For Lease and For Sale

11410 Beverly Park Road

EVERETT, WA

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NAI Puget Sound Properties

Offering Summary

For Lease or Sale

ADDRESS	11410 Beverly Park Road, Everett, WA
LOT SIZE	2.25 Acres
TOTAL BUILDING AREA	52,078 SF
OFFICE AREA	4,648 SF
YEAR BUILT	1980 (refurbished 2025)
CLEAR HEIGHT	22’

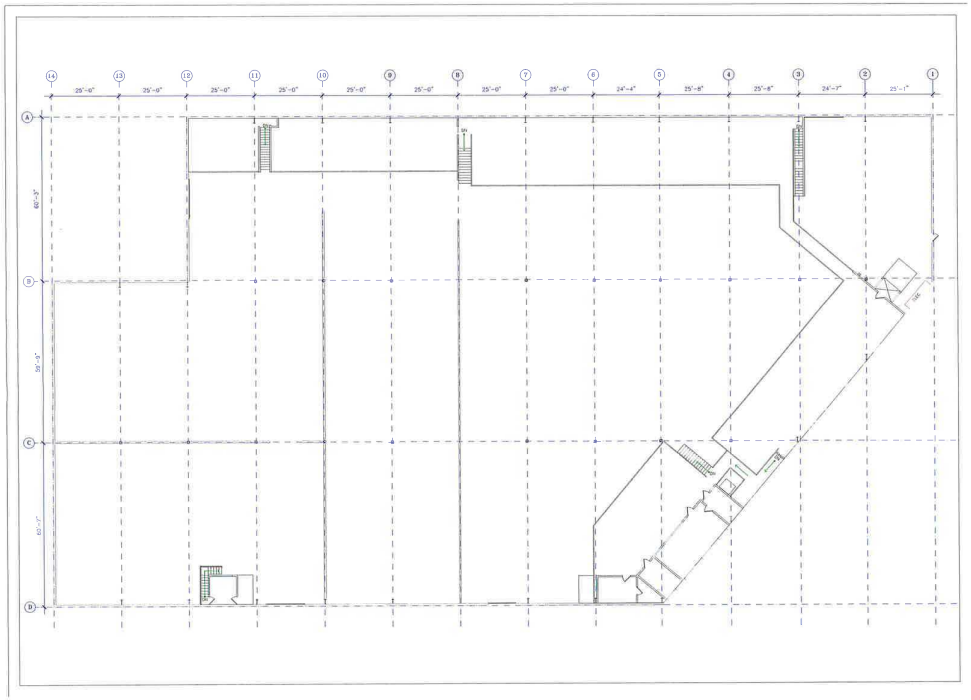
Call Broker For Pricing

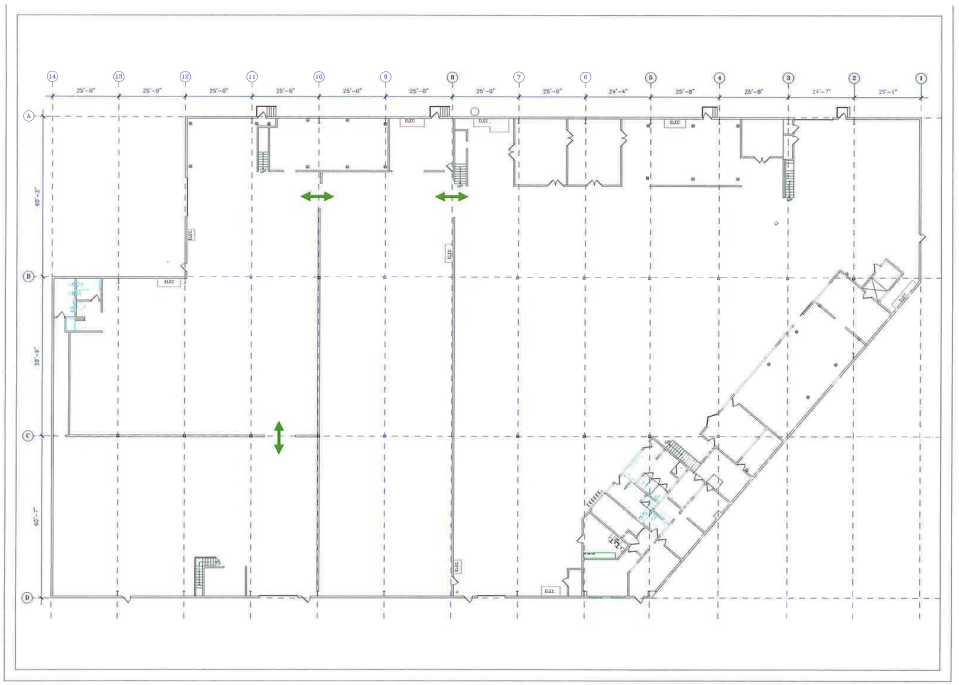
- 3 grade level doors
- 1 loading dock
- Heavy power, 2000amps/480v 3 phase
- Great owner/user opportunity
- Fully fenced lot with secure gate
- Close proximity to I-5 and I-405
- Less than 5 miles to Boeing

