

FOR SALE OR LEASE

2720 34TH ST BUILDING

2720 34th Street, Everett, WA 98201

PRICE REDUCTION - \$8,850,000



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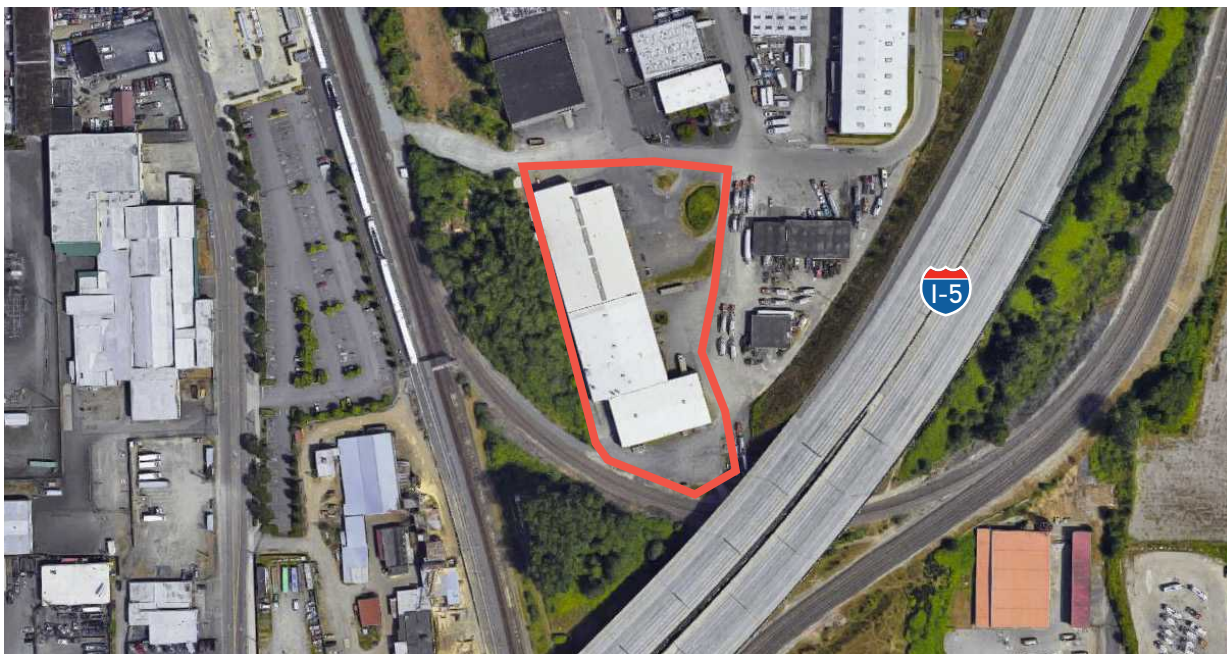
2720 34TH STREET BUILDING

PROPERTY INFORMATION

- ±66,111 RSF including ±9,000 RSF office/showroom (Divisible to ±14,000 SF)
(2-D As-built CAD and PDF floor plans available)
- Extremely rare stand-alone industrial building
- 20' - 26' Clear height
- 8 Dock-high loading doors
- 9 Grade-level loading doors
- Zoned Light Industrial 1 (LI1), City of Everett
- 2.55 acre site with abundant parking and truck maneuverability
- High exposure and convenient access to I-5
- Within 0.25 mile of Everett Station (Sounder and Amtrak rail)
- Close proximity to future Sound Transit Everett Link Extension (Draft Plan)
- Available 2/1/2024

