

# 5422 Shilshole Ave NW & 5415 Ballard Ave NW Seattle, WA 98107

65,854 SF  
Industrial/Flex  
Building with an  
additional 4,650  
SF Parking Lot  
on Ballard Ave  
NW

Offered for Sale  
for \$18,250,000

Seller Financing  
Available



# PROPERTY SUMMARY



The properties are located in Ballard, one of Seattle's most highly populated and rapidly developing neighborhoods. They are truly unique in their setting near Ballard's retail row of high-end niche shops, restaurants and bars, as well Seattle's ship canal and the Ballard Locks. This offering presents significant value-add potential in a well-established, proven submarket. The significantly built-out submarket has little area to expand and is a desirable industrial market in the region due to the proximity to the Port of Seattle and major employment and residential centers. Residential development in the neighborhood is located generally along NW Market Street. While historically an industrial area, vicinity to downtown Seattle and rising underlying land values continues to transition the area to more dense developments. The most recent developments have involved mixed-use projects with apartments above street level retail space.

This offering includes two neighboring properties, separated by an alley way, on two separate tax parcels totaling 32,550 square feet of land. The two-story 65,854 SF building sits on a 27,900 SF piece of land zoned MML U/65. Across the alley there is a 4,650 SF parking lot zoned NC2P-65 fronting Ballard Ave NW. Positioned in the center of Ballard's Commercial district, within blocks of the Salmon Bay waterfront and several of Seattle's major landmarks including the Ballard Locks & Golden Gardens Park, this offering is well suited for numerous potential end uses, including manufacturing, warehousing, shipping, logistics, retail and office.



## 5422 Shilshole Avenue NW

Tax Parcel #: 276770-2765

2024 Property Taxes: \$78,913.46

Lot Size: 27,900 Square Feet

Building Size: 65,854 Square Feet

Zoning: MML U/65

Year Built: 1941

Number of Stories: 2 with grade level access for both floors

Frontage: Over 300 Feet of street frontage along Shilshole Ave NW

Former Uses: Hardware Store & 600 –unit Mini Storage Facility

\* New 60mil PVC roof installed in 2023

\* Fully Sprinklered

\* Freight Elevator Shaft

\* Loading doors: 5+ (including 2+ dock high)

\* 3-Phase Power & dedicated transformer vault on-site

## 5415 Ballard Avenue NW

Tax Parcel #: 276770-2725

2024 Property Taxes: \$17,367.02

Lot size: 4,650 Square Feet

Zoning: NC2P-65

Frontage: 50 Feet of street frontage on Ballard Ave NW

# NEIGHBORHOOD OVERVIEW AND LINK TO VIRTUAL TOUR



<https://my.matterport.com/show/?m=HwStKkyudYW>



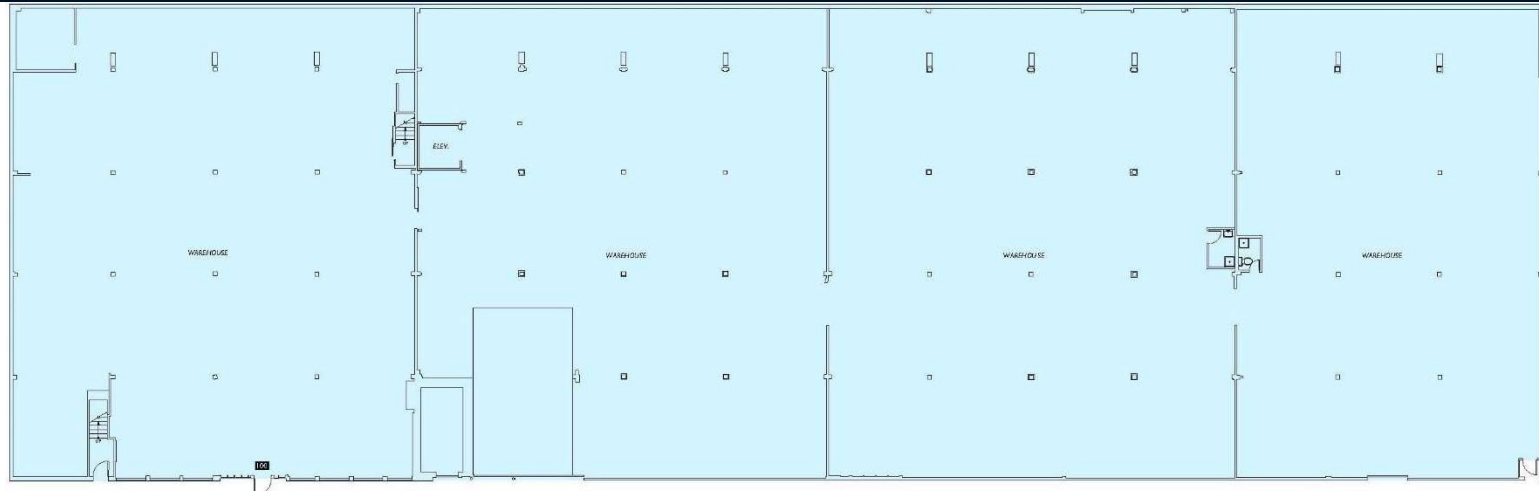
Ballard was incorporated in 1890 but later annexed by the City of Seattle in 1907. The area was heavily influenced by the fishing industry, centered at Fishermen's Terminal on Salmon Bay. While fishing remains a high-profile element of local culture, it is no longer Ballard's dominant feature. Ballard is now better known as an urban village and a bedroom community for employment centers in and near the Seattle Central Business District. In 1994, the City of Seattle defined a series of urban villages, areas that were targeted for growth in population. The Ballard Urban Village is intended to increase the density of development along primary arterials, and to promote co-location of housing, employment, services, and public transportation.

