



Industrial Outdoor Storage For Sale or Lease

±21.36 acres for sale / lease with ±17,600 SF Building

Divisible to ±6.38 acres for sale / lease with ±17,600 SF Building

300 W Marine View Dr. Everett, WA 98201



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Property Details

Size Parcel A: 2.36 acres
Parcel B: 19.00 acres

Total: 21.36 acres

Divisible to ±6.38 acres

Parcel # 29050700100400 & 29050700400100
(Parcel A & B to be created by BLA – Portion of Parcel 29050700100400 is not included with the Property)

Zoning Heavy Industrial - City of Everett

County Snohomish

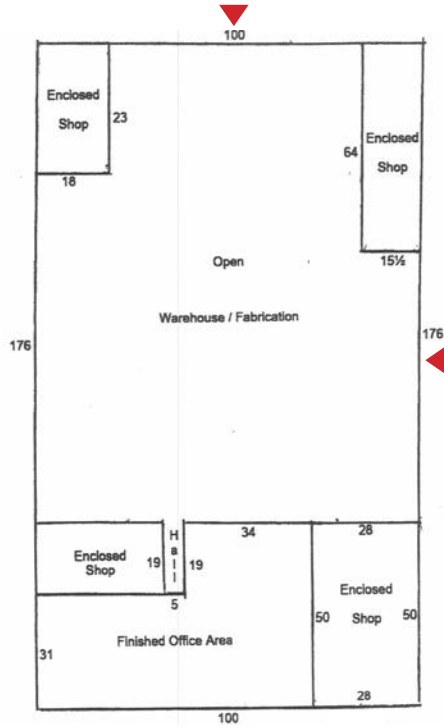
Access Immediate access to SR 529 and I-5

Property Highlights

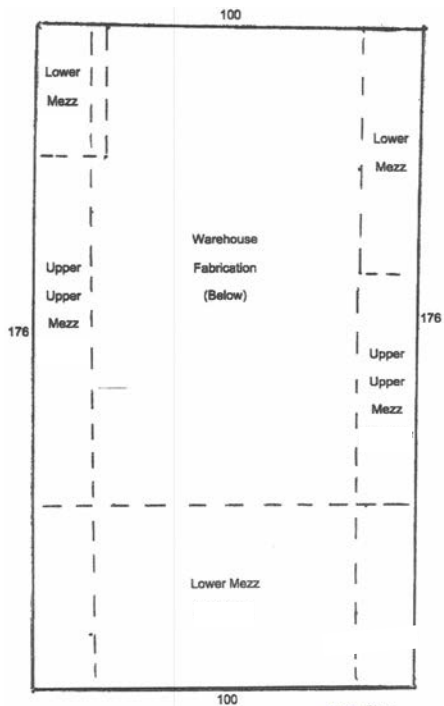
- Existing standalone warehouse and office building on the south-west portion of the property (17,600 SF)
- Three (3) points of ingress/egress to the property that provides for superior circulation and usability of the outdoor storage area
- Outdoor storage opportunities are divisible to ±5 acres
- Fully paved and fenced with all utilities serving the site
- Potential for barge access via easement with Heidelberg Materials
- **Asking Sale Price for entire 21.36 acres:**
\$26,800,000 (\$28.80 PSF)
- **Asking Sale Price for ±6.38 acres with building:**
\$8,000,000 (\$28.80 PSF)
- **Asking Sale Price for remaining ±14.98 acres:**
\$18,800,000 (\$28.80 PSF)
- **Asking Lease Rate:**
 - Building: \$1.10/SF/Mo, NNN
 - Yard Area: \$0.22/SF/Mo, NNN



1st Floor



Mezzanine



17,600 SF building footprint on ±6.38 acres

- 3,898 SF main floor office / 13,702 SF warehouse area
- Additional 10,234 SF mezzanine storage not included in total building square area
- Two (2) drive-in loading doors (one oversized)





Everett has a rich history in the industrial field, particularly in the areas of aerospace, maritime, and manufacturing which shaped the city as a dynamic hub within Washington State's industrial landscape. One of the most significant contributors to Everett's booming economy is Boeing, which established its Everett factory in 1967 and still is one of the largest buildings by volume in the world.

In addition to aerospace, Everett has a strong maritime heritage due to its location along the Puget Sound. The Port of Everett serves as a critical trade gateway for the region, handling a diverse range of cargoes including bulk materials, project cargo, and breakbulk goods. The Naval Station Everett, a homeport for U.S. Navy vessels, further underscores the maritime significance of the area.