NEW PRICING & RATES

- **Sale Price: \$8,850,000**
- **Lease Rate: \$ 0.95/SF/MO/NNN**



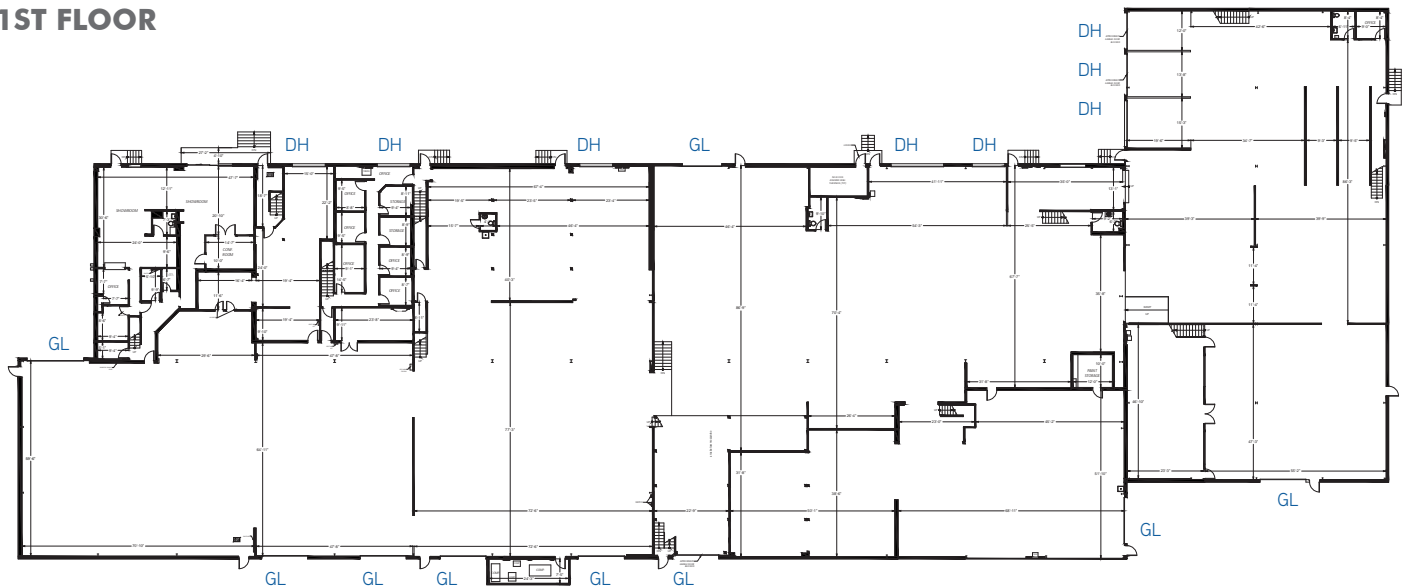
* Approximate property lines

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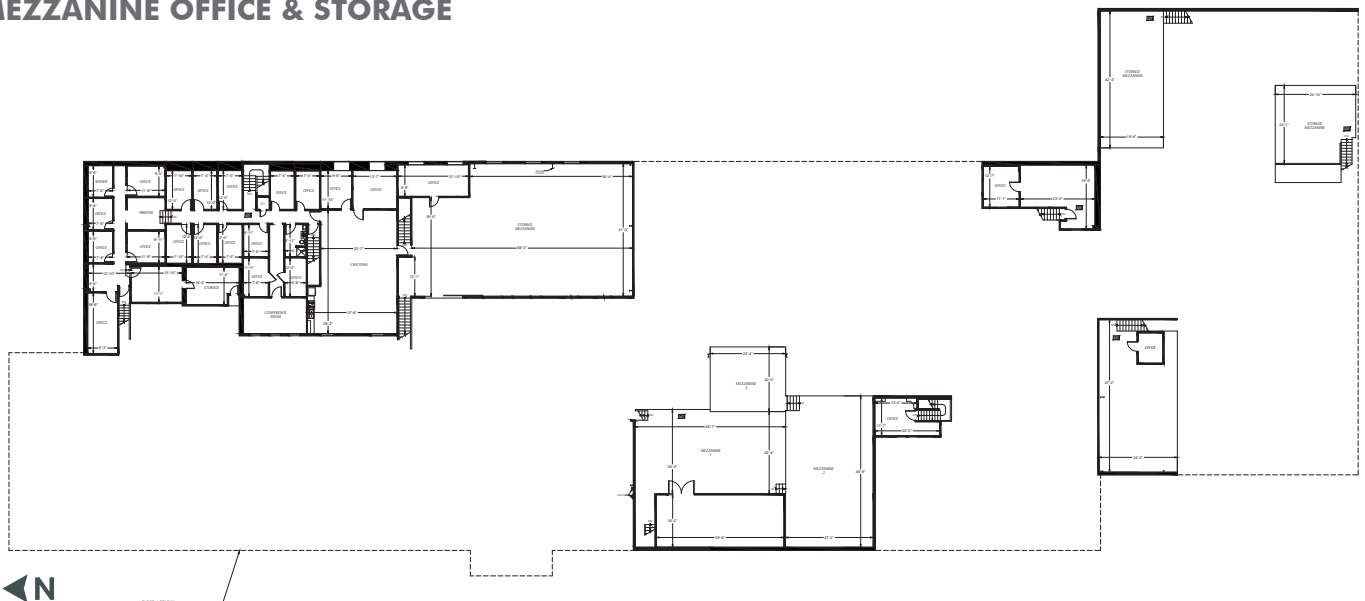
AS-BUILT FLOOR PLANS

