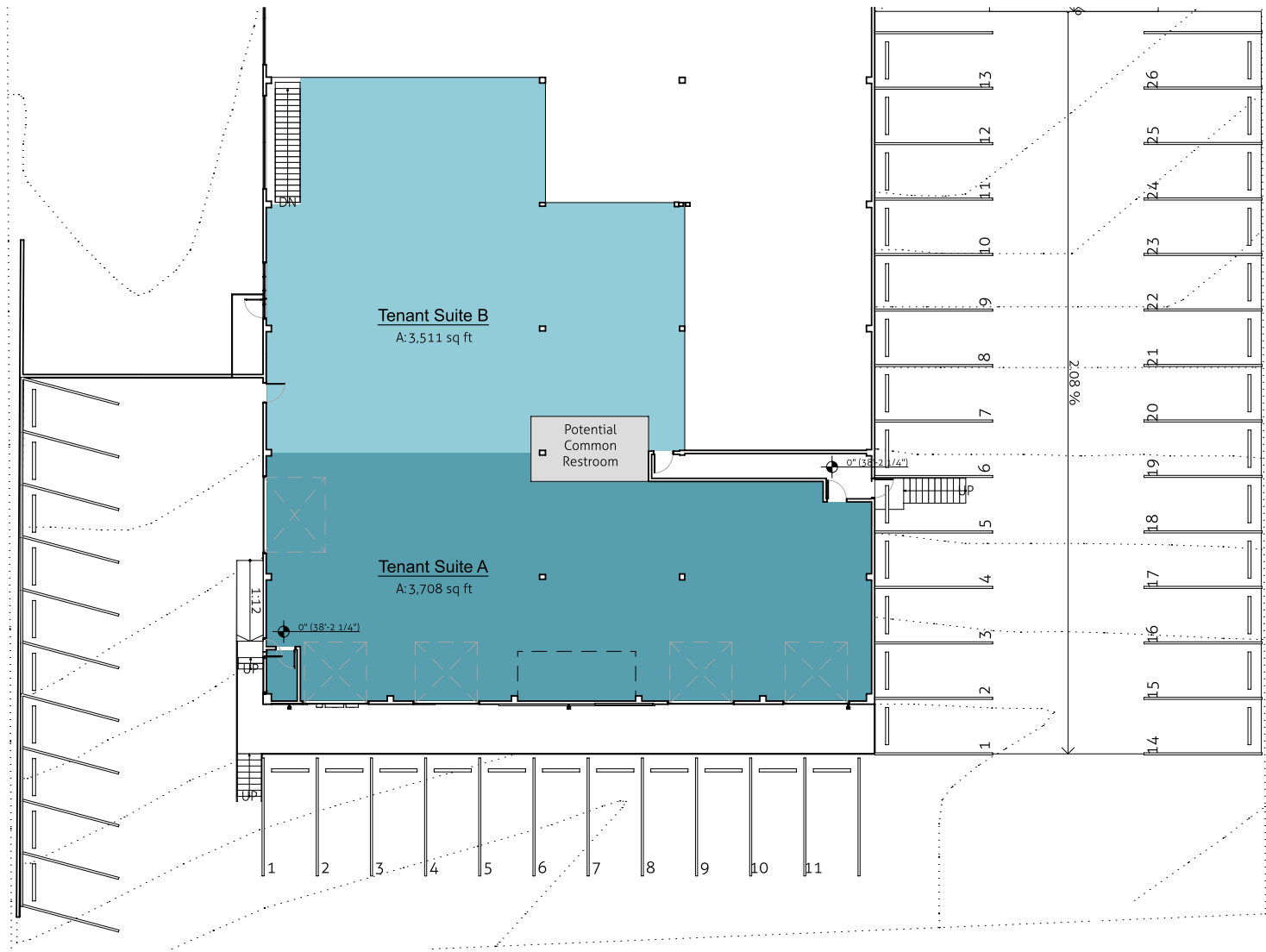
9' CLEAR SHOP



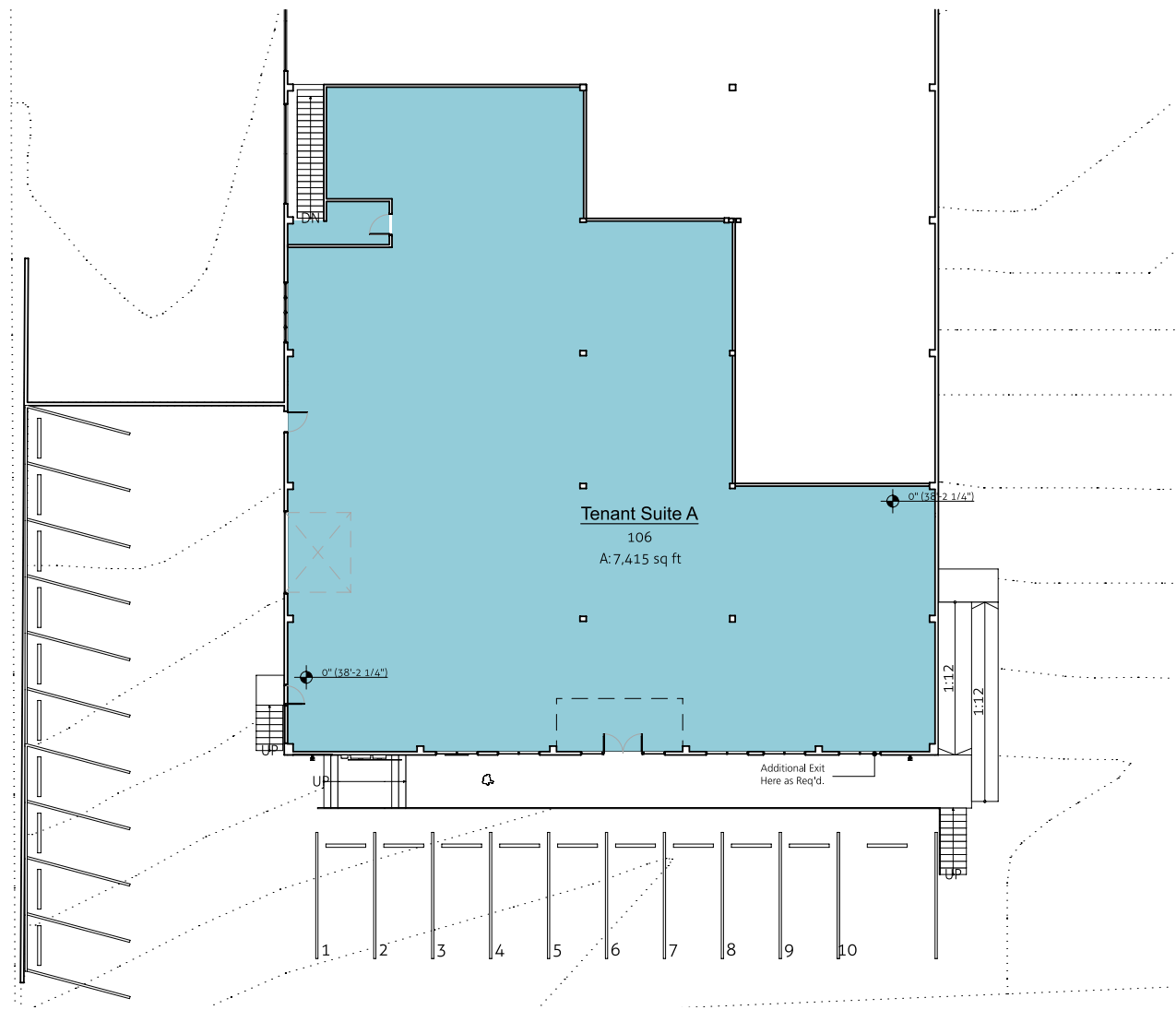
SECOND FLOOR TENANT DEMISING OPTION A



SECOND FLOOR TENANT DEMISING OPTION B



SECOND FLOOR TENANT DEMISING OPTION C



MACGREGOR BUILDING





SUBJECT
PROPERTY

Exclusively listed by

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