

VIRTUAL TOUR AVAILABLE

±50,000 - 121,072 SF INDUSTRIAL TECHNOLOGY BUILDING

AVAILABLE FOR LEASE

SEAWAY

TECHNOLOGY CENTER

6801 SEAWAY BLVD





Property Features



AVAILABLE SPACE SIZES
±50,000 - 121,072 SF



CLEAR HEIGHT
±30 Feet



LOADING
3 - Dock High Loading
27 - Grade Level Loading



PARKING
175 Existing Stalls



TIMING
Available Immediately



MANEUVERABILITY
Ample Truck Court
Maneuverability



ZONING
LI – City of Everett



POWER
2,500 AMPS
480Y/277V, 3-Phase
More Power may be Available



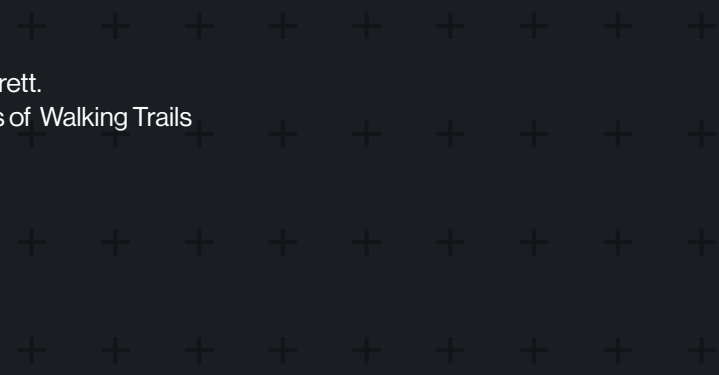
ACCESS

- Excellent Access to SR-526 and I-5
- Direct Exposure to Seaway Blvd.



LOCATION

- Located at the Front of Seaway Center, near Boeing Everett.
- Adjacent to Narbeck Wetland Sanctuary, with ±2.0 Miles of Walking Trails



NEW CONSTRUCTION BUILT TO THE HIGHEST QUALITY STANDARDS

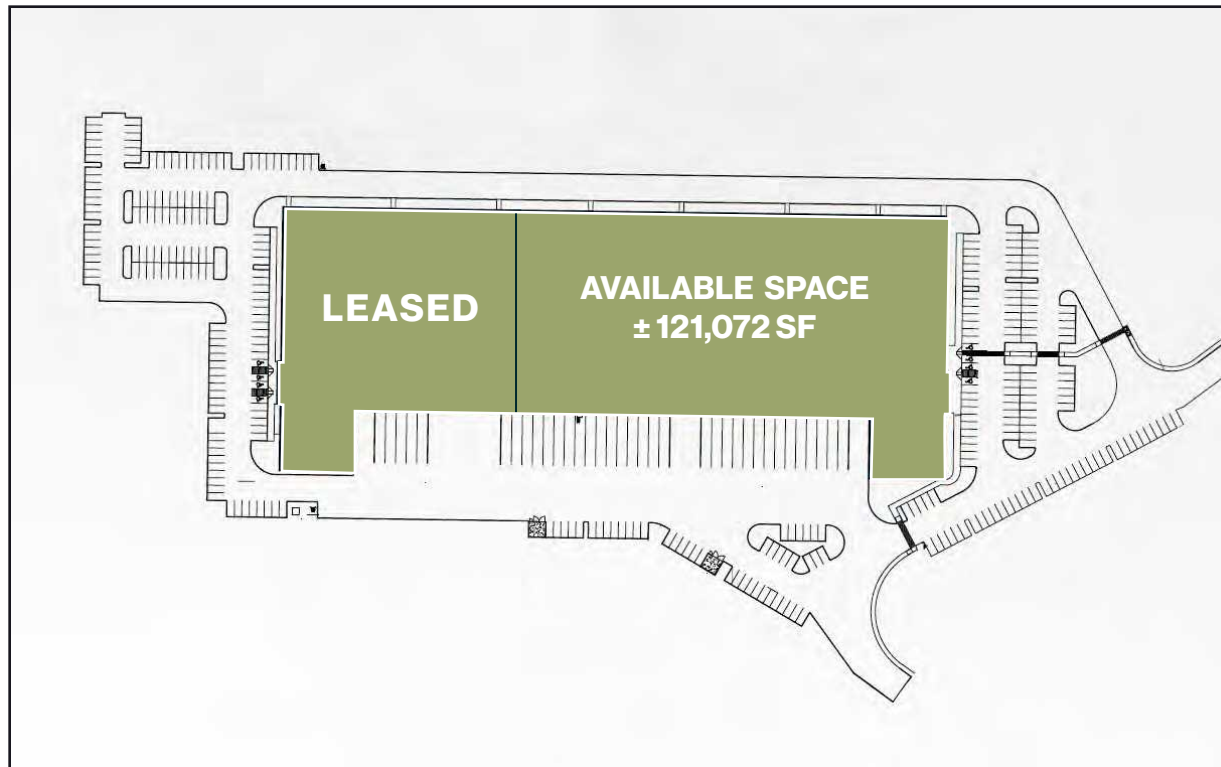
- + **ENERGY EFFICIENCY**
Fully insulated warehouse envelope with natural gas RTU capability
- + **SUPERIOR SLAB**
7" depth with full vapor barrier and double rebar throughout
- + **POWER RELIABILITY & CAPACITY**
Underground loop distribution system with capacity for future service upsize
- + **DOCK INFRASTRUCTURE**
Pre-installed conduit pathways for levelers at all pits
- + **TRIPLE ISP REDUNDANCY**
Zipty, AT&T, and Lumen vaulted on-site
- + **TRUCK COURT**
Concrete apron with ample maneuvering area for loading operations
- + **PRIME VISIBILITY**
Direct frontage and exposure to Seaway Boulevard
- + **FLEXIBLE DESIGN**
Ability to construct mezzanine office



