

FOR SALE  
FOR LEASE

# FORMER JUMBO FOODS

*25,560 SF Refrigerated & Processing Facility in Mukilteo, WA is Available Now for Sale or Lease*

11502 CYRUS WAY | MUKILTEO, WA

**\$4.2M**  
SALE PRICE

**\$22K**  
FOR LEASE, NNN





BUILDING ALSO FOR SALE  
**\$4.2 MILLION**

LOCATION	11502 Cyrus Way, Mukilteo
PARCEL NUMBER	00441400004000
BUILDING AREA	25,560 SF
LAND AREA	54,014 SF (1.24 Acres)
YEAR BUILT	1982
ZONING	Light Industrial - City of Mukilteo
FOR LEASE	\$22K, NNN
AVAILABLE	Now

# PROPERTY HIGHLIGHTS



**TOTAL SF**  
25,560 SF



**OFFICE SIZE**  
8,000 SF on two floors  
(Upstairs office rent free)



**COOLER**  
7,000 SF, 14' high,  
36° - 37°



**FREEZER**  
3,000 SF, 14' high, -1°



**LOADING**  
Four dock-high doors &  
one grade-level



**3-PHASE POWER**  
1,200 amps, 120/240



**IDEAL USE**  
Food processing &  
refrigerated distribution



**ACCESS**  
Convenient access to  
I-5 and I-405



**CEILING**  
14' - 17' height



**3,000 SF**  
FDA compliant food processing  
area with floor drains

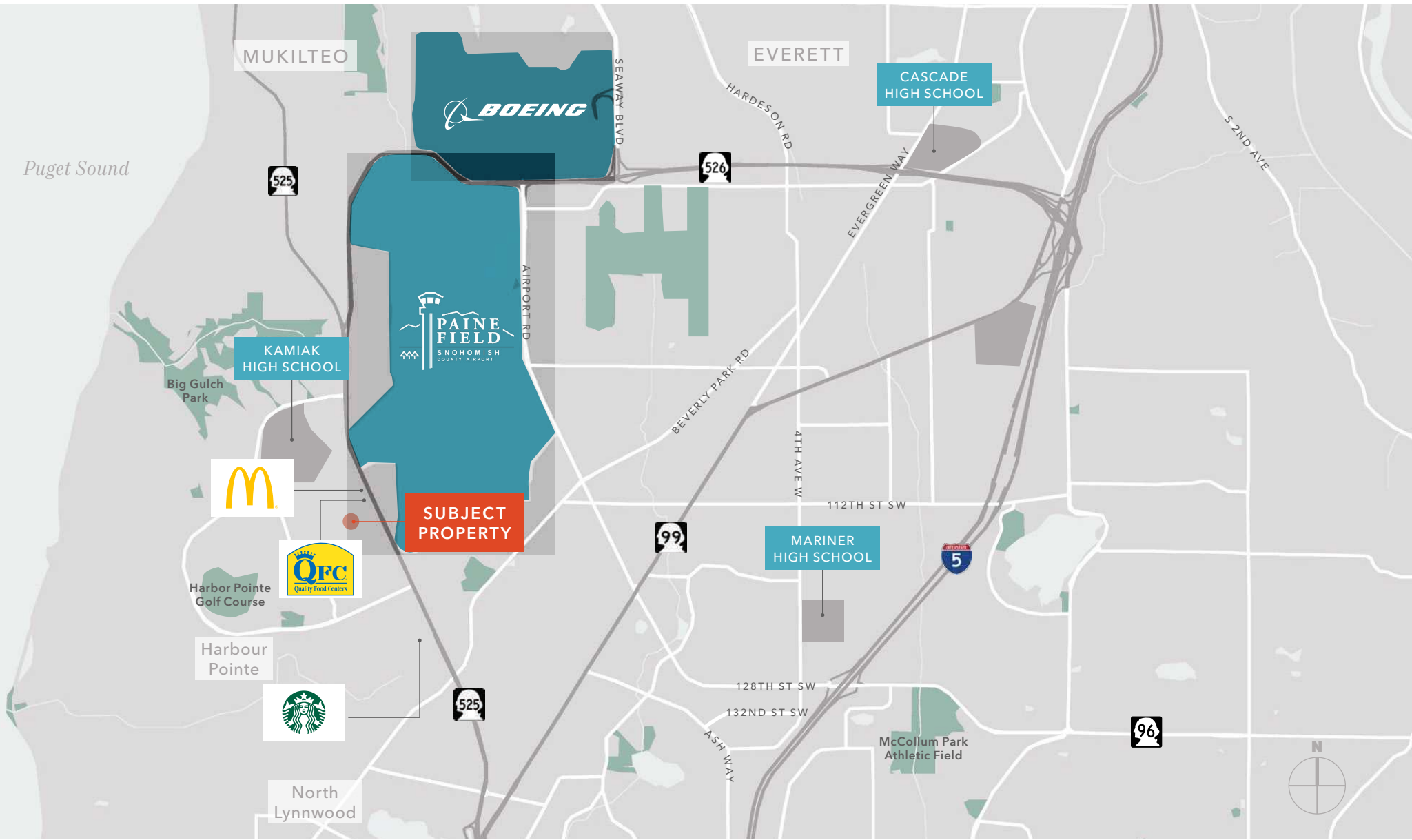


**PARKING**  
40 parking stalls



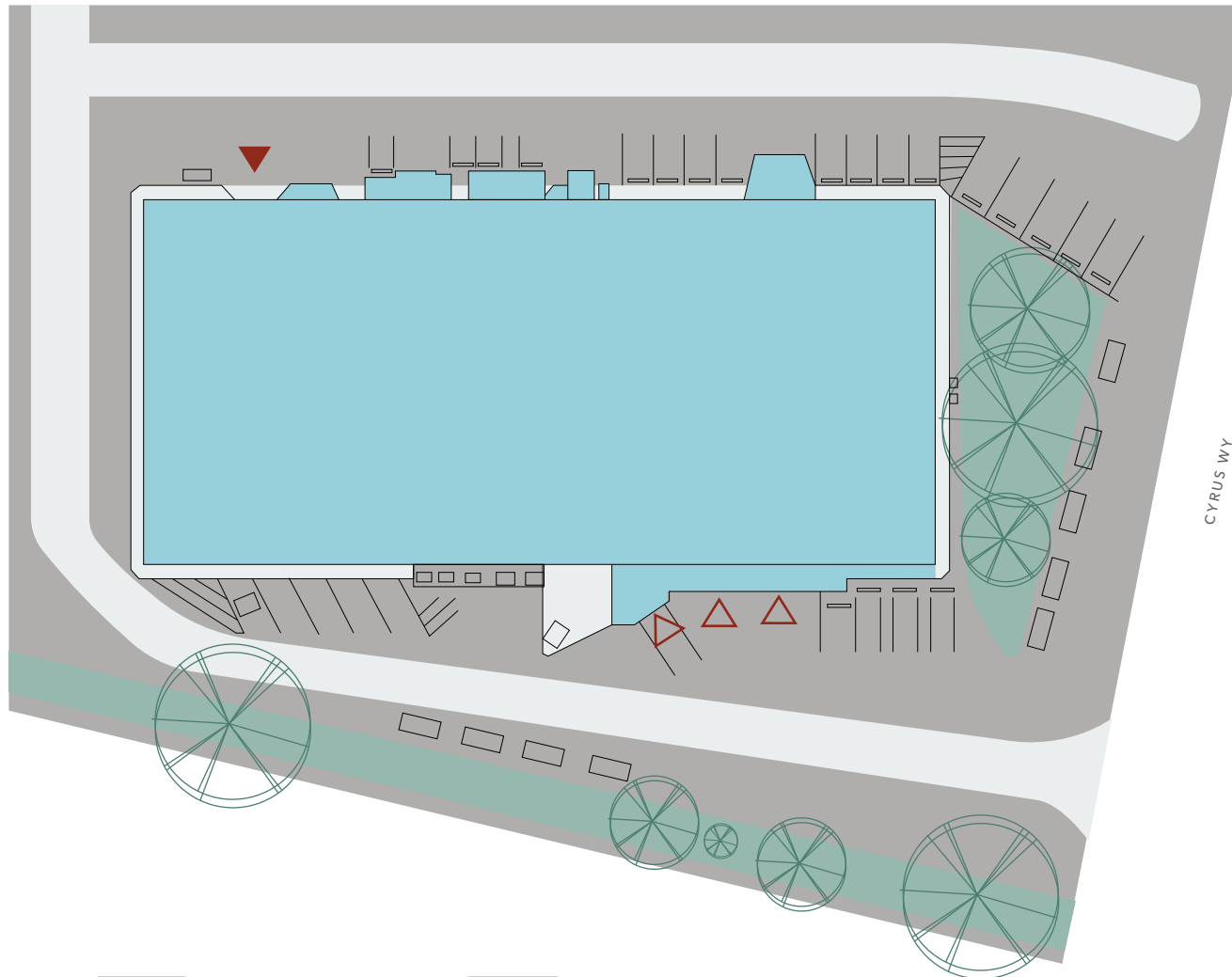
**LOCATION**  
Located just off of Mukilteo  
Speedway, west of Paine Field  
near Harbour Pointe

