

FOR LEASE

EMERALD CITY YARDS

*12.76 AC Premier IOS Site Available
in South Seattle*

5801 EAST MARGINAL WAY S | SEATTLE, WA

 [VIEW PROPERTY](#)



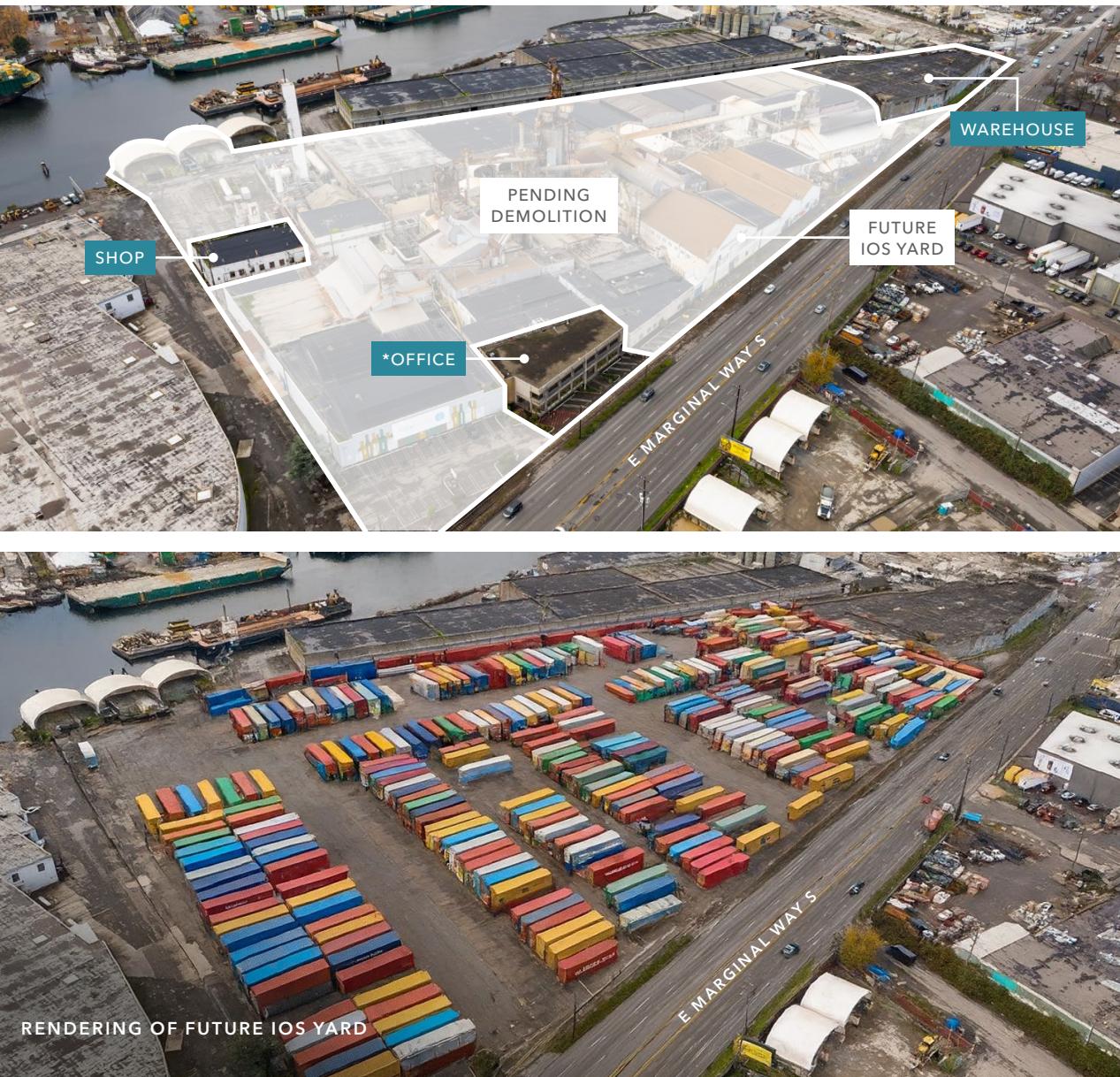
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OWNED BY

