

LEASE OFFERING | AVAILABLE NOW

THE EVERGREEN BUILDING

301 Business Park Loop

Sequim, Washington | 98382

9,540

SF TOTAL

0.99 AC

LOT SIZE

\$7.00 / SF

NNN ANNUAL

3-Phase

POWER

OFFERED BY

RODERICK DIRKS | Broker

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IDEAL
REAL ESTATE



AVAILABLE NOW

9,540 SF Industrial Flex | Warehouse

Available for immediate occupancy — a 9,540 SF industrial building in one of Sequim's most desirable business locations. Situated in the Carlsborg Business Park, The Evergreen Building offers a prime warehousing, manufacturing, light-assembly, or distribution opportunity.

The layout combines 1,274 SF of finished office with 8,266 SF of open industrial space, served by tall grade-level roll-up doors, 3-phase power, and a secured rear yard ample for semi-truck access and outdoor storage.

LEASE RATE

\$7.00 / SF Annually

NNN | Triple Net



Property Highlights

Why 301 Business Park Loop

01

LOW LEASE RATE

\$7.00 / SF NNN — meaningfully below comparable Sequim warehouse & flex product.

02

PRIME CARLSBORG LOCATION

In the finest business park in Carlsborg, a professional industrial district in Clallam County.

03

US 101 ACCESS

Moments from US 101 with 26,000+ daily vehicle count at Taylor Cut Off Rd.

04

3-PHASE POWER

Industrial-grade power supports CNC, fabrication, light manufacturing, and heavy equipment.

05

SECURED REAR YARD

Large fenced rear lot supports semi-truck access, outdoor storage, fleet staging, and yard operations.

06

AMPLE PARKING

Paved front parking for employees and customers; rear paved lot for operations and trucks.



02 PROPERTY DESCRIPTION

Building Specifications



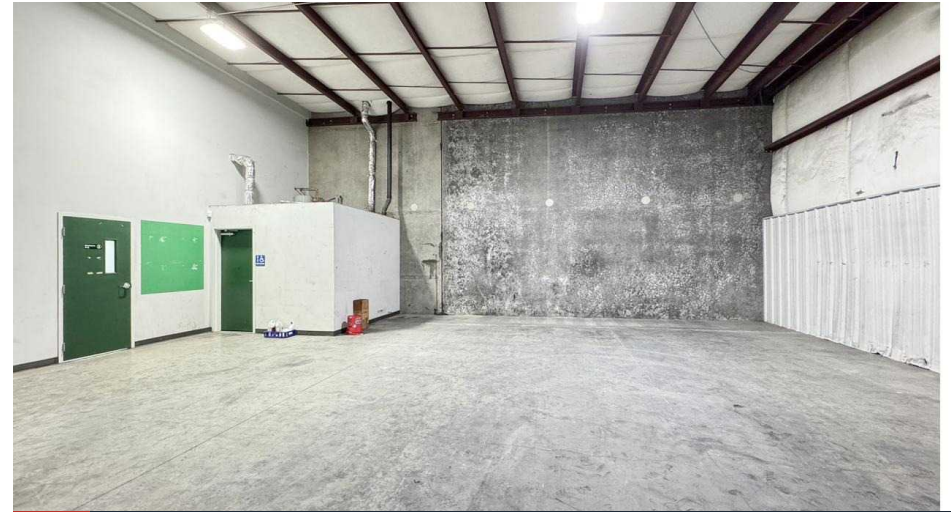
ADDRESS	301 Business Park Loop, Sequim WA 98382
MARKET / SUBMARKET	Clallam County Sequim – Port Angeles
TOTAL BUILDING SIZE	9,540 SF
OFFICE AREA	1,274 SF (finished, ceiling-tile, carpet/tile)
INDUSTRIAL AREA	8,266 SF (open, clear-span, sealed concrete)
LOT SIZE	0.99 AC 43,124 SF
YEAR BUILT	2003
CONSTRUCTION	Steel frame, metal roof, concrete tilt-panel walls
POWER	3-Phase — supports industrial / fabrication use
LOADING	Grade-level roll-up doors, tall clear height
REAR YARD	Large fenced paved yard, semi-truck accessible
PARKING	Paved front and rear lots, ample capacity
ZONING	CI — Carlsborg Industrial
PARCEL #	043015449050
OCCUPANCY	Vacant — available immediately

Interior Spaces

Warehouse, Office & Finish Detail



OPEN WAREHOUSE — CLEAR-SPAN LAYOUT



INTERIOR ROLL-UP DOORS & POWER



RECEPTION / FRONT OFFICE



PRIVATE OFFICE



Lease Terms

Commercial Offer

BASE RENT

\$7.00 / SF

ANNUALLY | NNN

ESTIMATED BASE

\$5,565 / month

\$66,780 / year

Base rent only; NNN expenses billed separately.

