



FOR SALE

1808 Merrill Creek Parkway | Everett, WA 98023

CONTACT US

Derek Heed

Executive Vice President
+1 425 453 3133
derek.heed@colliers.com

Kendra Mills

Senior Client Services Specialist
+1 425 453 3135
kendra.mills@colliers.com

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11225 SE 6th Street
Suite 240
Bellevue, WA 98004
colliers.com



31,373 total SF on 8.58 acres

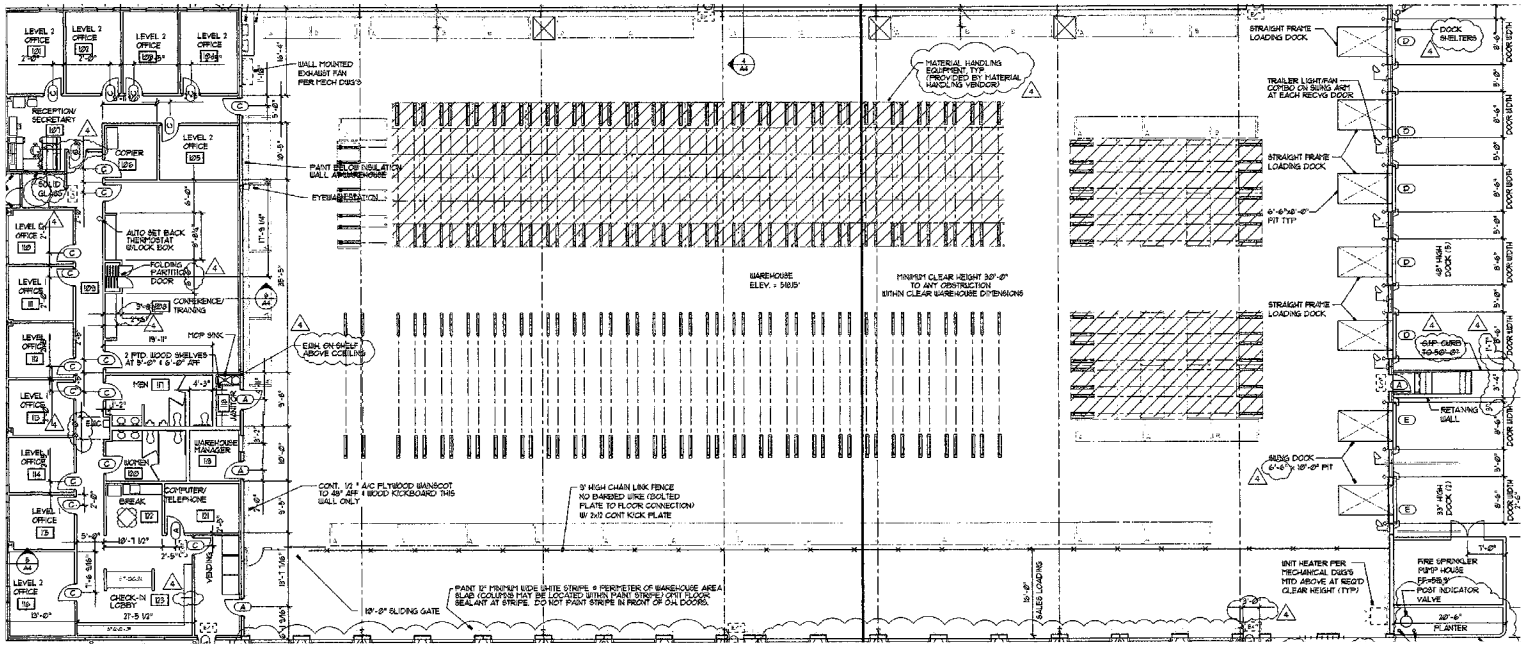
Property Features

- ± 29,348 SF building (± 4,176 SF office / ± 25,172 SF warehouse)
- ± 2,025 SF detached garage/shop
- Built in 1997
- ± 30' clear height and clear span in the warehouse
- 18 van-high dock doors and 5 dock-high doors
- 52 van parking stalls, 7 trailer parking stalls, and 43 car stalls
- ± 2.2 acres of raw yard
- ESFR sprinkler system
- Secure and fenced site
- Excellent access to SR 525 and I-5
- Zoned Heavy Industrial (HI) City of Everett
- Potential to expand building another ± 25,000 SF
- Frito Lay will do a short term leaseback through 12/31/26 with option to terminate with 120 days' notice after 12/31/25
- Concrete tilt up and metal construction
- **Asking price: \$11.5M**