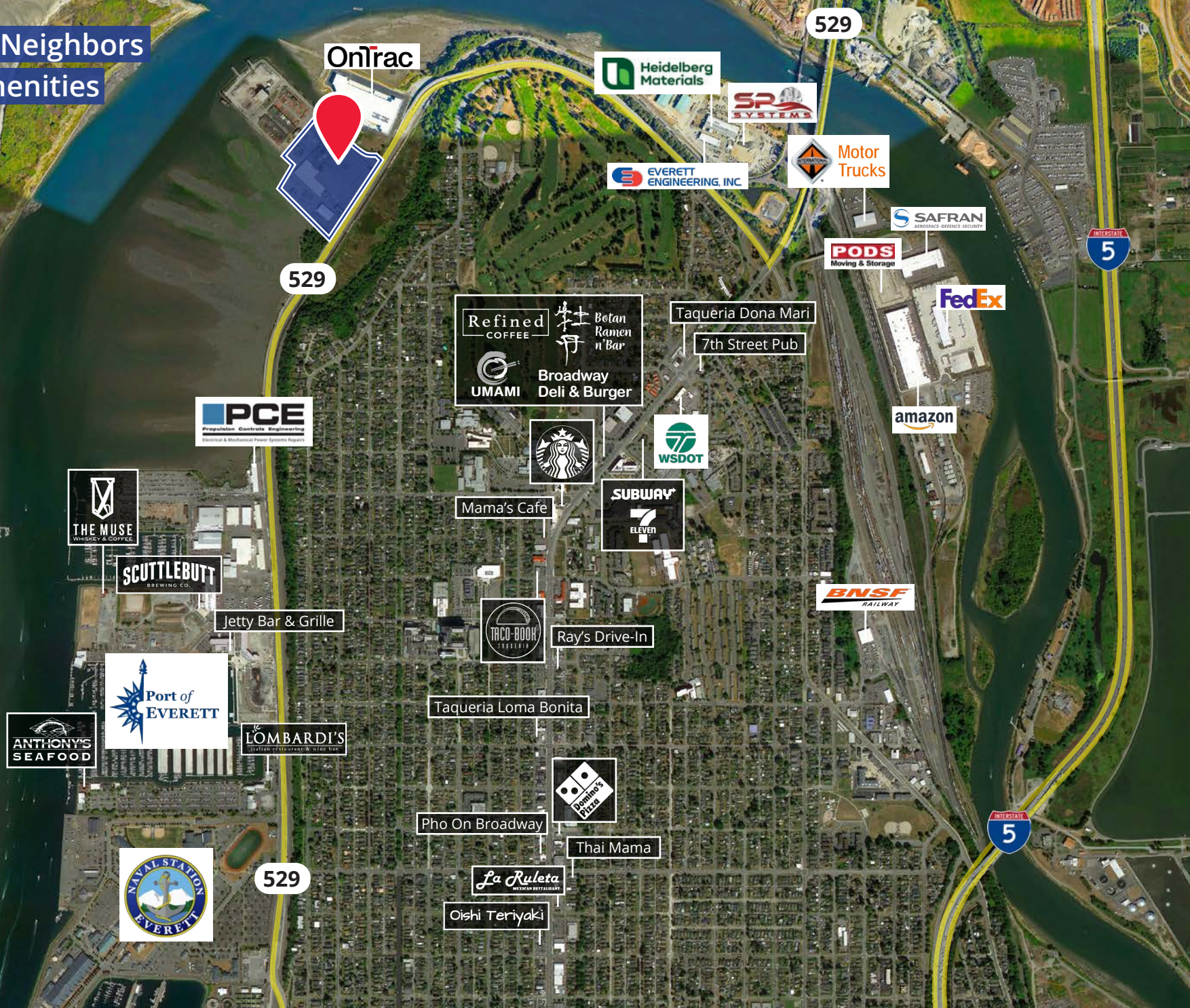
Manufacturing and technology sectors also thrive in Everett. The city hosts a variety of industrial businesses producing goods ranging from electronics to food products. These industries contribute to the local economy and provide employment opportunities for residents.



Demographic

	1 mile	3 miles	5 miles
Current Population (2023)	5,267	32,090	107,892
Median Household Income	\$92,451	\$67,178	\$86,262
Total # Businesses	147	1,941	3,818
Total # Employees	9,277	34,180	56,664

Corporate Neighbors & Local Amenities



Regional Map

Redmond
30 miles

Bellevue
32 miles

Port of Seattle
33 miles
Seattle
32 miles

Edmonds
21.8 miles



Paine Field Airport
12 miles



Mukilteo
8.5 miles

529

Downtown Everett
2.9 miles

Port of Everett
1.1 miles



529

