

# PowderMill Business Center

AT SEAWAY CENTER — EVERETT, WA

6301–6311 36th Ave West, Everett, WA

FOR MORE INFORMATION CONTACT:

**BRENT JACKSON**  
+1 425 449 2715  
brent.jackson@jll.com

**GABE SMITH**  
+1 206 450 0898  
gabe.smith@jll.com

**ALEC GOODWIN**  
+1 424 421 9245  
alec.goodwin@jll.com





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## Project Scope

- 36 acre industrial park
- 4 Buildings - 373,000 s.f.
- Building sizes from 62,000 s.f. - 119,000 s.f.
- Space sizes from +/- 12,000 s.f.

## Building Features

- 30' clear height
- 120' - 180' truck courts
- ESFR fire protection system
- Dock high and grade level loading
- 50' - 55' typical bay spacing
- R-21 roof insulation and insulated shell
- Skylights
- 480 volt 3-phase electrical service
- 6" reinforced slab

## Property Features

- Class A industrial space
- Institutional ownership
- Professional property management
- Zoned LI-2 (City of Everett)
- Corporate neighbors include: Boeing, Amazon, Fluke, Campbells Soup, Food Services of America, and Seattle Genetics

## Distance to Significant Locations

- The Boeing Company 1.8 miles
- SR-526 2.3 miles
- I-5 4.9 miles
- Port of Everett 7.4 miles
- I-405 11.4 miles
- Port of Seattle 32.7 miles
- SeaTac Int'l Airport 42.7 miles



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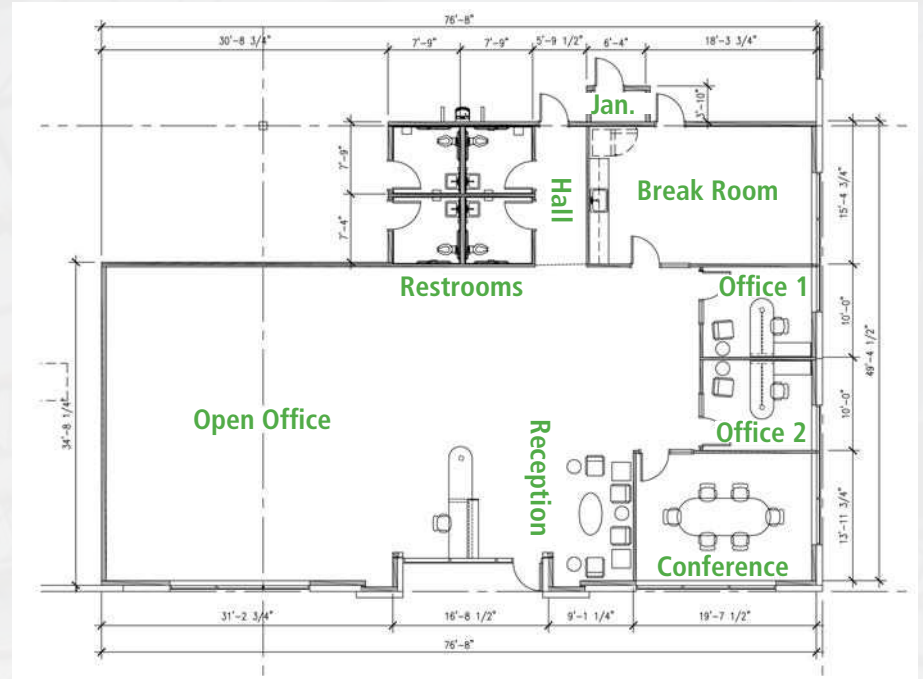
## Site Plan



