



For Sublease

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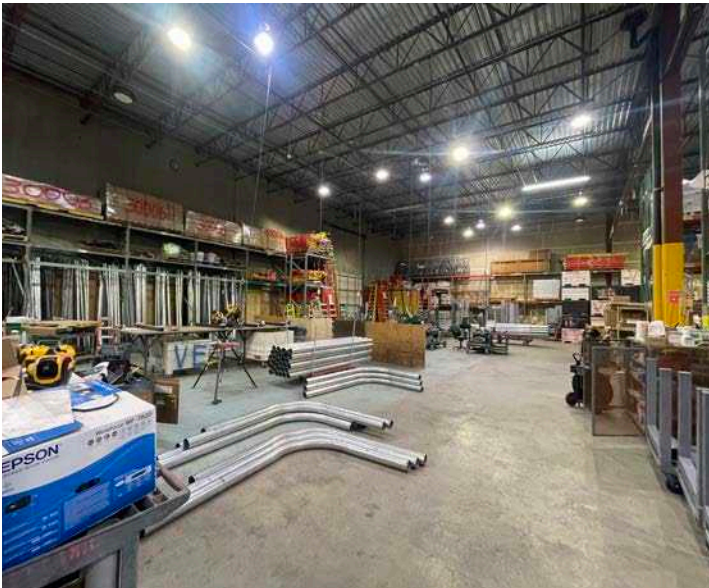
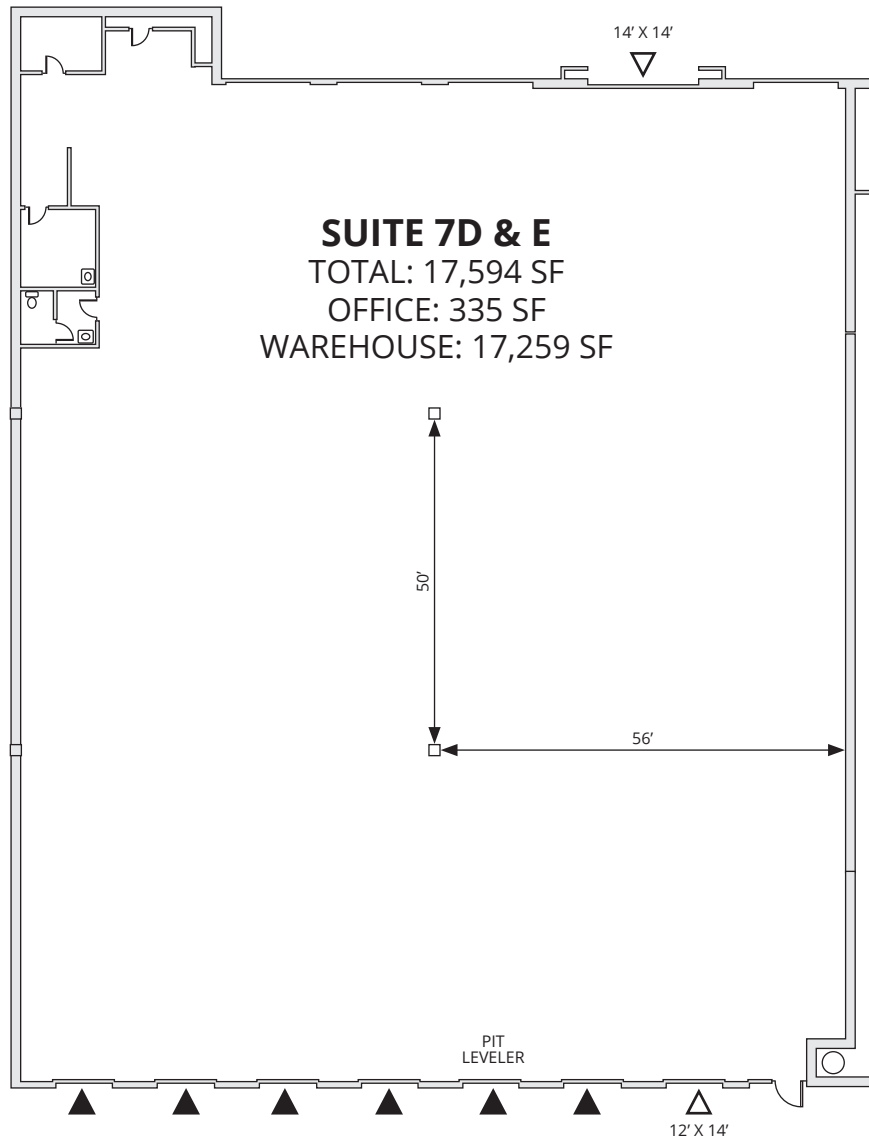
2525 W Casino Road