1ST FLOOR



* Grade-level (GL) Dock-high (DH)

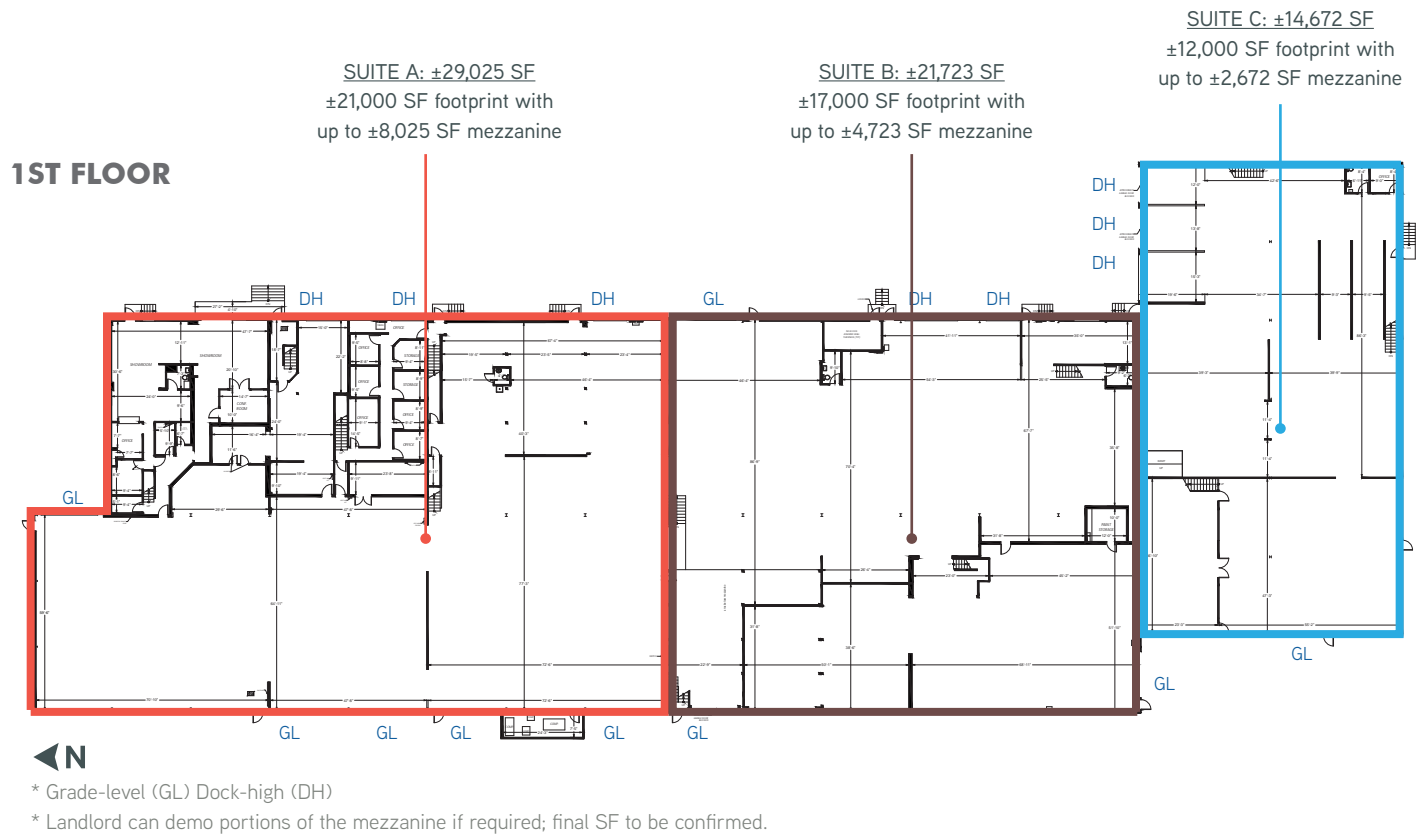
MEZZANINE OFFICE & STORAGE



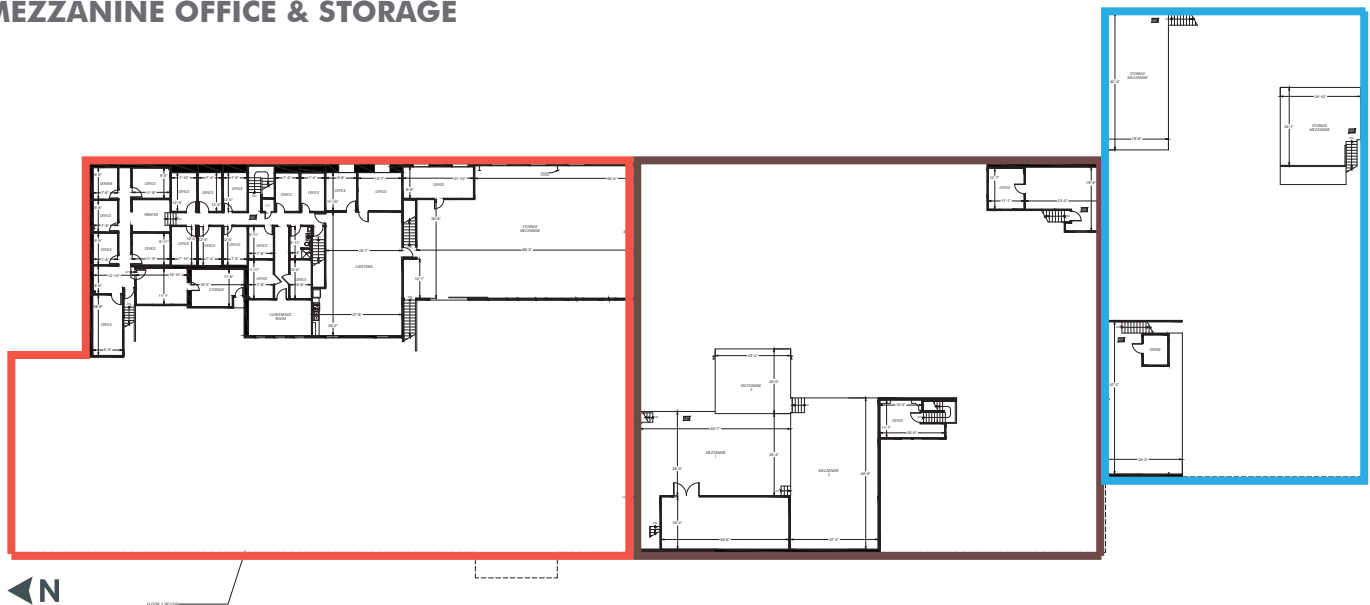
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