GREENDOCK
PARTNERS

EXCLUSIVELY LEASED BY

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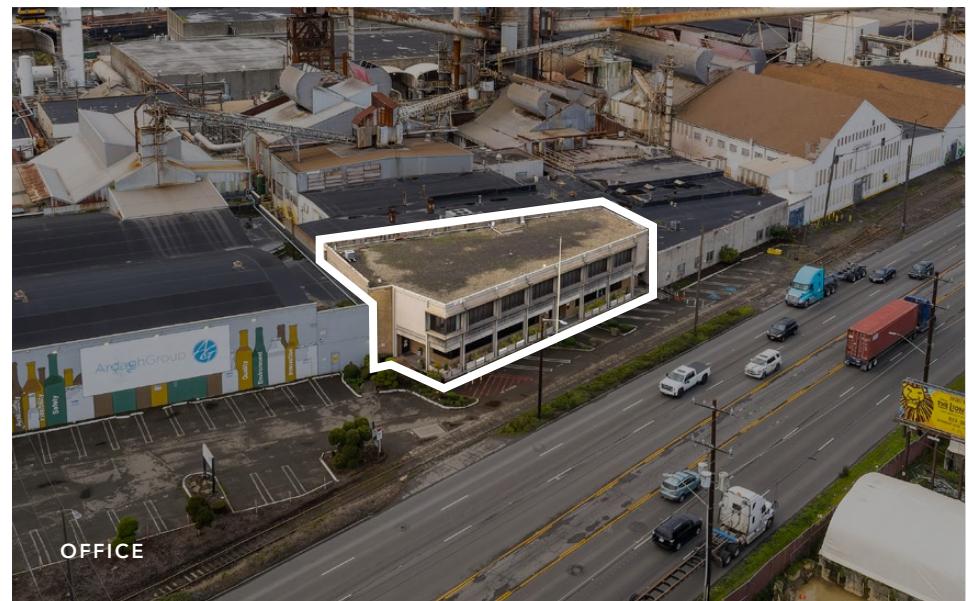
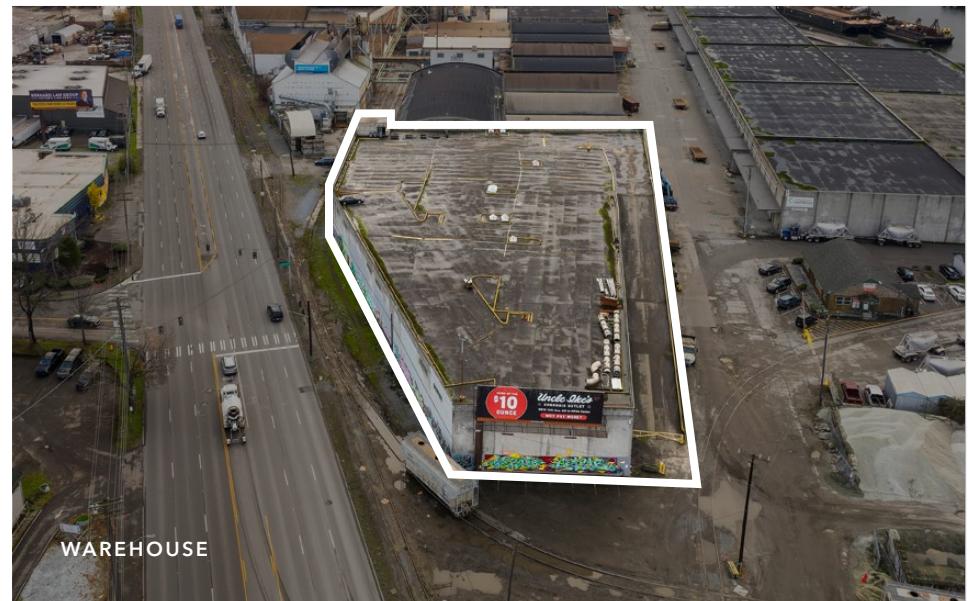
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PROPERTY OVERVIEW