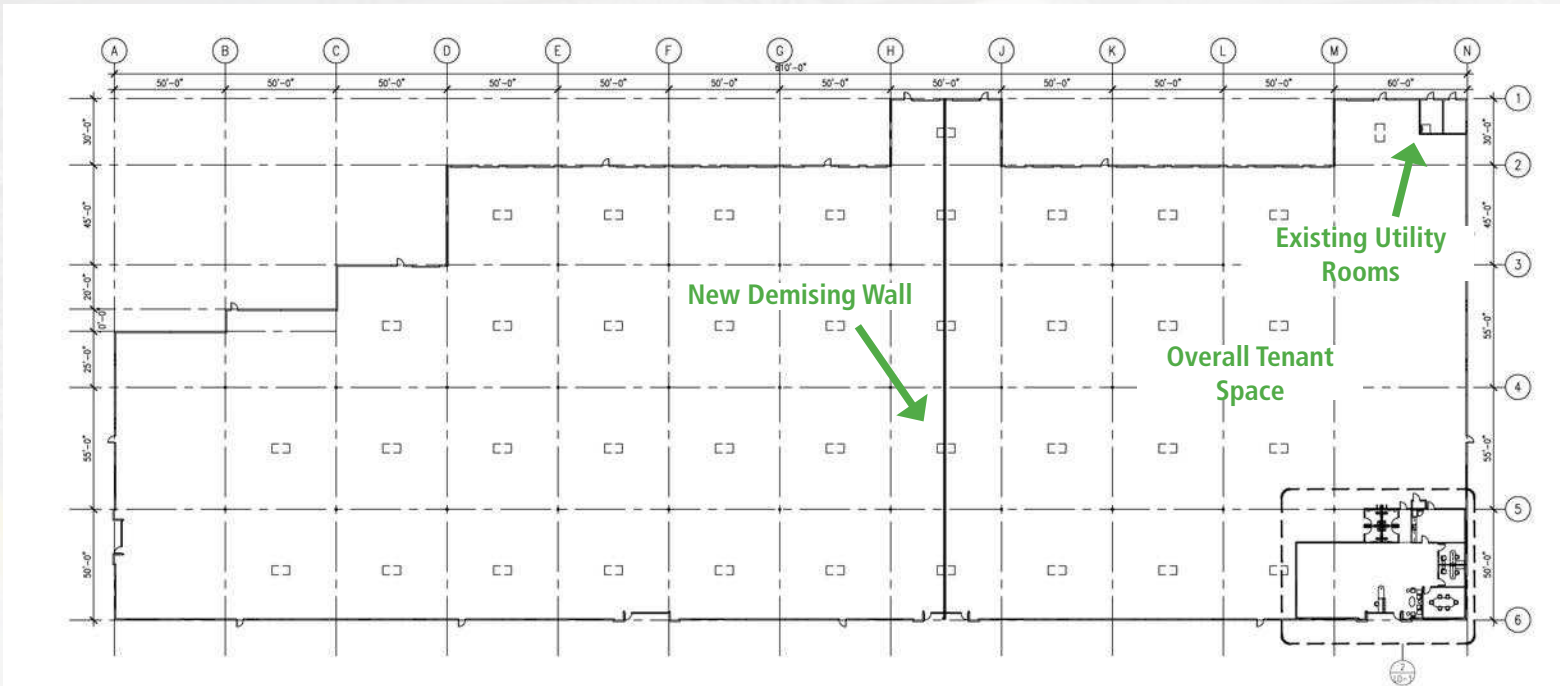
## Spec Office

# Building B - 6305 36th Ave W, Everett

- Space Available (SF) - 50,868 SF with 3,299 SF of new Spec Office
- 11 dock high doors, (8 doors with dock levelers)
- 2 grade level ramps
- Parking - 1.27 stalls/1,000 SF
- ESFR Sprinklers
- Power - 600 amps of 480/277v power
- 68,377 SF expansion space available next door on May 1, 2025



