

Ballard Magnum Building

5422 Shilshole Ave NW, Seattle, WA 98107

5,617 SF - 13,000+ SF
Industrial Warehouse
Spaces Available
For Lease

20+ FT Ceilings
Fully Sprinklered
3-Phase Heavy Power
Large Loading Doors

\$13.00/SF/YR NNN





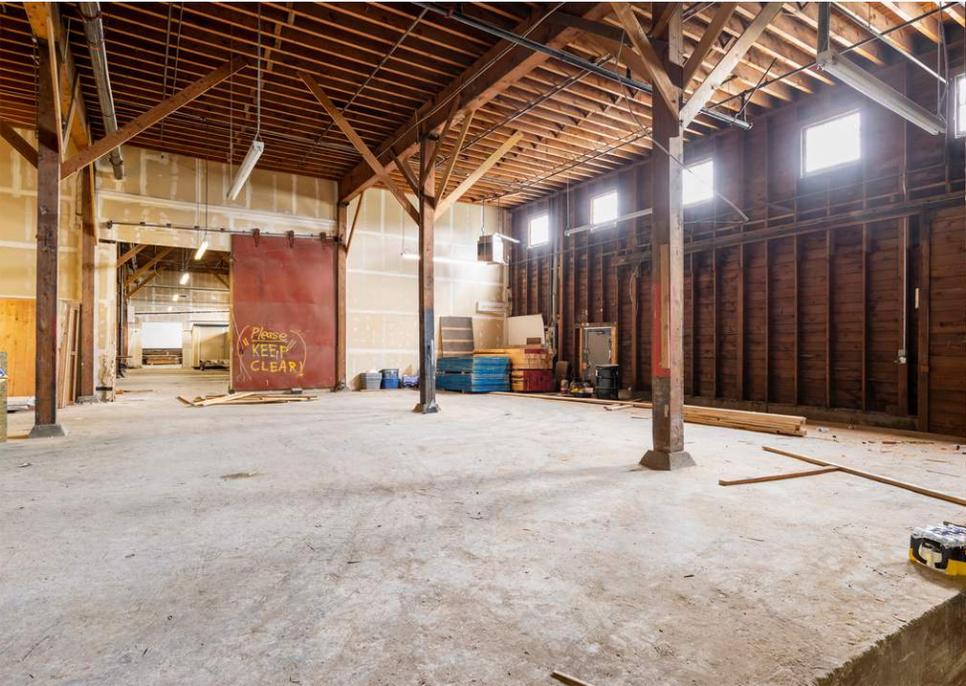
Ballard Magnum Building Details

Address: 5422 Shilshole Ave NW, Seattle, WA 98107
Building Size: 65,854 Square Feet
Zoning: MML U/65
Base Rent: \$13.00/SF/YR NNN
Est. NNN: \$3.25/SF/YR

Features: Fully Sprinklered
Tall 20+ Ft Ceilings
Dock-High & Grade Level Loading Doors
3-Phase Power & Transformer Vault On-site
Over 300 Ft of Street Frontage
Unique Industrial Space In A Great Location

Suite #100: 7,427 SF
Suite #101: Leased
Suite #102: 7,431 SF
Suite #103: 5,617 SF