LAND SIZE	12.76 AC (555,800 SF)
BUILDING SF	<ul style="list-style-type: none"> Warehouse: 50,000 SF Shop: 7,000 SF *Office: 27,315 SF <small>*Optional Building</small>
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	20MW
LANDLORD TO CONSIDER	Build-to-suit, tenant specific improvements and multiple site configurations
WATER ACCESS	Potential for future barge access

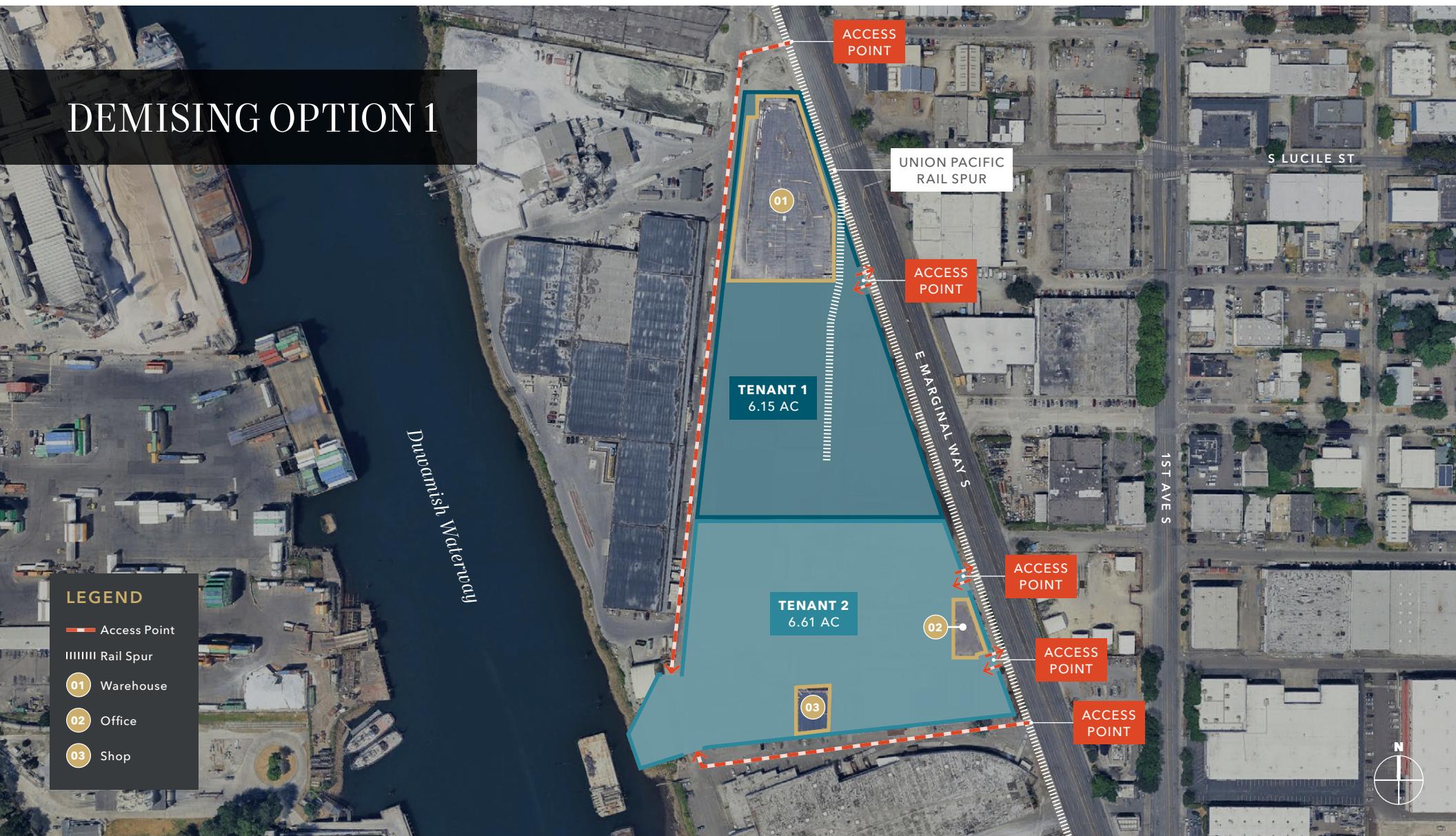
KIDDER MATHEWS

