

#### **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

#### **Colliers**

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





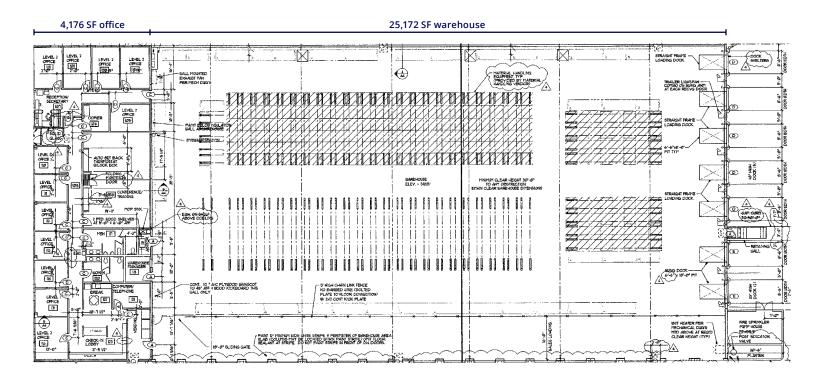
# 31,373 total SF on 8.58 acres

### **Property Features**

- $\cdot$  ± 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





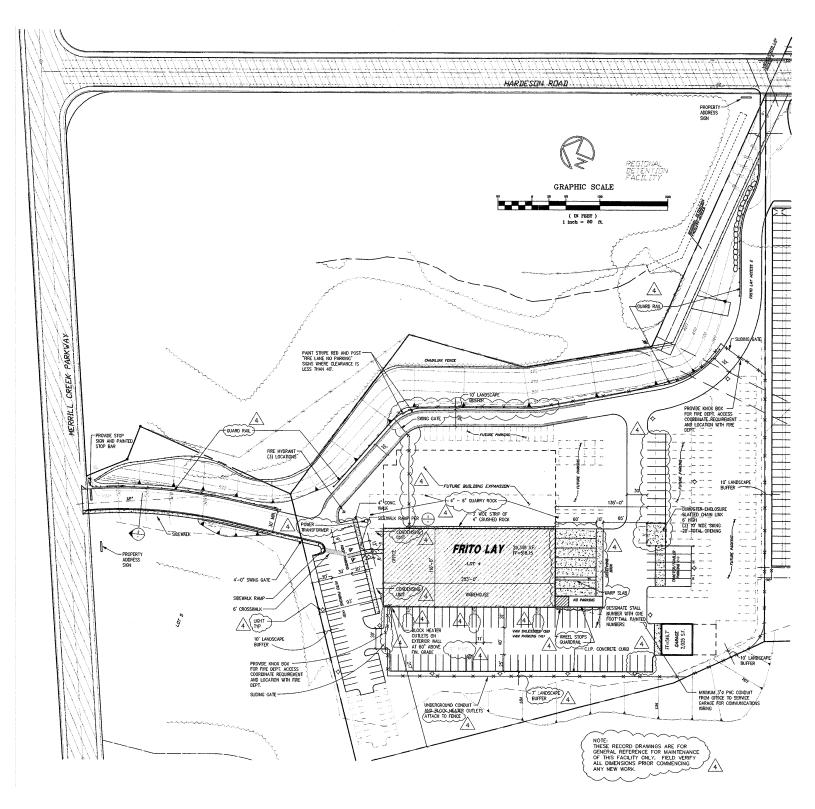








# Site Plan





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









## Location



### **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

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.