

For Sale

11410 Beverly Park Road

EVERETT, WA



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NAI Puget Sound
Properties

Offering Summary

ADDRESS	11410 Beverly Park Road, Everett, WA
LOT SIZE	2.25 Acres
BUILDING AREA	58,233 SF
YEAR BUILT	1980
CLEAR HEIGHT	22'

Call Broker For Pricing

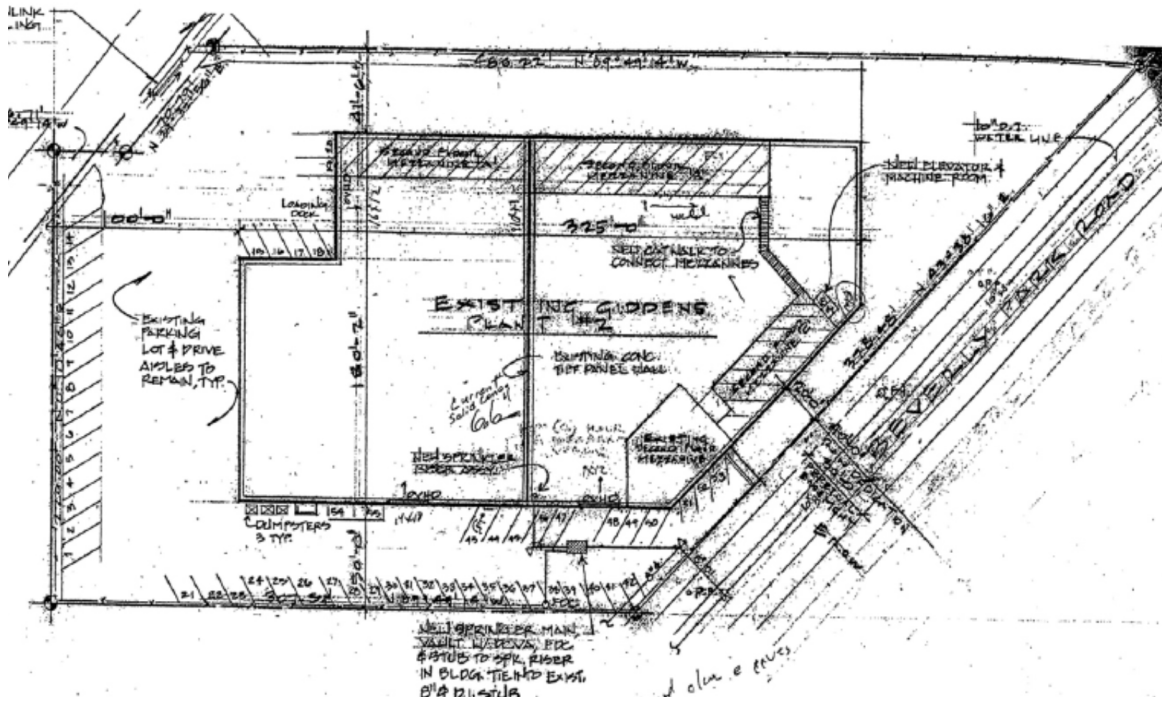
- + 3 grade level doors
- + 1 loading dock
- + Heavy power, former manufacturing use
- + Great owner/user or investor property
- *Sale subject to court approval



Floor Plan



SITE FLOOR PLAN



NEARBY AMENITIES



Paine Field

Boeing - Everett
Modification Center

BLR Aerospace and
FAM Waterjet

National Testing
Center

Kaman Engineering
Services and DART

Collins Aerospace



Goldfinch Brothers Inc

Astronics Ballard
Technology and
Pathfinder Manufacturing

WORLD PAC

MacDonald-Miller
Facility Solutions

Cascade Components

Korry Electronics

Silke Communications:
Everett, WA



Everett

Market Overview

The S Everett/Harbor Point Submarket is one of Snohomish County's leading industrial hubs. It is located in and around Paine Field and stretches east of I-5 into Silver Lake. Boeing is the largest tenant and occupies the biggest building in the world by volume, at more than 472 million cubic feet. The company acts as a magnet for other industrial users in the area.