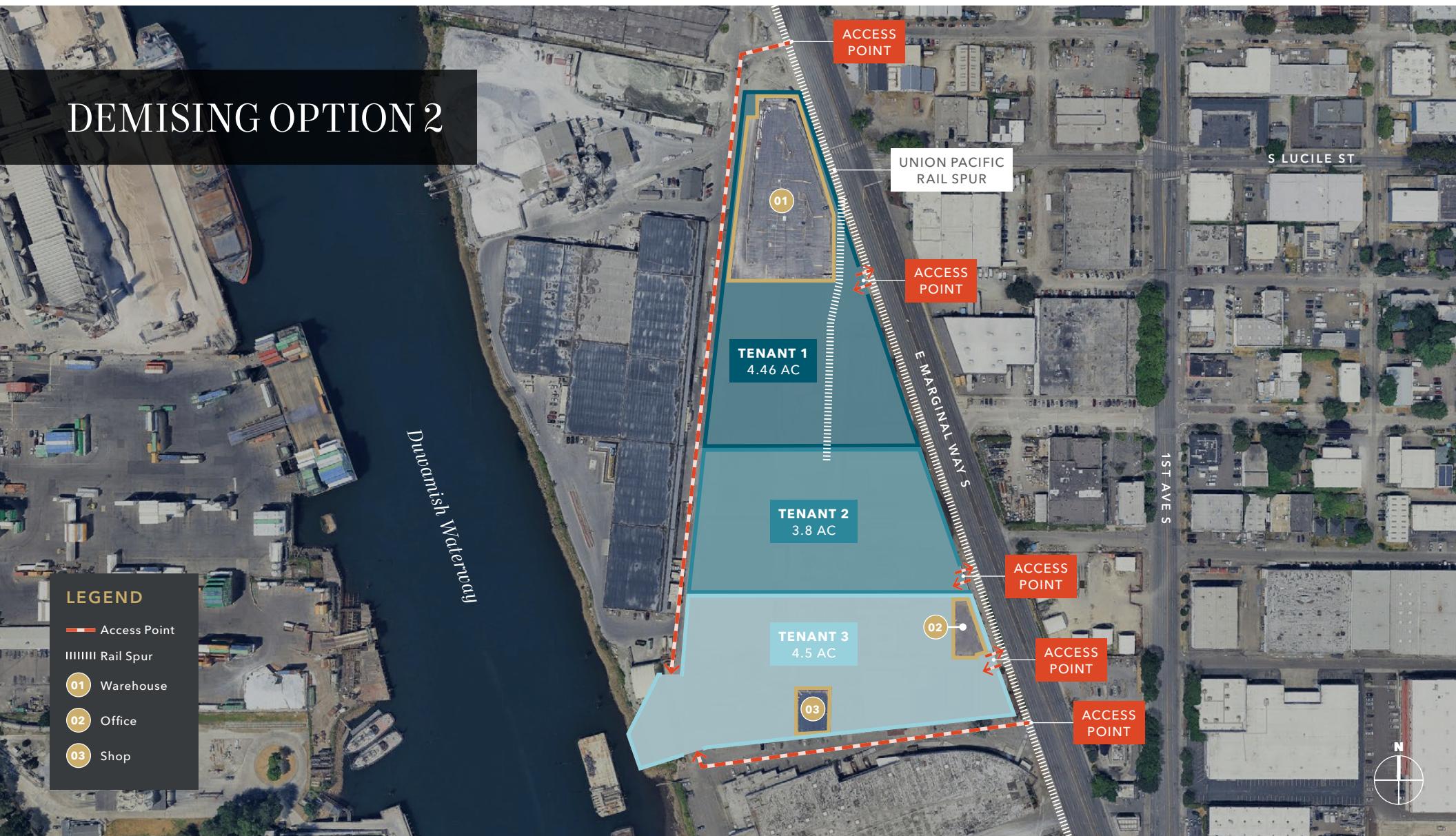
5801 E MARGINAL WAY S

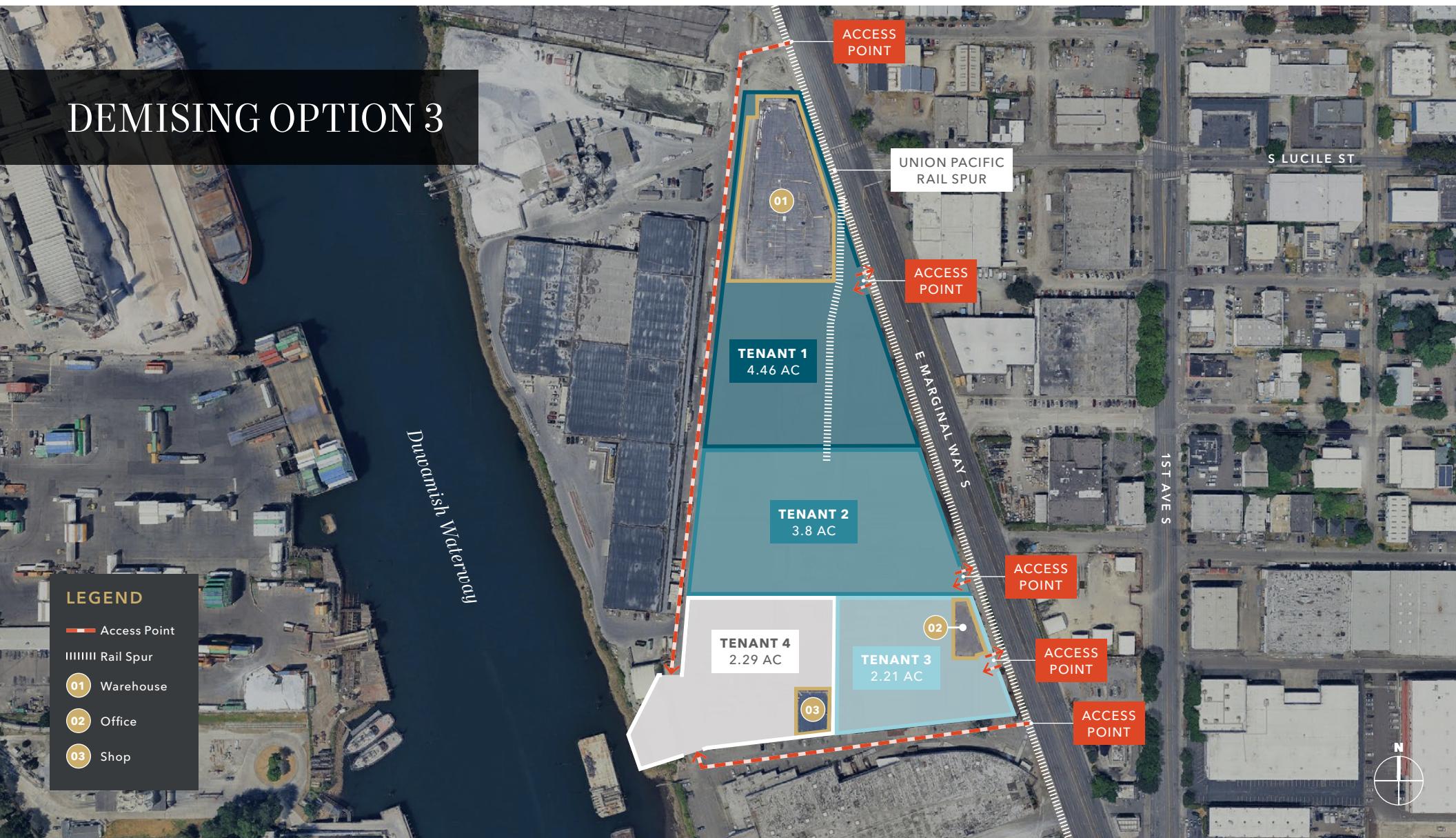


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HIGHLY- ACCESSIBLE LOCATION

Unparalleled Port of Seattle location