Building 7, Everett, WA 98204

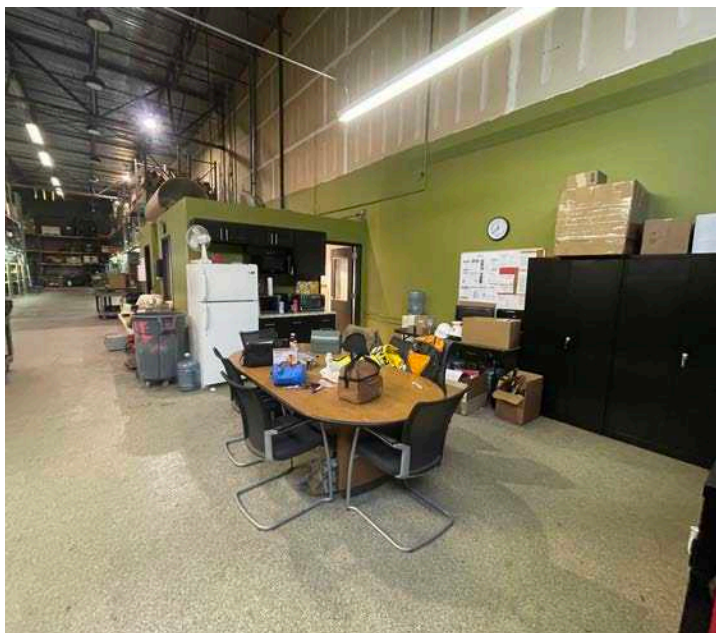
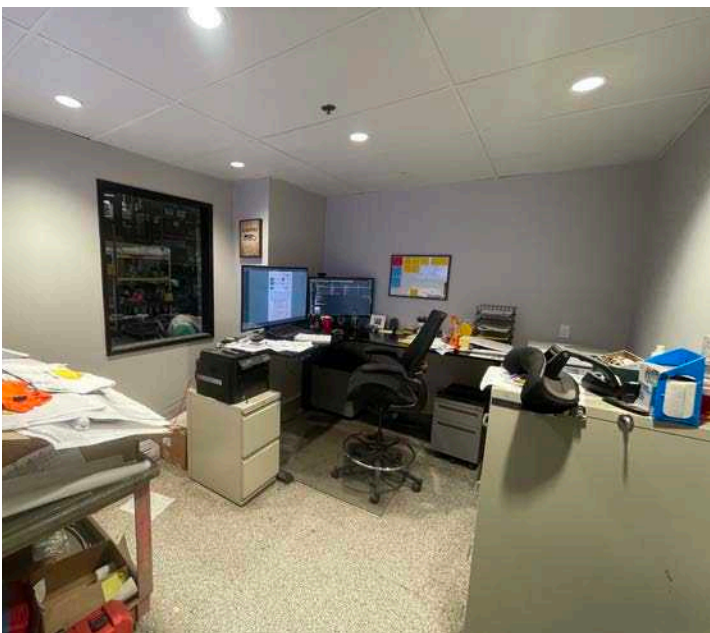
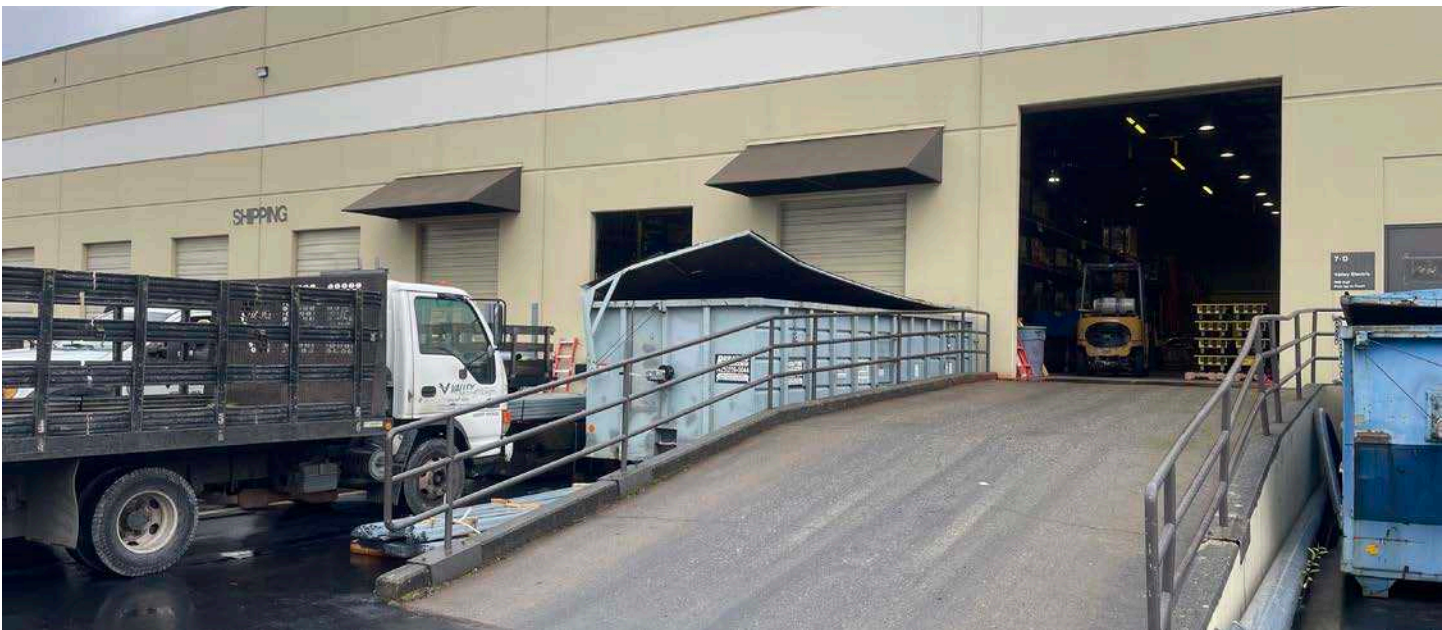
Property Features