NEW IMPROVEMENTS 2025

- Entire new roof and membrane
- New exterior windows
- Refinish reseal and repair parking lot
- New roll up doors with power open/close systems
- New paint exterior
- Existing office space and mezzanine storage area TI ready
- New HVAC system
- Bring electrical service to code confirming 2000 Amps - 277/480 volt 3 phase

Floor Plan





NO PARKING
FIRE LANE

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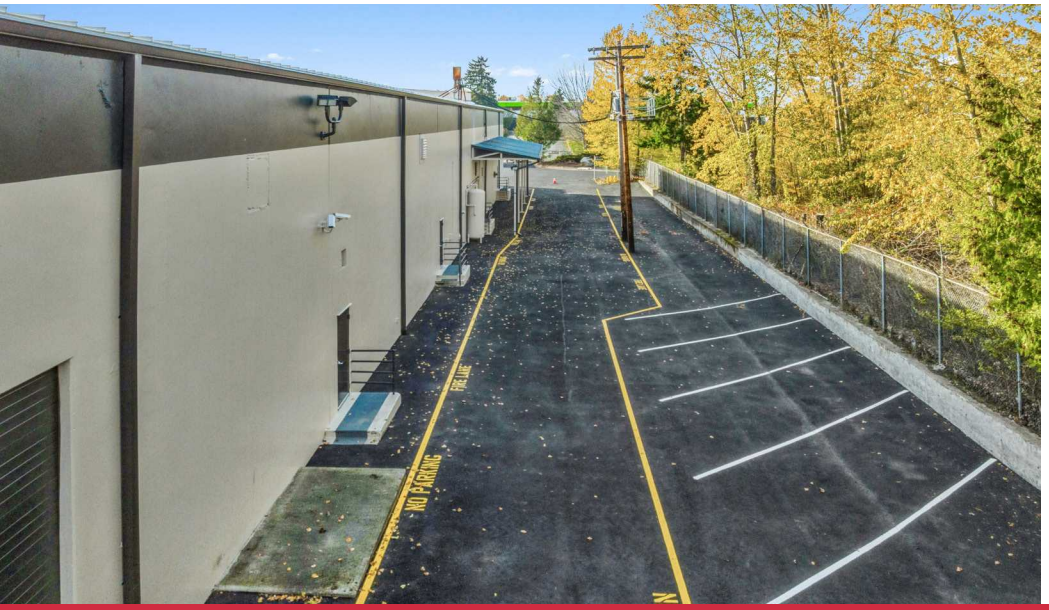
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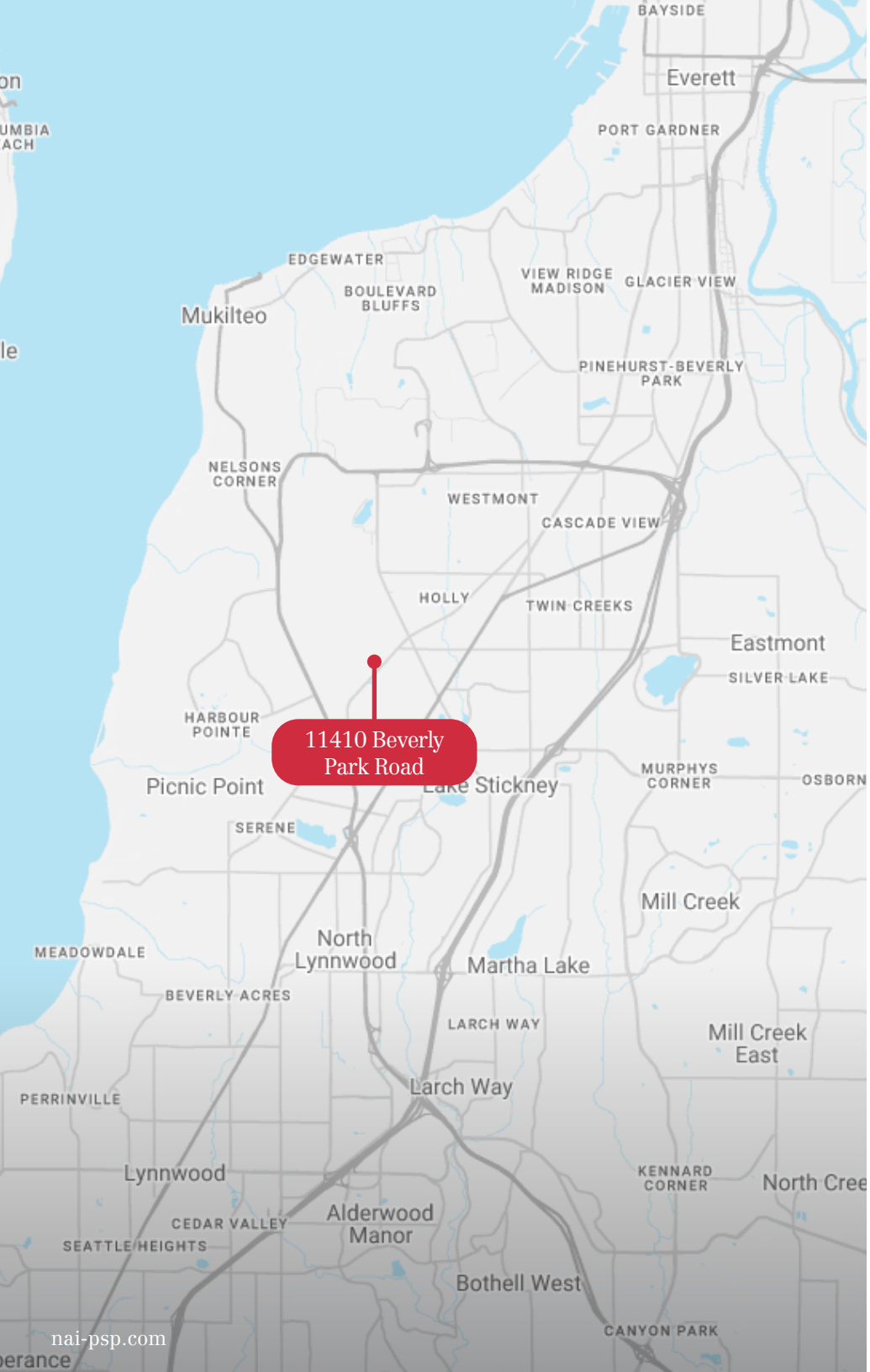
NEARBY AMENITIES