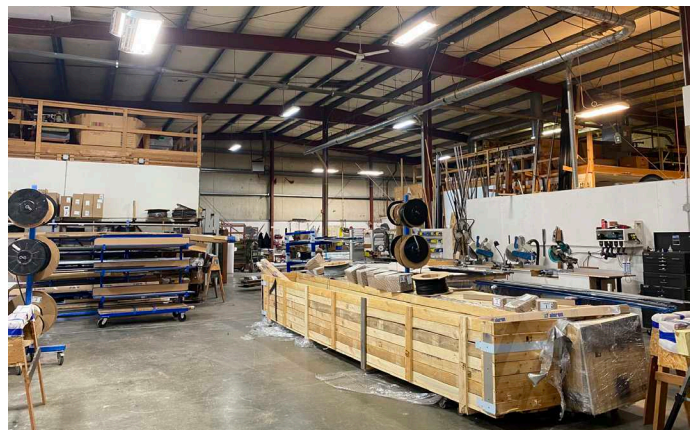
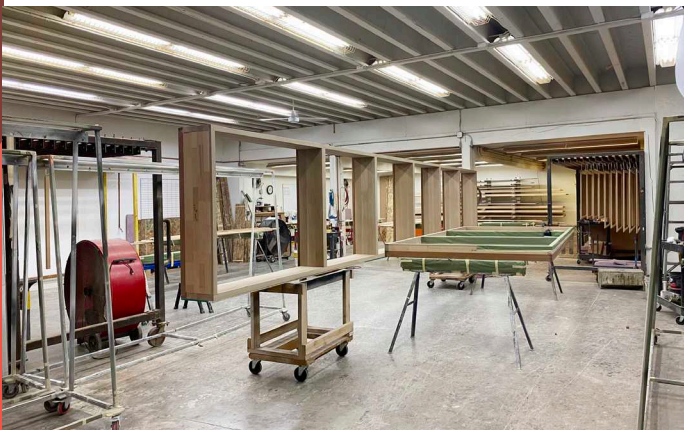
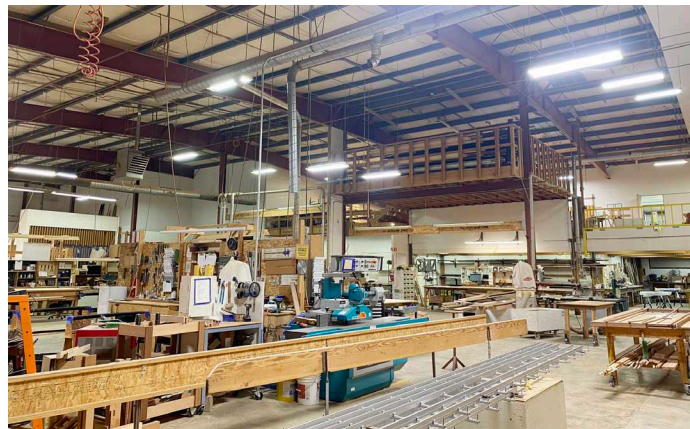
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