



## Industrial Outdoor Storage For Lease / Sale

# 35.82+ acres for sale / lease with potential for development

300 W Marine View Dr. Everett, WA 98201



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## Property Details

<b>Size</b>	Parcel A: 25.56 acres Parcel B: 10.26 acres Total: 35.82 acres
<b>Parcel #</b>	29050700100400, 29050700101200, 29050700400100 (Parcel A & Parcel B to be created by BLA)
<b>Zoning</b>	Heavy Industrial - City of Everett
<b>County</b>	Snohomish
<b>Access</b>	SR 529 and I-5

## Property Highlights

- Potential to develop ±260,000 SF of industrial on Parcel A
- Parcel B leased through 4/30/2025 to Heidelberg Materials (One 5-year Option to Renew at FMV)
- All existing buildings on Parcel A will be demolished and the parcel will be delivered flat, ready for outdoor storage
- Outdoor storage opportunities are divisible to ±5 acres
- ±650 feet of waterfront along the Snohomish River with a dock and a barge dock on site, available for prospective tenant's use
- There are four existing entrances from West Marine View Dr.
- Contact brokers for sale and lease pricing

## Sale And Lease Options

- Parcel A: 25.56 acres for sale or lease (divisible to ±5 acres)
- Parcel B: 10.26 acres for sale (currently leased to Heidelberg Materials, formally Cadman Materials Inc.)
- Parcel A + B: 35.82 acres in total for sale or lease





Everett has a rich history in the industrial field, particularly in the areas of aerospace, maritime, and manufacturing which shaped the city as a dynamic hub within Washington State's industrial landscape. One of the most significant contributors to Everett's booming economy is Boeing, which established its Everett factory in 1967 and still is one of the largest buildings by volume in the world.

In addition to aerospace, Everett has a strong maritime heritage due to its location along the Puget Sound. The Port of Everett serves as a critical trade gateway for the region, handling a diverse range of cargoes including bulk materials, project cargo, and breakbulk goods. The Naval Station Everett, a homeport for U.S. Navy vessels, further underscores the maritime significance of the area.