CORE TERMS

Premises	9,540 SF (demisable)
Lease Type	NNN (Triple Net)
Base Rent	\$7.00 / SF / Year
Annual Base	\$66,780
Monthly Base	\$5,565
Lease Term	3–10 Years (negotiable)
Annual Escalations	Negotiable (market-standard)

TENANT CONDITIONS

Security Deposit	Negotiable
Available	Immediately
Tenant Improvements	Flooring allowance for office w/ accepted lease
Permitted Uses	Warehouse, Distribution, Light Mfg, Flex
Utilities	Separately metered; tenant responsibility
Insurance	Tenant-provided liability & contents
Signage	Building & monument, subject to approval

ABOUT THE NNN STRUCTURE

Under the Triple Net (NNN) structure, Tenant pays Base Rent plus its proportionate share of property taxes, building insurance, and common area / building operating expenses (CAM). NNN estimates will be provided upon LOI. Landlord remains responsible for the roof, structural elements, and capital items, consistent with customary NNN practice in the Sequim / Carlsborg market.



Built for Operations

The large rear lot is fenced, paved, and built for daily semi-truck traffic. It provides space for outdoor storage, fleet staging, container drops, material handling, and loading activity. Combined with the building's grade-level roll-up doors and tall clear height, the site supports a full range of industrial, flex, and distribution uses with minimal up-fit required.

Location Overview

Carlsborg | Sequim, Clallam County



A Strategic Olympic Peninsula Location

301 Business Park Loop sits in Carlsborg — the primary industrial district serving Sequim, Port Angeles, and the wider North Olympic Peninsula. Tenants enjoy direct, easy access to US Highway 101, excellent semi-truck maneuverability, and proximity to the region's retail core (Costco, Walmart, Home Depot, Safeway) just minutes away. The Carlsborg Business Park is a clean, professionally maintained district.

26,245

VPD on US 101 at
Taylor Cut Off Rd

~1.0 mi

to US Highway 101

~3 mi

to Sequim
retail corridor

~17 mi

to Port Angeles

~60 mi

to Bainbridge /
Seattle ferry

Demographics & Market

10, 20, 30 Minute Drive-Time Radii

The 301 Business Park Loop trade area reflects a stable, established North Olympic Peninsula market with above-national-average wealth indicators, sustained population growth, and a robust local business base — favorable conditions for industrial tenants.

METRIC	10 MIN	20 MIN	30 MIN
Total Population (2025)	17,977	36,317	60,015
Total Households	8,389	17,004	27,635
Median Household Income	\$72,418	\$75,345	\$71,896
Average Household Income	\$92,798	\$99,590	\$94,148
Per Capita Income	\$43,955	\$46,762	\$43,352
Median Home Value	\$545,998	\$581,134	\$523,979
Wealth Index (100 = US avg)	105	118	102
Daytime Population	18,080	36,159	60,111
Total Businesses	908	1,579	2,538
Total Employees	7,386	13,772	24,087
Unemployment Rate	3.5%	4.5%	4.5%

WORKFORCE COMPOSITION | 30-MINUTE RADIUS (22,970 employed)

56.2%

White Collar

20.6%

Blue Collar

23.2%

Services

\$934M

Total Sales (10-min)

Market Context

Why \$7.00 / SF NNN Is a Compelling Offer

Industrial and warehouse product in the Sequim / Carlsborg submarket currently trades in a wide band, with most actively marketed spaces asking \$12 – \$22 per SF annually. At \$7.00 / SF NNN, 301 Business Park Loop offers a rare combination of scale, industrial-grade infrastructure, and highway access at a rate well below prevailing comparables.

01

SCARCITY

Large, contiguous industrial space in Carlsborg is a scarce commodity — most regional warehouse product is older, smaller, or in less accessible locations.

02

BELOW MARKET

At \$7.00 / SF NNN, Base Rent is significantly below the \$12 – \$22 / SF range common for comparable Sequim industrial / warehouse product.

03

TURN-KEY

2003 construction in good condition with finished office, 3-phase power, and a large secured yard — ready for immediate occupancy.

04

GROWTH MARKET

Sequim's 10-minute trade area is growing ~33% faster than the U.S. average, with a Wealth Index above 100 and \$934M in local sales.

NEARBY TRAFFIC COUNTS — KEY ARTERIALS

US 101 @ Taylor Cut Off: 26,245 VPD | Taylor Cut Off Rd: 27,141 VPD | Kitchen Dick Ln: 20,910 VPD | US 101 @ Old Olympic Hwy: 19,877 VPD

Source: Esri / Kalibrate traffic count database, 2021 – 2022 counts.

FOR LEASING INQUIRIES

Schedule a Private Tour.

Available immediately. Flexible terms.
Competitive \$7.00 / SF NNN rate.

OFFERED BY

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BROKERAGE

IDEAL Real Estate

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