FORMER JUMBO FOODS





# SITE PLAN



*17,600 SF*  
WAREHOUSE

*8,000 SF*  
OFFICE

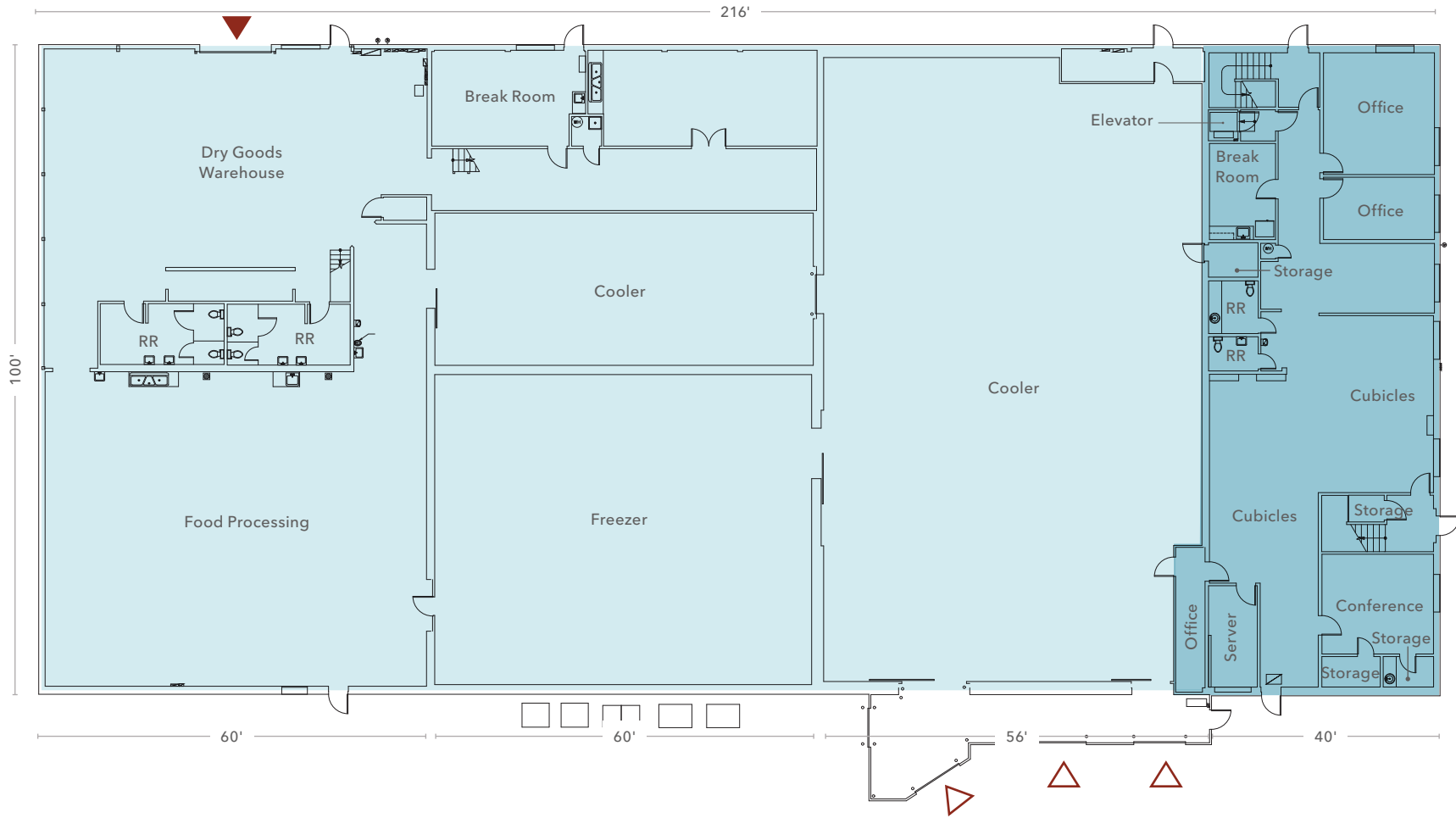
*NOW*  
AVAILABLE

▲ Grade-level loading

△ Dock-high loading



# FLOOR PLAN - FIRST FLOOR



**17,600 SF**  
WAREHOUSE

**8,000 SF**  
OFFICE

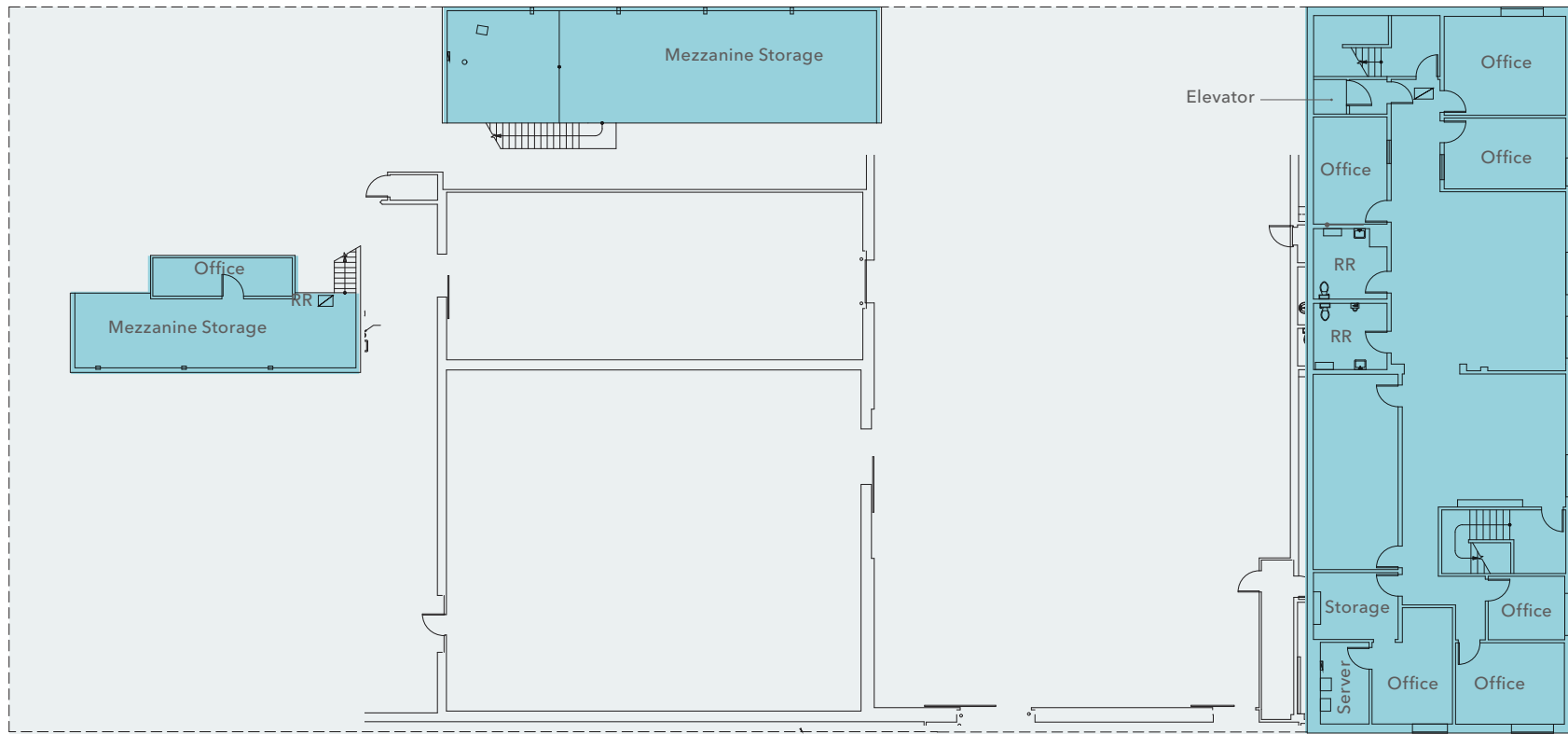
**NOW**  
AVAILABLE

▲ Grade-level loading

△ Dock-high loading



# FLOOR PLAN - SECOND FLOOR



*17,600 SF*

WAREHOUSE

*8,000 SF*

OFFICE

*NOW*

AVAILABLE



FORMER JUMBO FOODS





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# FORMER JUMBO FOODS

*Exclusively offered by*

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