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Everett

Market Overview

While the South Everett/Harbor Point Industrial Submarket vacancy rate rose above its historic average over the past year, the area continues to be one of the tightest in the Puget Sound region. As of the third quarter of 2025, the vacancy rate sits at 7.2%. That compares to the submarket's 10-year average of 3.3%. For comparison, the vacancy rate across the entire Seattle metro sits at 8.9%.

Speculative new construction is one factor pushing vacancy higher. The area has been one of the region's fastest-growing, with builders adding 1.3 million SF in just the past three years.

Competitive pressure has impacted rent growth, and the average asking rent has been relatively flat over the past year. That represents a significant deceleration over the past few years in an area that saw annual rent growth surpass 8% in 2022. All industrial subtypes are experiencing a slowdown in asking rent growth.

Over a longer term, rent growth in the submarket has also underperformed the overall metro. The submarket saw cumulative rent growth of 71.1% over the past decade compared to 77.5% for the Seattle metro. That puts it among the bottom Seattle submarkets for rent growth performance over that stretch. The forecast predicts modest vacancy improvements over the coming year, with both construction and demand slowing. The submarket is on track for about 190,000 SF of absorption and 110,000 SF of inventory growth this year.

The risks to the forecast are balanced. Boeing, the submarket's largest driver of demand, moved into an additional 279,000 SF space this year, signaling continued commitment to the area. The company also announced new 737 Max production lines at its Everett plant. On the other hand, the company has tightened budgets in recent quarters, which could impact space demand.

(2025 CoStar Group)

Demographic Overview

11410 BEVERLY PARK RD, EVERETT, WA

	1 MILE	3 MILES	5 MILES
Population	13,398	139,954	288,195
Households	4,712	53,555	109,292
Median Age	34.9	37.0	38.5
Median HH Income	$81,244	$89,487	$105,479
Avg. HH Income	$103,418	$119,404	$135,867
Renter Occupied Housing Units	2,574	26,619	45,989

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EXCLUSIVELY LISTED BY:

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