

# Development or Build-To-Suit Opportunity

Ballard Locks Maritime Campus  
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Seattle, WA

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# Property Highlights

Rare opportunity to acquire/develop/lease 10.5 acres of industrial-zoned land along the Lake Washington Ship Canal.

The entire property consists of four parcels located on the south side of Salmon Bay. The two waterfront parcels (a.k.a. the “North” parcels) are bounded by West Commodore Way to the south and Salmon Bay to the north totaling approximately 2.28 acres (99,273 SF) of dry land and 2.5 acres (109,022 SF) of submerged land. The south two parcels are located directly across Commodore Way and total approximately 5.67 acres (247,131 SF). The total site is approximately 10.5 acres (455,426 SF). The waterfront parcels feature a large industrial pier with a 212 foot approach ramp and 364 lineal feet of industrial dock storage. Additionally, the site features smaller finger piers with 670 feet of moorage. Large Dock can accommodate a 550+ foot vessel.

*Call brokers for more information.*

Ballard Locks Maritime Campus’ strategic positioning offers the following advantages to its occupants:

- Waterfront development opportunity.
- Close proximity to Puget Sound, Seattle CDB, Ballard Locks, Fisherman’s Terminal and Salmon Bay.
- Quick access to the downtown, South Lake Union, Ballard and Interbay.
- A growing and skilled workforce.
- A competitive business environment with easy access to major markets.



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