The center of the Ballard commercial district is at the intersection of NW Market Street and Ballard Avenue NW. NW Market Street is an east west arterial that serves as the primary surface route through Ballard and to the neighborhoods to the east (Fremont, Wallingford and University District). Ballard Avenue runs Southeast/Northwest from this intersection and is the primary retail area in Ballard. 15<sup>th</sup> Avenue NW runs south from Ballard across the Ballard Bridge and provides direct access to the Seattle Central Business District.



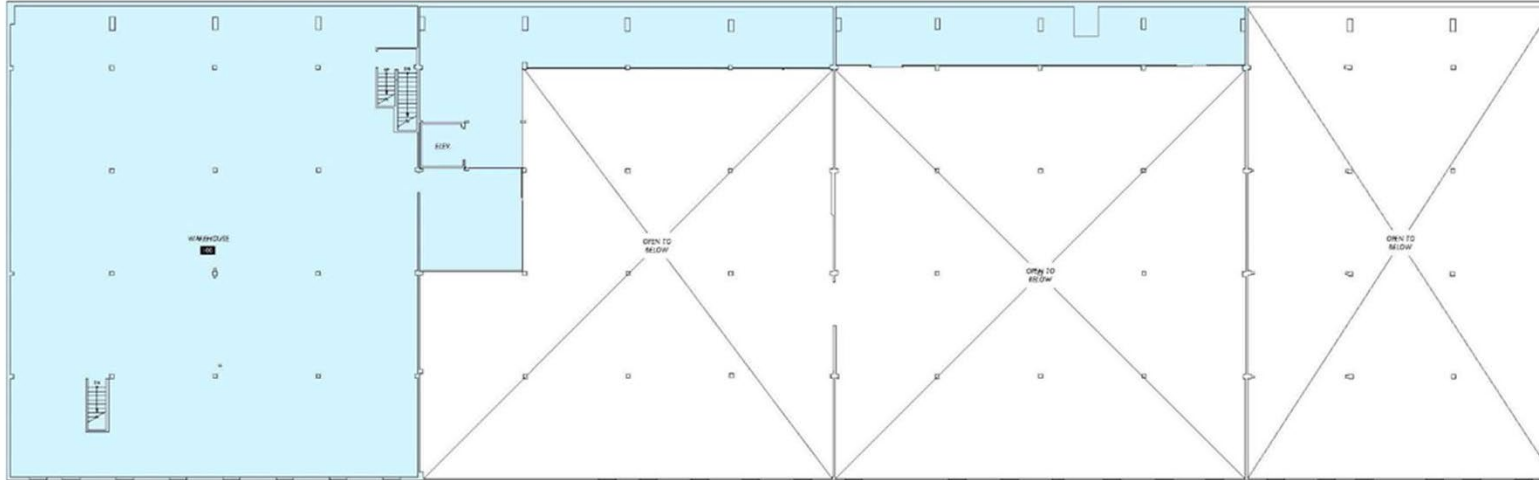


# 5422 Shilshole Avenue NW Floor Plans and Square Footage

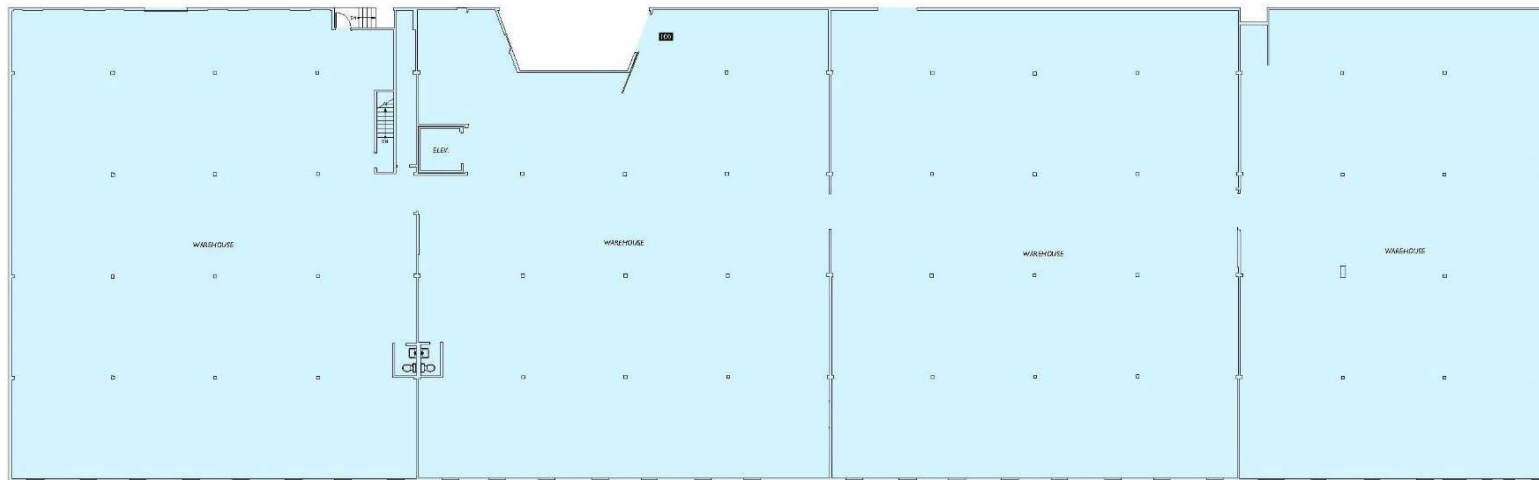


1st Floor  
27,970 Square Feet

Grade level with  
Shilshole Ave NW