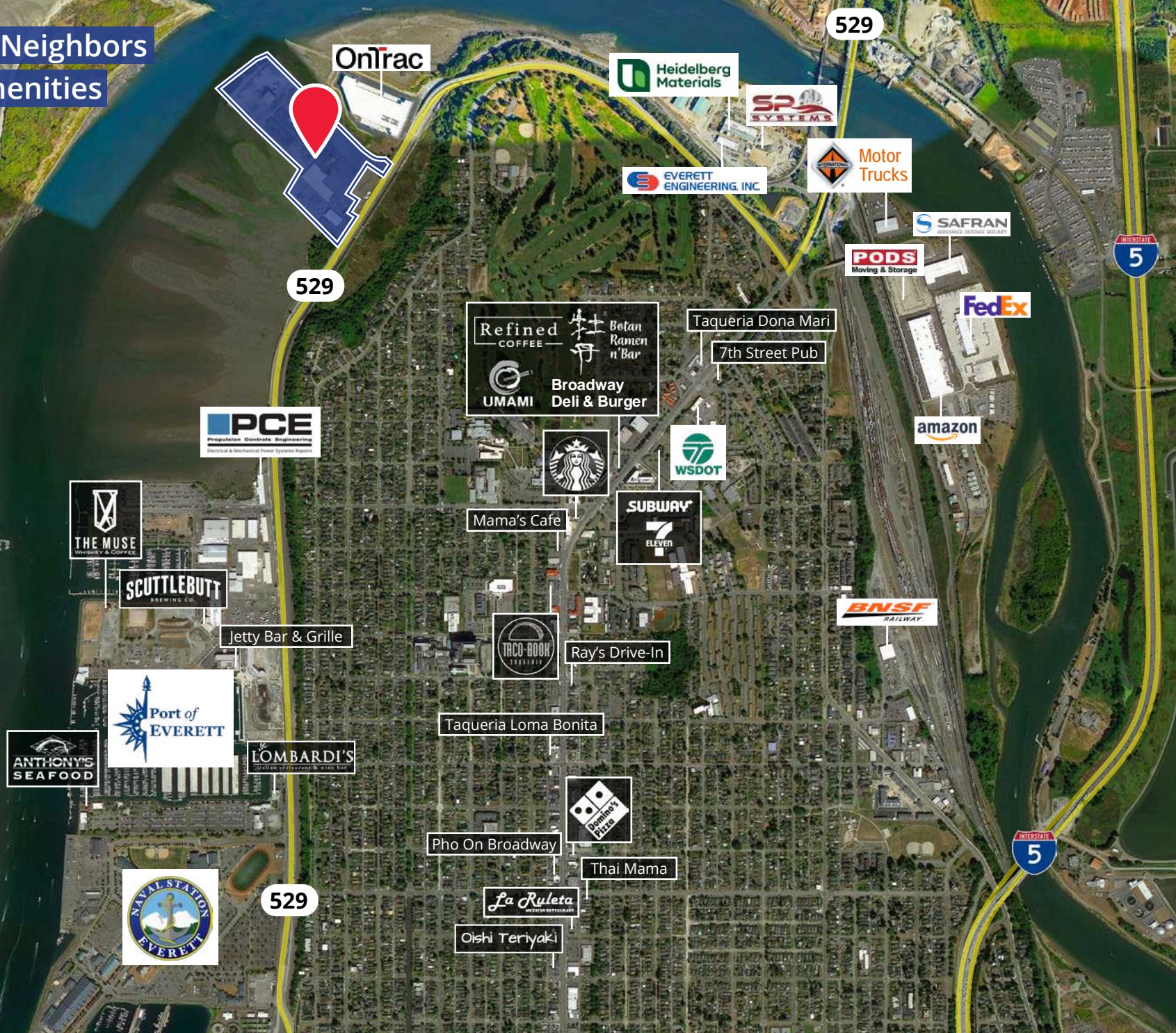
Manufacturing and technology sectors also thrive in Everett. The city hosts a variety of industrial businesses producing goods ranging from electronics to food products. These industries contribute to the local economy and provide employment opportunities for residents.



## Demographic

	1 mile	3 miles	5 miles
<b>Current Population (2023)</b>	5,267	32,090	107,892
<b>Median Household Income</b>	\$92,451	\$67,178	\$86,262
<b>Total # Businesses</b>	147	1,941	3,818
<b>Total # Employees</b>	9,277	34,180	56,664

# Corporate Neighbors & Local Amenities



OnTrac

Heidelberg  
Materials

SP  
SYSTEMS

EVERETT  
ENGINEERING, INC.

Motor  
Trucks

SAFRAN

PODS  
Moving & Storage

FedEx

amazon

529

Refined  
COFFEE

Botan  
Ramen  
n' Bar

UMAMI  
Broadway  
Deli & Burger

Taqueria Dona Mari

7th Street Pub

PCE  
Population Controls Engineering  
Electrical & Mechanical Power Systems Repair

Starbucks

WSDOT

Mama's Cafe

SUBWAY  
7  
ELEVEN

THE MUSE  
WHISKEY & COFFEE

SCUTTLEBUTT  
BREWING CO.

Jetty Bar & Grille

TACO-BOOK  
TROTTOIR

Ray's Drive-In

BNSF  
RAILWAY

ANTHONY'S  
SEAFOOD

Port of  
EVERETT

LOMBARDI'S  
ITALIAN RESTAURANT & PIZZERIA

Taqueria Loma Bonita

Pumpkin's  
PIZZA

Pho On Broadway

Thai Mama

NAVAL STATION  
EVERETT

529

La Ruleta  
MEXICAN RESTAURANT

Oishi Teriyaki

INTERSTATE  
5

INTERSTATE  
5

# Regional Map

Redmond  
30 miles

Bellevue  
32 miles

Port of Seattle  
33 miles  
Seattle  
32 miles

Edmonds  
21.8 miles



Paine Field Airport  
12 miles



Mukilteo  
8.5 miles

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Downtown Everett  
2.9 miles

Port of Everett  
1.1 miles



529



# Regional Map & Local Amenities