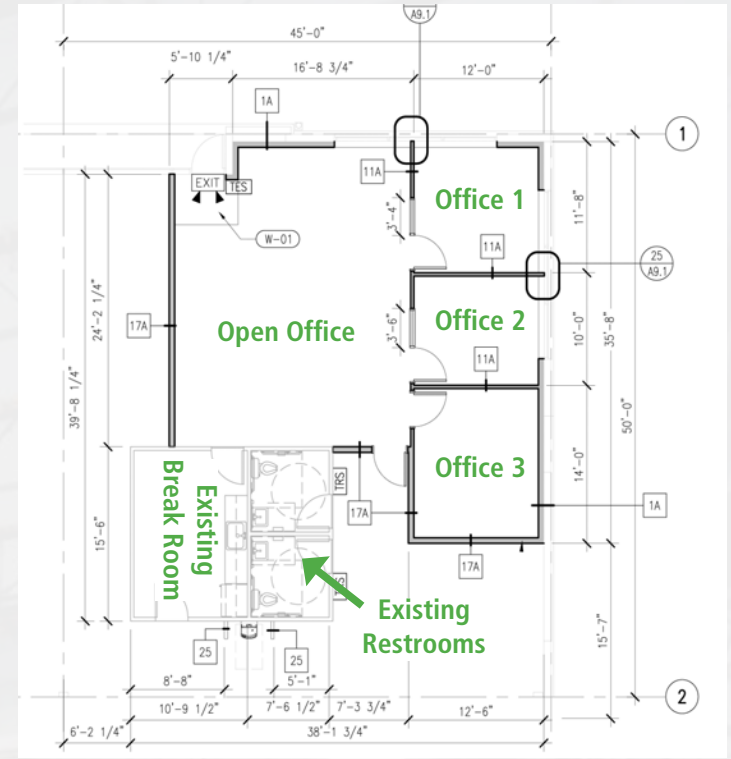
## Floor Plan



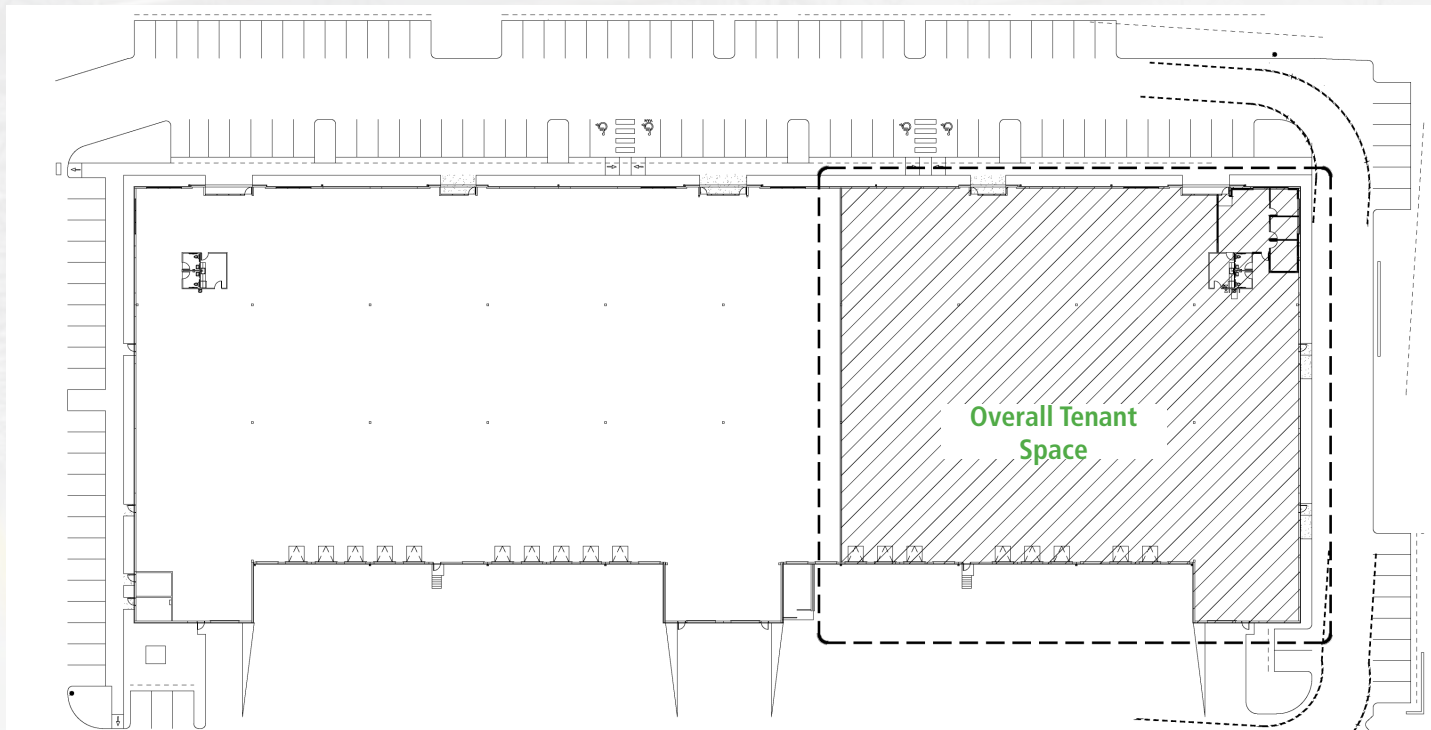
## Building C - 6307 36th Ave W, Everett