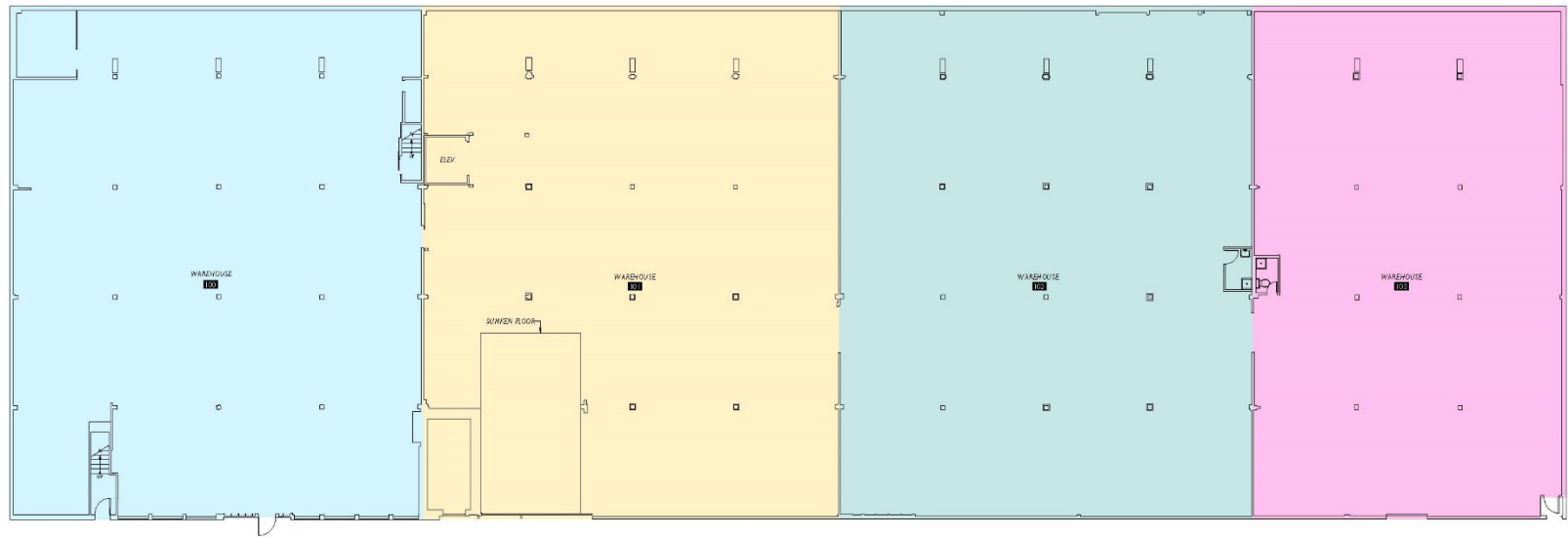
Mezzanine  
10,280 Square Feet



2nd Floor  
27,604 Square Feet

Grade level with  
Ballard Ave NW

# First Floor – Main Access from Shilshole Ave NW



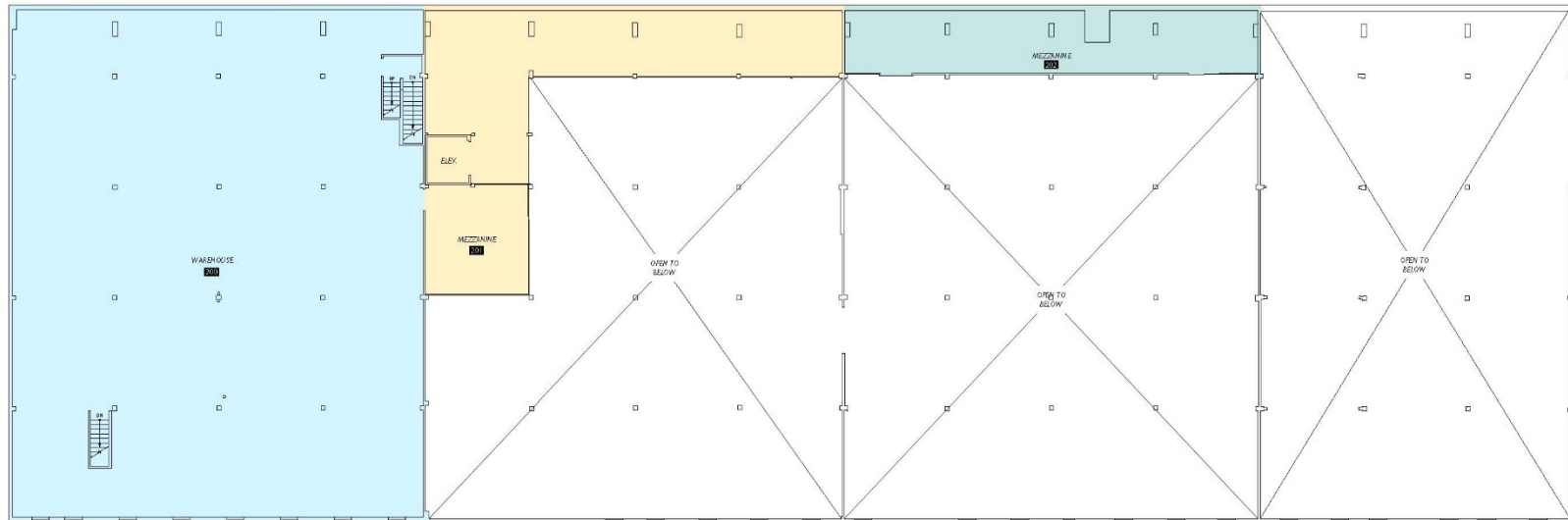
Suite #	Occupant Area
Suite 100	7,427
Suite 101	7,495
Suite 102	7,431
Suite 103	5,617

Area Analysis performed in accordance with ANSI/BOMA Z65.2 - 2019.



