

FOR LEASE

EMERALD CITY YARDS

*12.76 AC Premier IOS Site Available
in South Seattle*

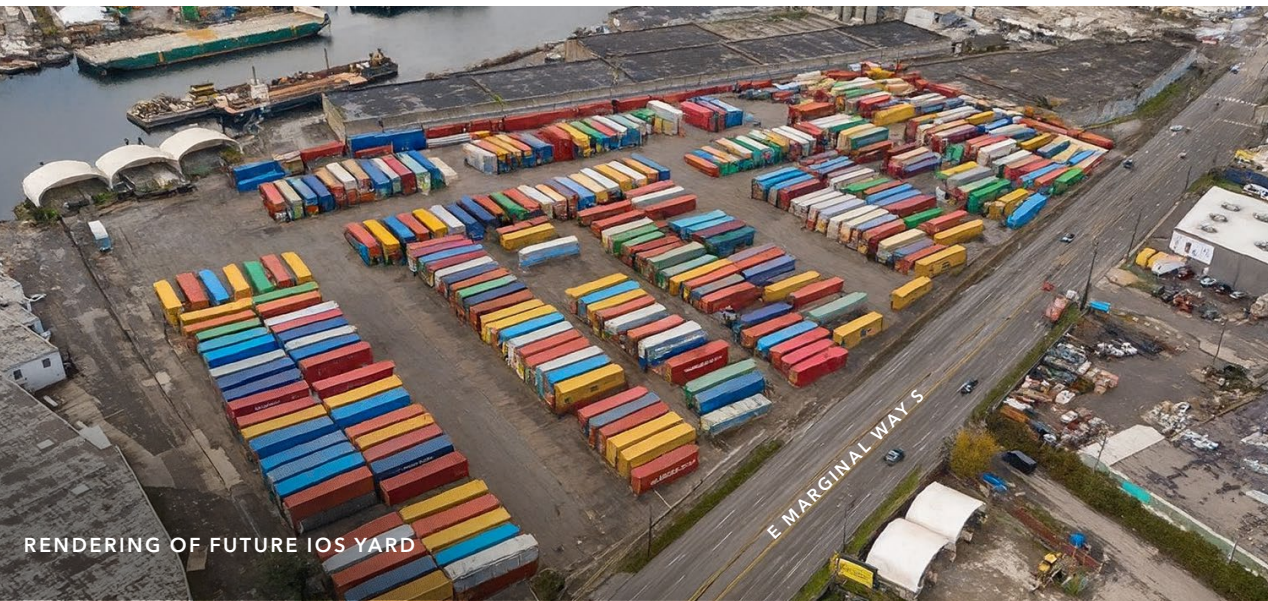
5801 EAST MARGINAL WAY S | SEATTLE, WA

[▶ VIEW PROPERTY](#)

KIDDER.COM

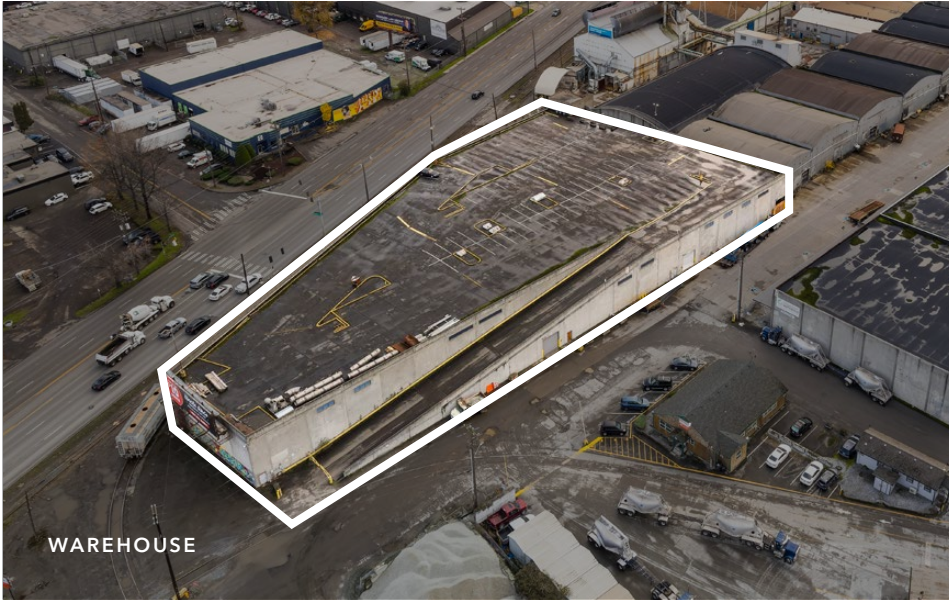
OWNED BY
GREENDOCK
PARTNERS

EXCLUSIVELY LEASED BY
km Kidder
Mathews



PROPERTY OVERVIEW

LAND SIZE	12.76 AC (555,800 SF)
BUILDING SF	<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



