



Industrial Outdoor Storage For Lease / Sale

35.82+ acres for sale / lease with potential for development

300 W Marine View Dr. Everett, WA 98201



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Property Details

Size	Parcel A: 25.56 acres Parcel B: 10.26 acres Total: 35.82 acres
Parcel #	29050700100400, 29050700101200, 29050700400100 (Parcel A & Parcel B to be created by BLA)
Zoning	Heavy Industrial - City of Everett
County	Snohomish
Access	SR 529 and I-5

Property Highlights

- Potential to develop ±260,000 SF of industrial on Parcel A
- Parcel B leased through 4/30/2025 to Heidelberg Materials (One 5-year Option to Renew at FMV)
- All existing buildings on Parcel A will be demolished and the parcel will be delivered flat, ready for outdoor storage
- Outdoor storage opportunities are divisible to ±5 acres
- ±650 feet of waterfront along the Snohomish River with a dock and a barge dock on site, available for prospective tenant's use
- There are four existing entrances from West Marine View Dr.
- Contact brokers for sale and lease pricing

Sale And Lease Options

- Parcel A: 25.56 acres for sale or lease (divisible to ±5 acres)
- Parcel B: 10.26 acres for sale (currently leased to Heidelberg Materials, formally Cadman Materials Inc.)
- Parcel A + B: 35.82 acres in total for sale or lease





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.

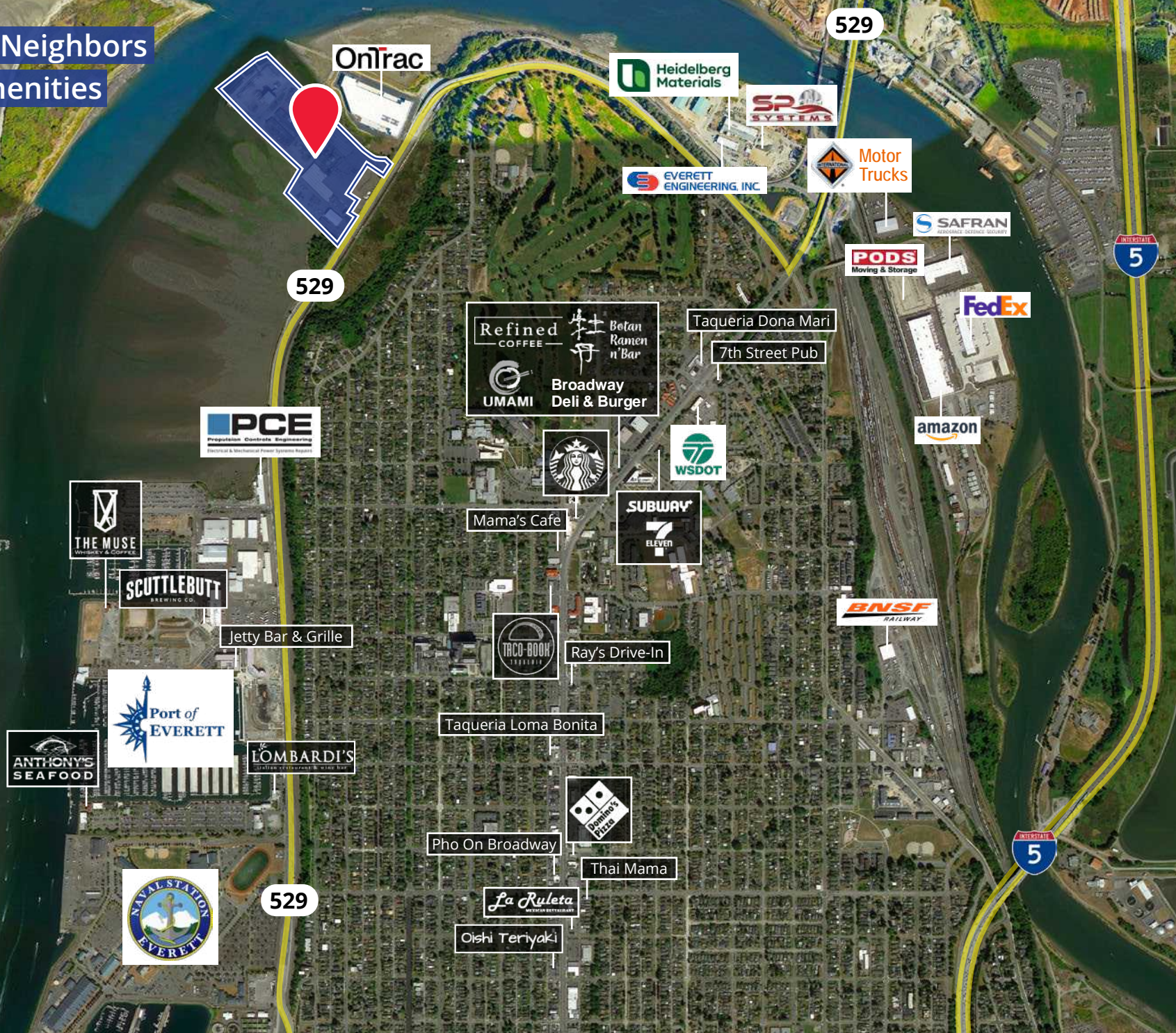
Manufacturing and technology sectors also thrive in Everett. The city hosts a variety of industrial businesses producing goods ranging from electronics to food products. These industries contribute to the local economy and provide employment opportunities for residents.



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



OnTrac

Heidelberg
Materials

SP
SYSTEMS

EVERETT
ENGINEERING, INC.

Motor
Trucks

SAFRAN

PODS
Moving & Storage

FedEx

amazon

529

Refined
COFFEE

Botan
Ramen
n' Bar

UMAMI
Broadway
Deli & Burger

Taqueria Dona Mari

7th Street Pub

PCE
Population Controls Engineering
Electrical & Mechanical Power Systems Repair

Starbucks

WSDOT

Mama's Cafe

SUBWAY
7
ELEVEN

THE MUSE
WHISKEY & COFFEE

SCUTTLEBUTT
BREWING CO.

Jetty Bar & Grille

TACO-BOOK
TROTTOIR

Ray's Drive-In

BNSF
RAILWAY

ANTHONY'S
SEAFOOD

Port of
EVERETT

LOMBARDI'S
ITALIAN RESTAURANT & PIZZERIA

Taqueria Loma Bonita

Pumpkin's
PIZZA

Pho On Broadway

Thai Mama

NAVAL STATION
EVERETT

529

La Ruleta
MEXICAN RESTAURANT

Oishi Teriyaki

INTERSTATE
5

INTERSTATE
5

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



Regional Map & Local Amenities