Warehouse 5422 Shilshole Avenue NW Seattle, WA 98107	Lease Plan <b>I</b>	Scale 0 10 20	2-D FLOOR PLANS 2D FLOOR PLANS	2DFLOORPLANS.COM 425-477-7511
				Measured: May 2020 Project: C20-834
Client	Subject	Floor	Scale	600 NW Gilman Blvd, Suite E Issaquah, WA 98027

# Second Floor (Mezzanine)



Suite #	Occupant Area
Suite 200	7,429
Suite 201	1,844
Suite 202	1,007

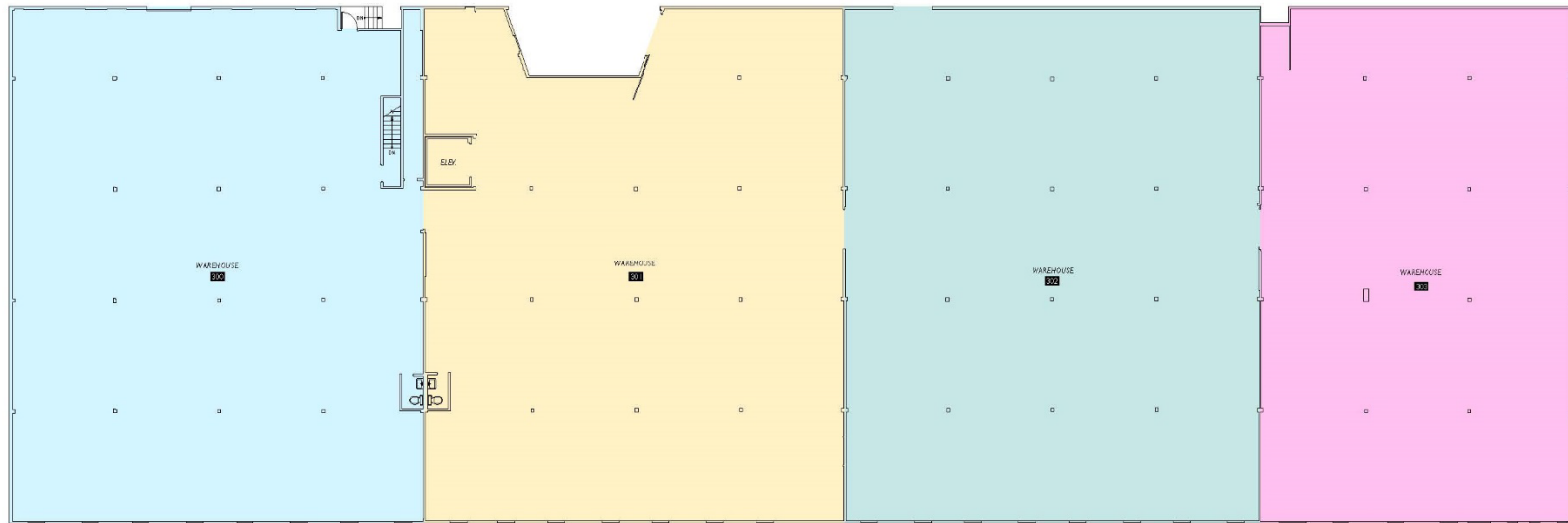
Area Analysis performed in accordance with ANSI/BOMA Z65.2 - 2019.



Client	Warehouse 5422 Shilshole Avenue NW Seattle, WA 98107	Lease Plan <b>2</b> Floor		<b>2-D</b> AS-BUILT FLOOR PLANS 2DFLOORPLANS.COM 425-477-9311 Measured: May 2020 Project: C20-834
	Subject			



# Third Floor Main Access from Ballard Ave NW



Suite #	Occupant Area
Suite 300	7,377
Suite 301	7,183
Suite 302	7,430
Suite 303	5,614

Area Analysis performed in accordance with ANSI/BOMA Z65.2 - 2019.



Client	Warehouse 5422 Shilshole Avenue NW Seattle, WA 98107	Lease Plan <b>3</b>	Scale 0 10 20
	Warehouse 5422 Shilshole Avenue NW Seattle, WA 98107	Floor <b>3</b>	
2DFLOORPLANS.COM 425-6777511 <b>2-D</b> AS-BUILT FLOOR PLANS 600 NW Gilman Blvd. Suite E Issaquah, WA 98027 Measured: May 2020 Project: C20-834			

# Contact

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