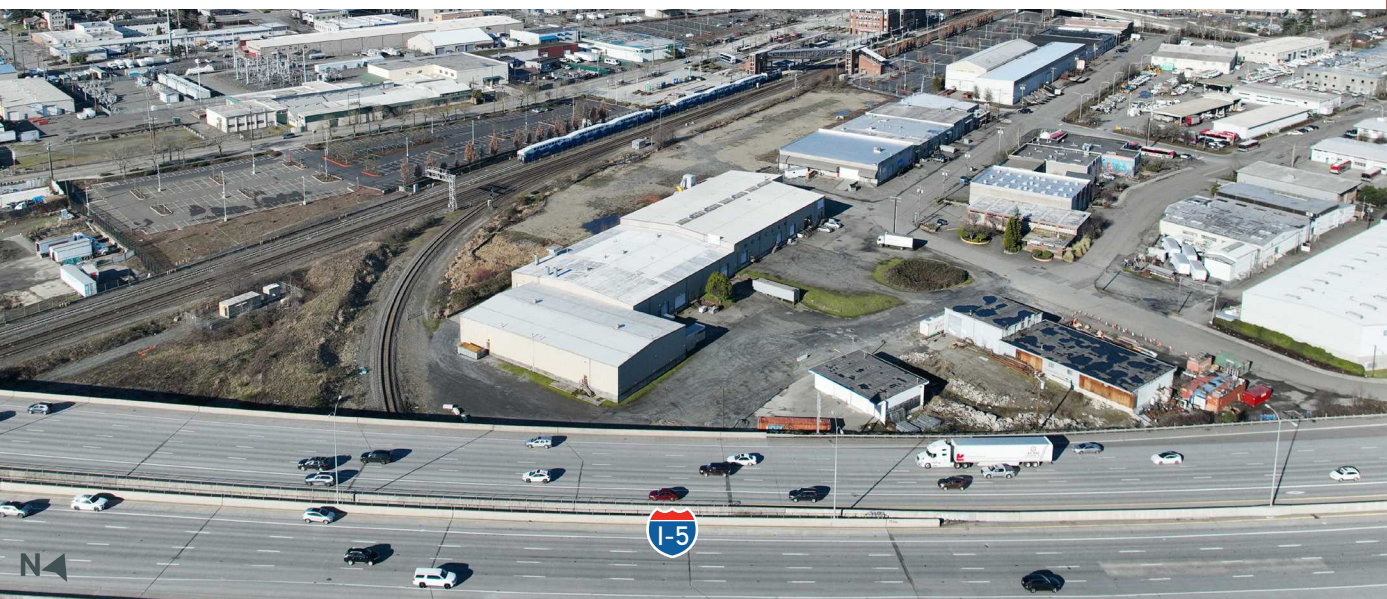
CONCEPTUAL MULTI-TENANT FLOOR PLANS



MEZZANINE OFFICE & STORAGE









EVERETT

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