5422 Shilshole Ave NW



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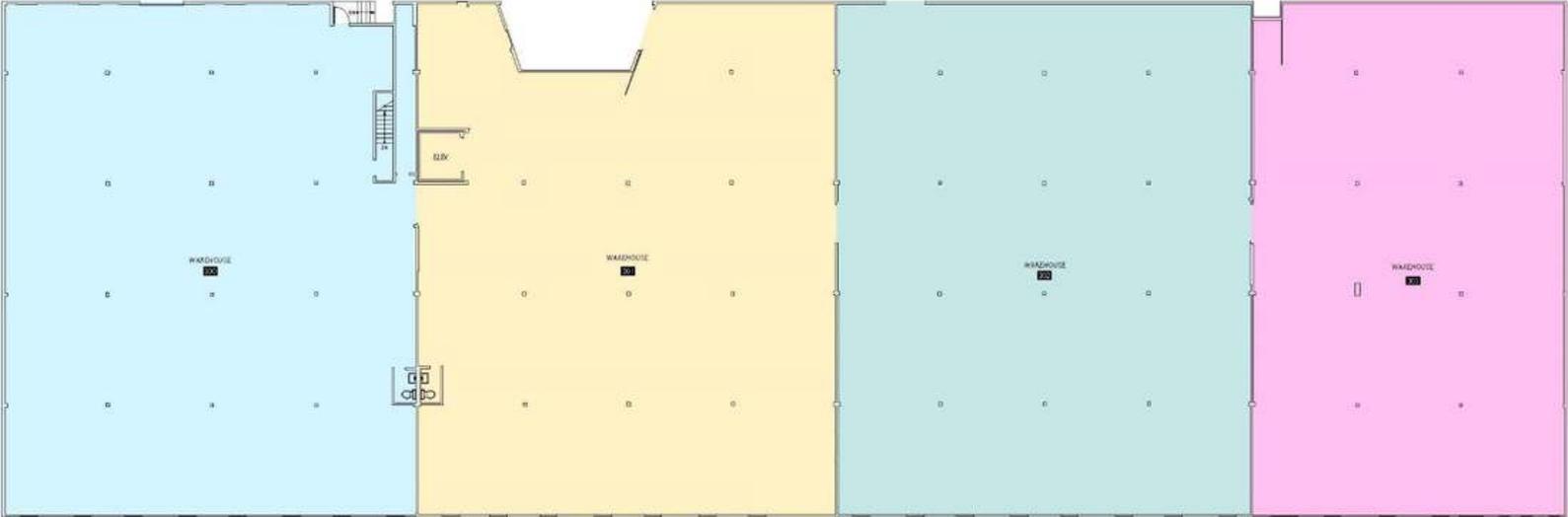
Suite #	Occupant Area
Suite 100	7,427
Suite 101	7,495
Suite 102	7,431
Suite 103	5,617

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



Client	Warehouse 5422 Shilshole Avenue NW Seattle, WA 98107	Lease Plan 1	Scale 0 10 20	 2DFLOORPLANS.COM 433-477-7311 600 NW Gilman Blvd, Suite E Issaquah, WA 98027 Measured: May 2020 Project: C20-834
	Subject	Floor		

5422 Shilshole 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	Subject Warehouse 5422 Shilshole Avenue NW Seattle, WA 98107	Lease Plan	Scale 
 2-D FLOOR PLANS 409 NW Gilman Blvd. Suite E Issaquah, WA 98027 425-477-7511 2DFLOORPLANS.COM		Measured: May 2020 Project: C20-834	