- Suites D & E: ±17,594 SF total
± 335 SF office
± 17,259 SF warehouse
- Office buildout includes two private offices and in-suite restroom
- 24' clear height (fully sprinklered) & 3-phase power service
- Two grade-level loading doors (14'x14' & 12'x14') and six dock-high loading doors (one with pit leveler)
- Ample on-site parking
- Immediate access to SR-526, Airport Road, and I-5
- Available February 1, 2025
(Sublease term through April 30, 2027 – direct deal possible)
- Asking Rent: \$1.10/SF/Mo. + NNN expenses
- Estimated NNNs: \$0.31/SF/Mo

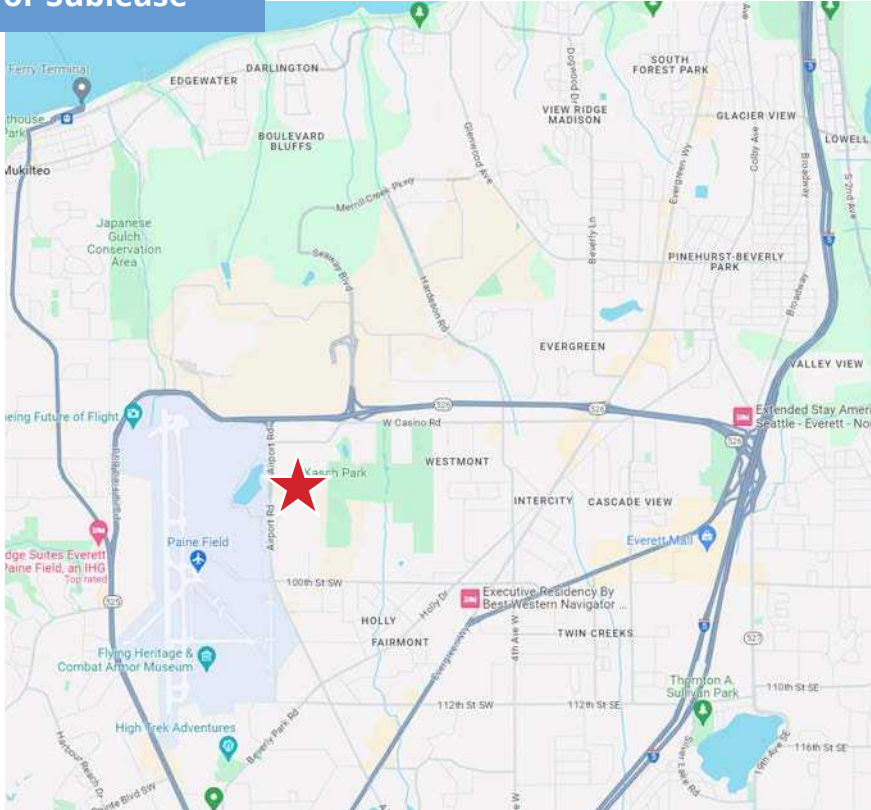
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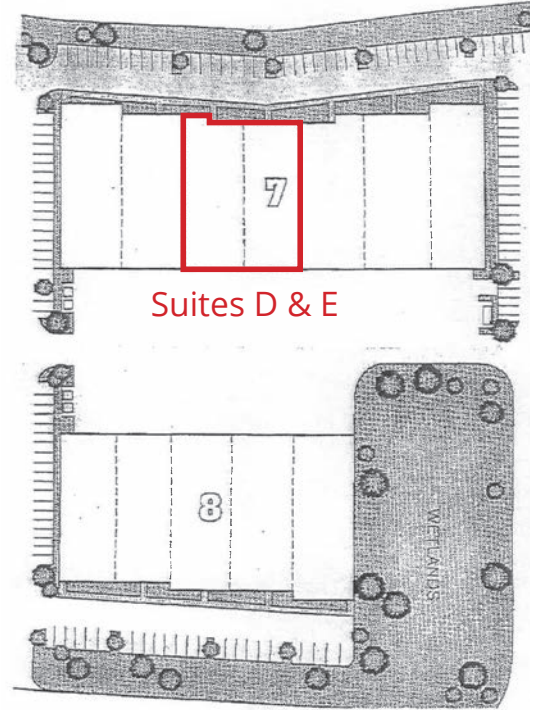
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Paine Field Business Park II Site Plan



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