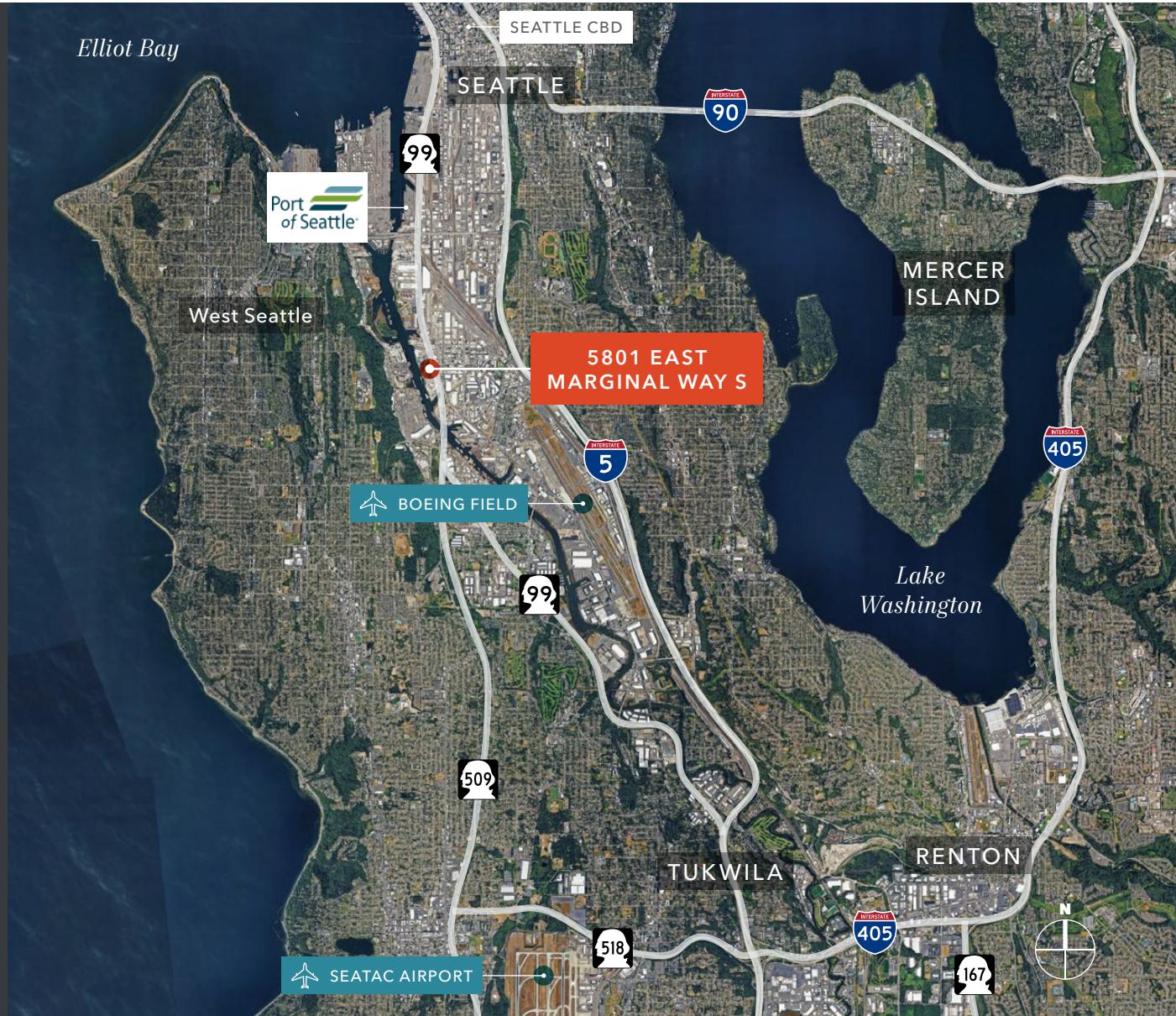
Frontage on SR-99/E Marginal Way S and the Duwamish Waterway

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

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