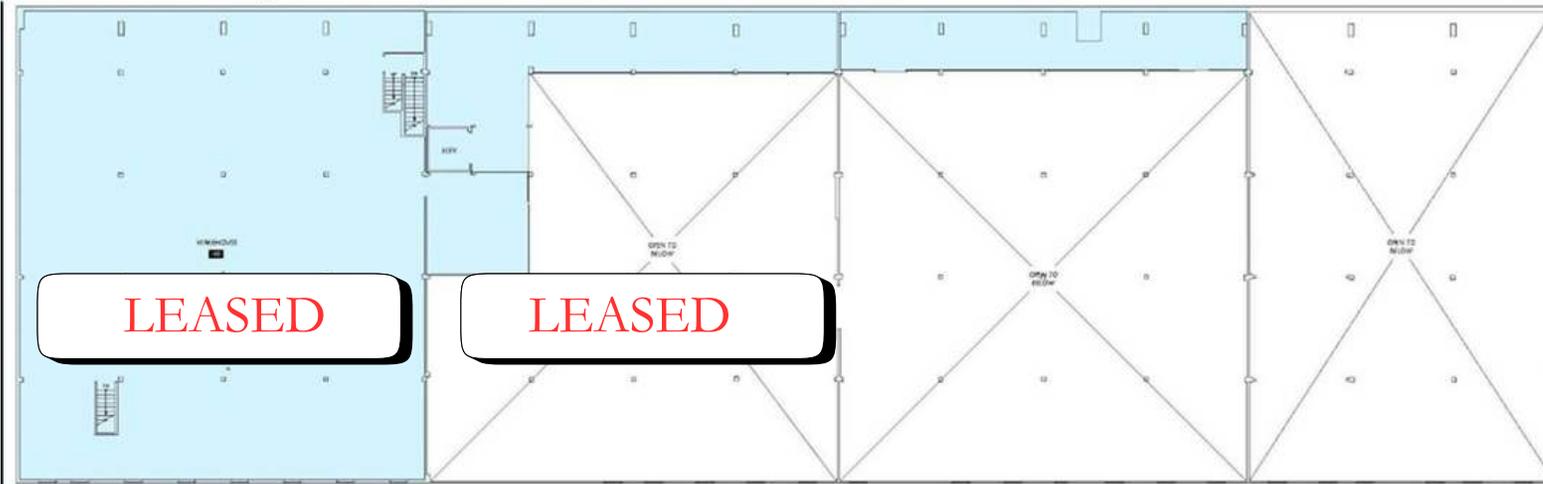
5422 Shilshole Ave NW



1st Floor

27,970 Square Feet

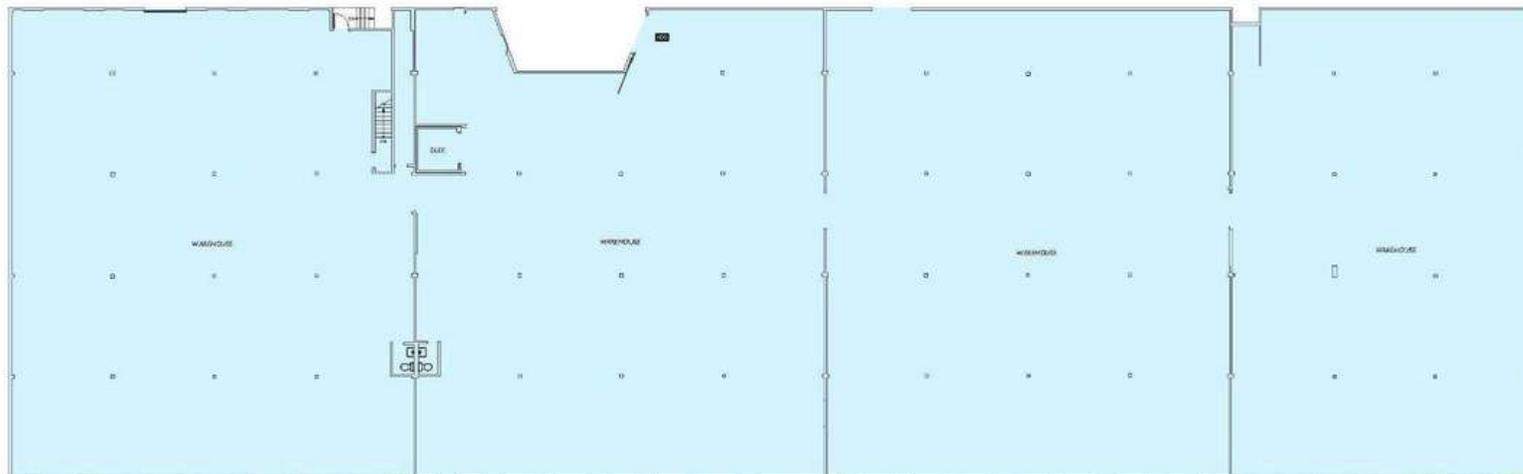
Accessed from
Shilshole Ave NW



Mezzanine

LEASED

Accessed from
Shilshole Ave NW



2nd Floor

27,604 Square Feet

Accessed from
Ballard Ave NW



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