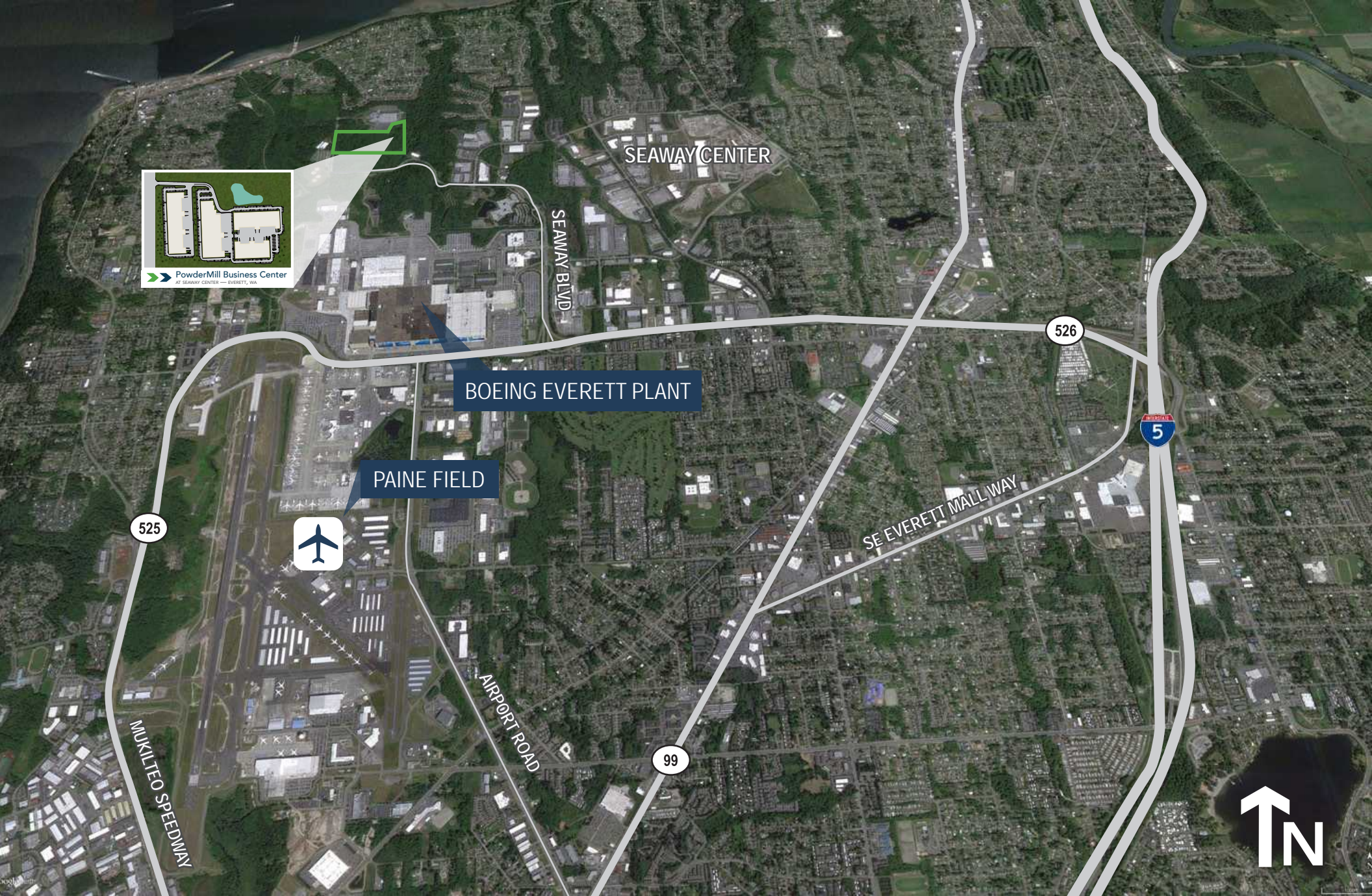
- Building Area (SF) - 32,362 with 1,350 SF of new Spec Office
- 11 dock high doors, (8 doors with dock levelers)
- 1 grade level ramp
- Parking - 1.54/1,000 SF
- ESFR Sprinklers
- Power - 400 amps of 480/277v

### Spec Office



### Floor Plan





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**BOEING EVERETT PLANT**

**PAINE FIELD**



SEAWAY CENTER

SEAWAY BLVD

525

526

5

99

MUKILTEO SPEEDWAY

AIRPORT ROAD

SE EVERETT MALL WAY



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