DEMISING OPTION 1

LEGEND

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

Dunquish Waterway

ACCESS POINT

UNION PACIFIC RAIL SPUR

S LUCILE ST

01

ACCESS POINT

TENANT 1
6.15 AC

E MARGINAL WAY S

1ST AVE S

ACCESS POINT

TENANT 2
6.61 AC

02

ACCESS POINT

ACCESS POINT

03



DEMISING OPTION 2

LEGEND

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

Duquoinish Waterway



DEMISING OPTION 3

LEGEND

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

Dunquish Waterway



HIGHLY- ACCESSIBLE LOCATION

Unparalleled Port of Seattle location

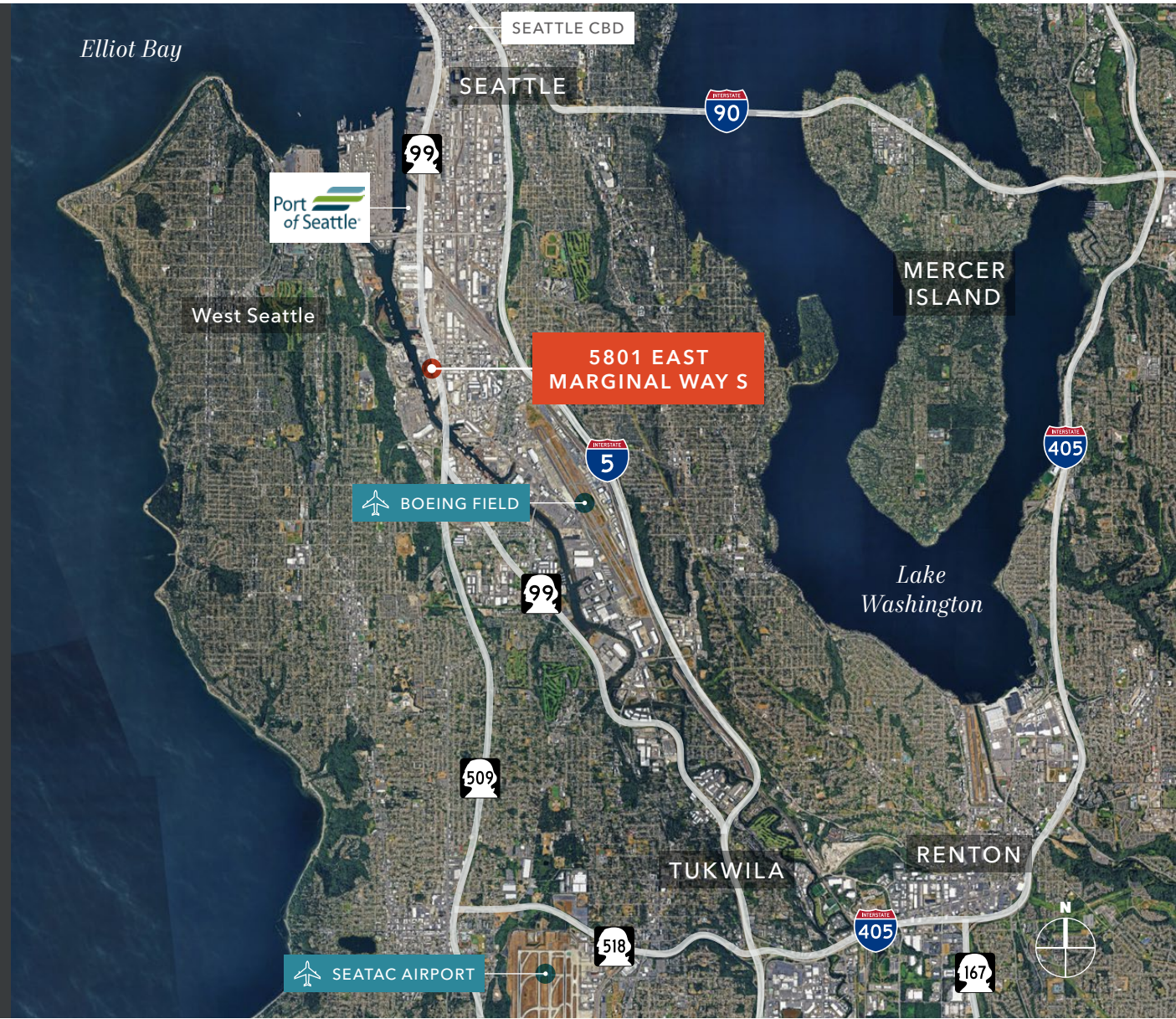
Frontage on SR-99/E Marginal Way S and the Duwamish Waterway

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*

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