Site Plan



VIRTUAL TOUR



- + High Quality New Construction
- + Insulated Warehouse Envelope
- + 3 Grade Level and 27 Dock High Loading Doors
- + Flexible Building Design with Prominent Exposure
- + Ability To Construct Mezzanine Office
- + Concrete Apron in Loading Area



SEAWAY

TECHNOLOGY CENTER

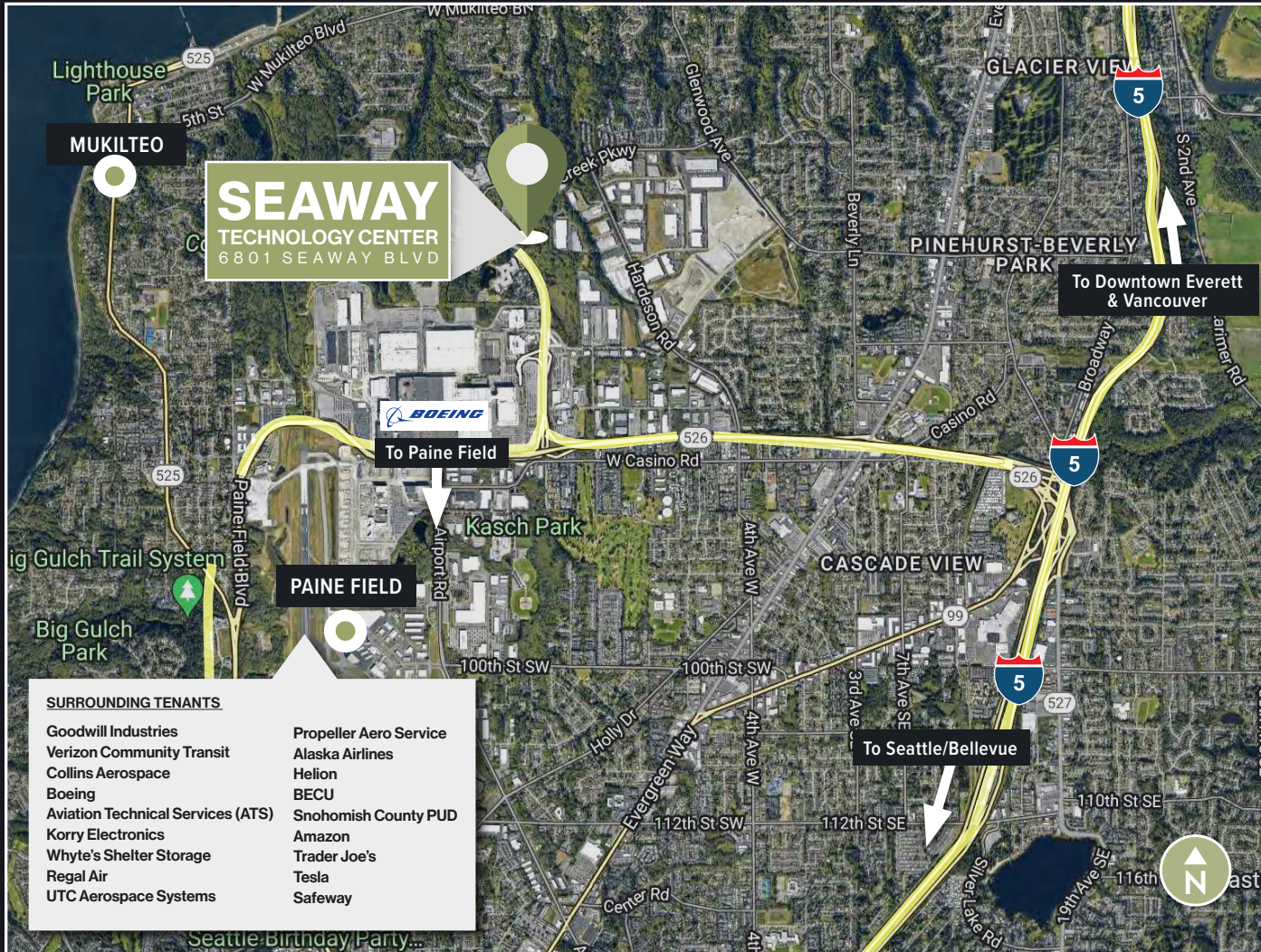
SEAWAY BLVD

LEASED

AVAILABLE



Property Location and Area Employers



MILEAGE TO/FROM SEAWAY TECHNOLOGY CENTER

3 Miles
To Paine Field

8 Miles
To Downtown Everett

28 Miles
To Bellevue

28 Miles
To Seattle



SEAWAY

TECHNOLOGY CENTER

6801 SEAWAY BLVD

LEASING CONTACTS

RIC BRANDT

Senior Vice President
+1 425 462 6901
ric.brandt@cbre.com

JOHN BAUER

Senior Vice President
+1 425 462 6906
john.bauer@cbre.com

ERIK LARSON

Senior Vice President
+1 425 462 6954
erik.larson@cbre.com

CBRE, INC. | 929 108TH AVENUE, SUITE 700 | BELLEVUE, WA 98004

CBRE

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