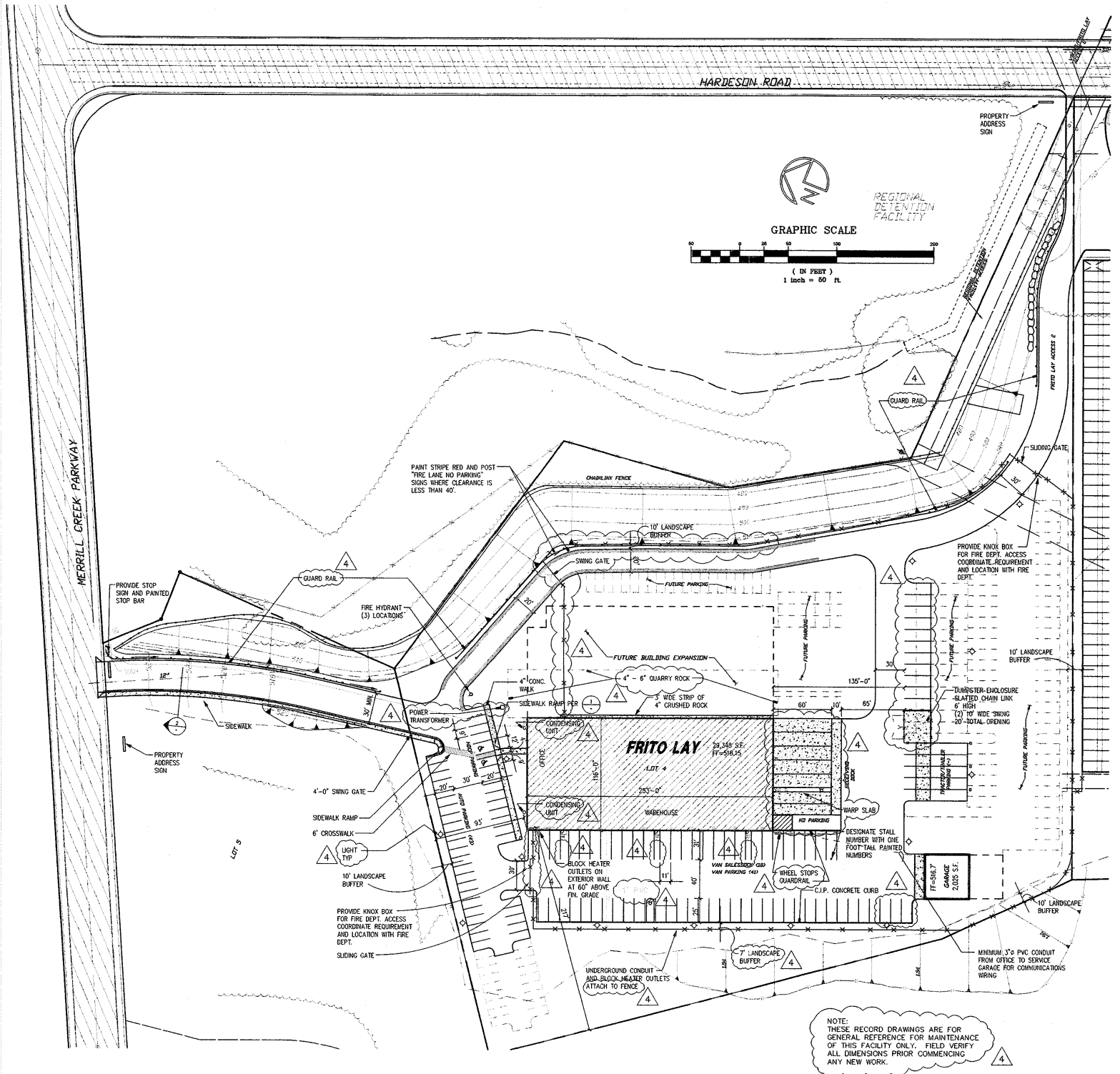
Floor Plan

4,176 SF office

25,172 SF warehouse



Site Plan



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±2.2 acres of raw yard and 2,025 SF garage



Location



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