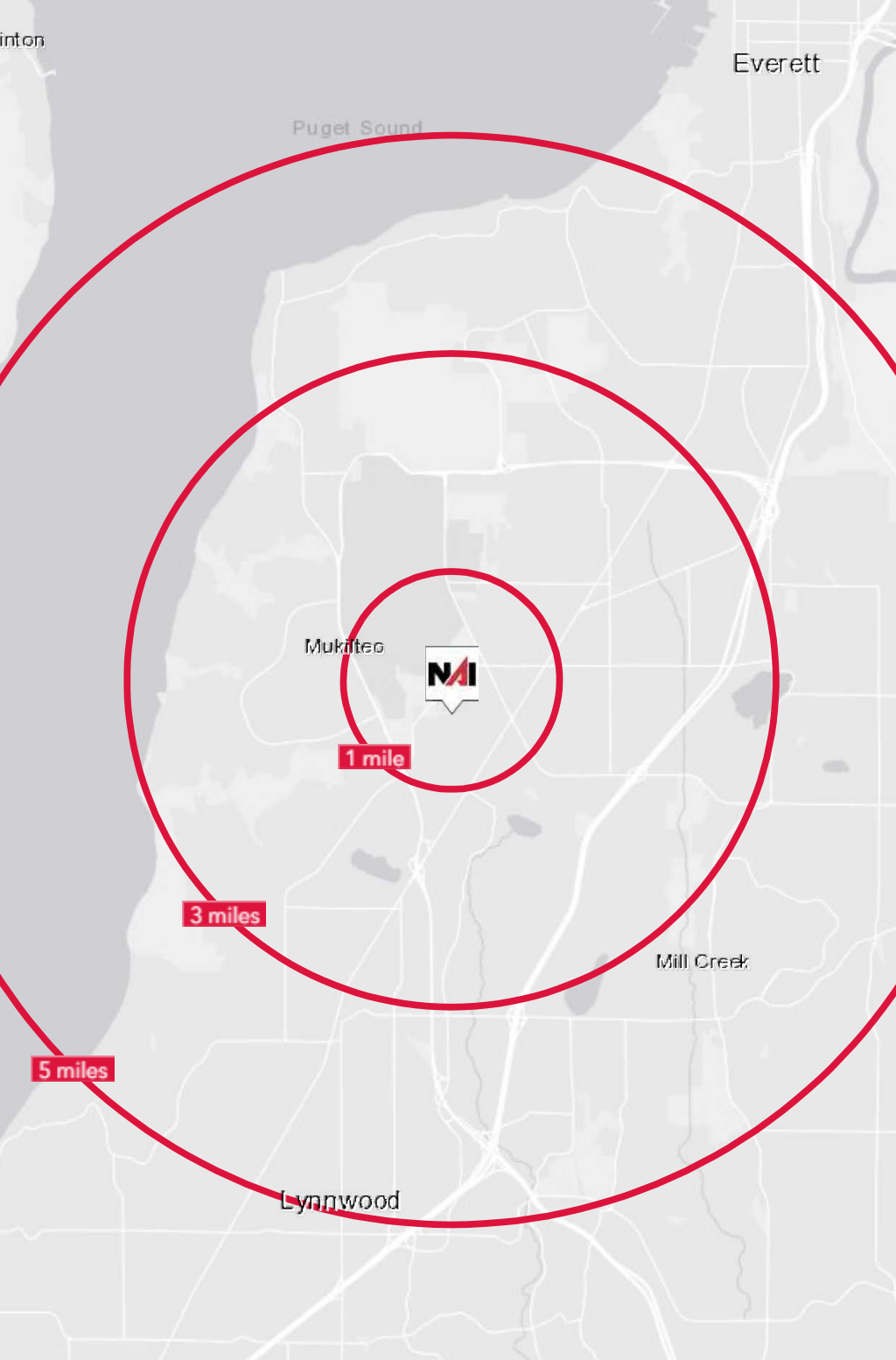
With heavy owner-occupancy, vacancy in the submarket is structurally tight. The vacancy rate sits at 7.7% and has ranged from 1.1% to 7.7% over the past decade.

Demand has been muted over the past few years, though that has been due to a lack of available space. New construction is underway to meet the demand. About 350,000 SF, or the equivalent of 1.3% of the existing inventory, is under construction.

Due to the high proportion of owner-occupied space keeping much of the inventory off the market, availability tends to be low, putting upward pressure on rents. Cumulative rent growth over the past three years was 19.2%, compared to the metrowide average of 22.5%.

That said, slowing demand and new construction have increased vacancy, which has had some impact. Over the most recent 12-month period, rent growth has decelerated slightly. Rents grew 2.0% over the past year, compared to the annual rent growth figure of 7.7% one year ago.

(2024 CoStar Group)



Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	13,971	138,837	286,254
Households	4,950	53,042	108,173
Median Age	34.8	36.5	38.1
Median HH Income	\$79,101	\$87,024	\$100,623
Avg. HH Income	\$99,033	\$120,611	\$135,835
Renter Occupied Housing Units	2,607	25,929	44,266

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EXCLUSIVELY LISTED BY:

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