

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



EXISTING GIDDENS PLANT #2

12,500 SF

5,000 SF

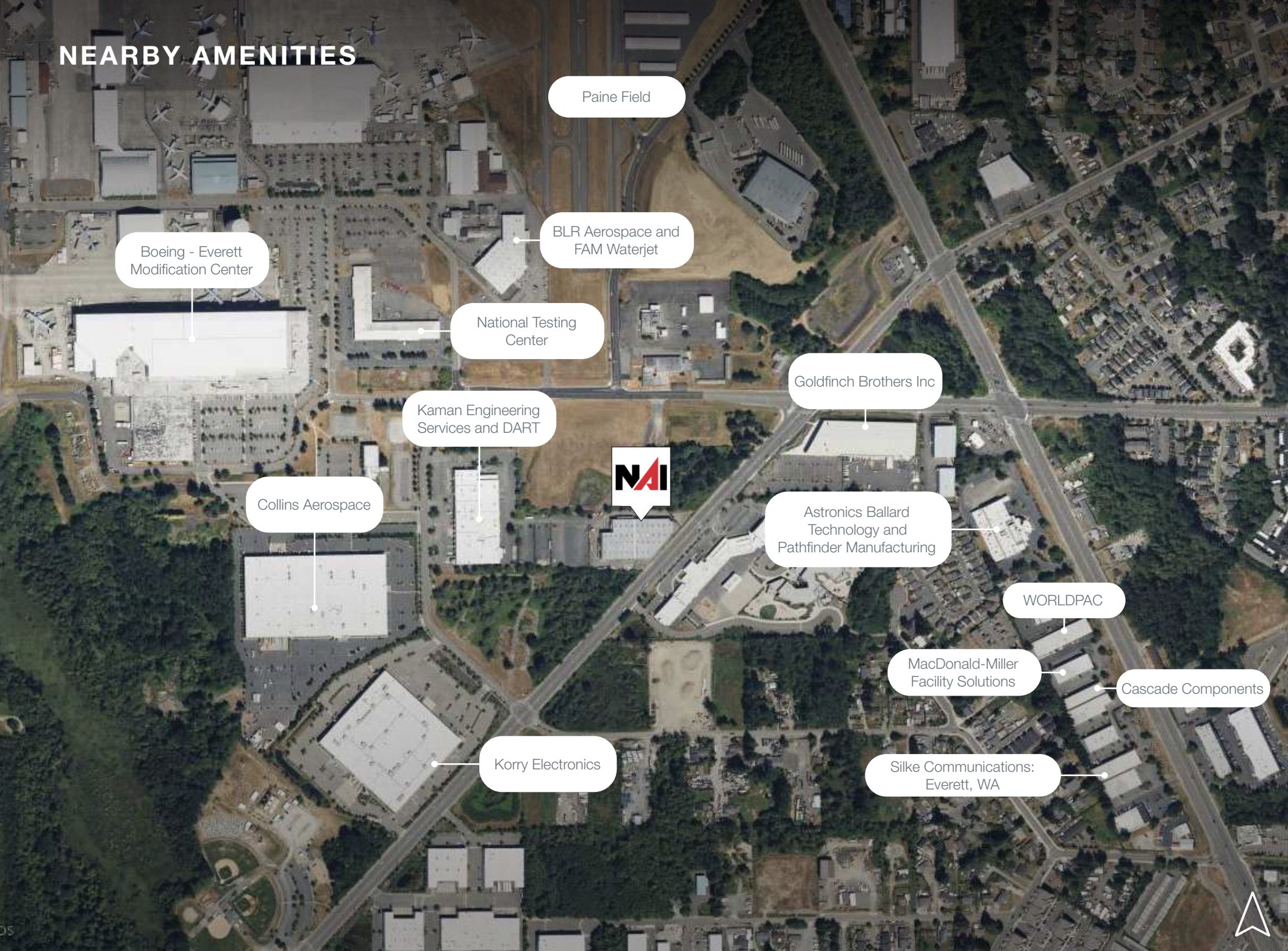
8,000 SF

23, 500 SF

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# NEARBY AMENITIES







# 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.

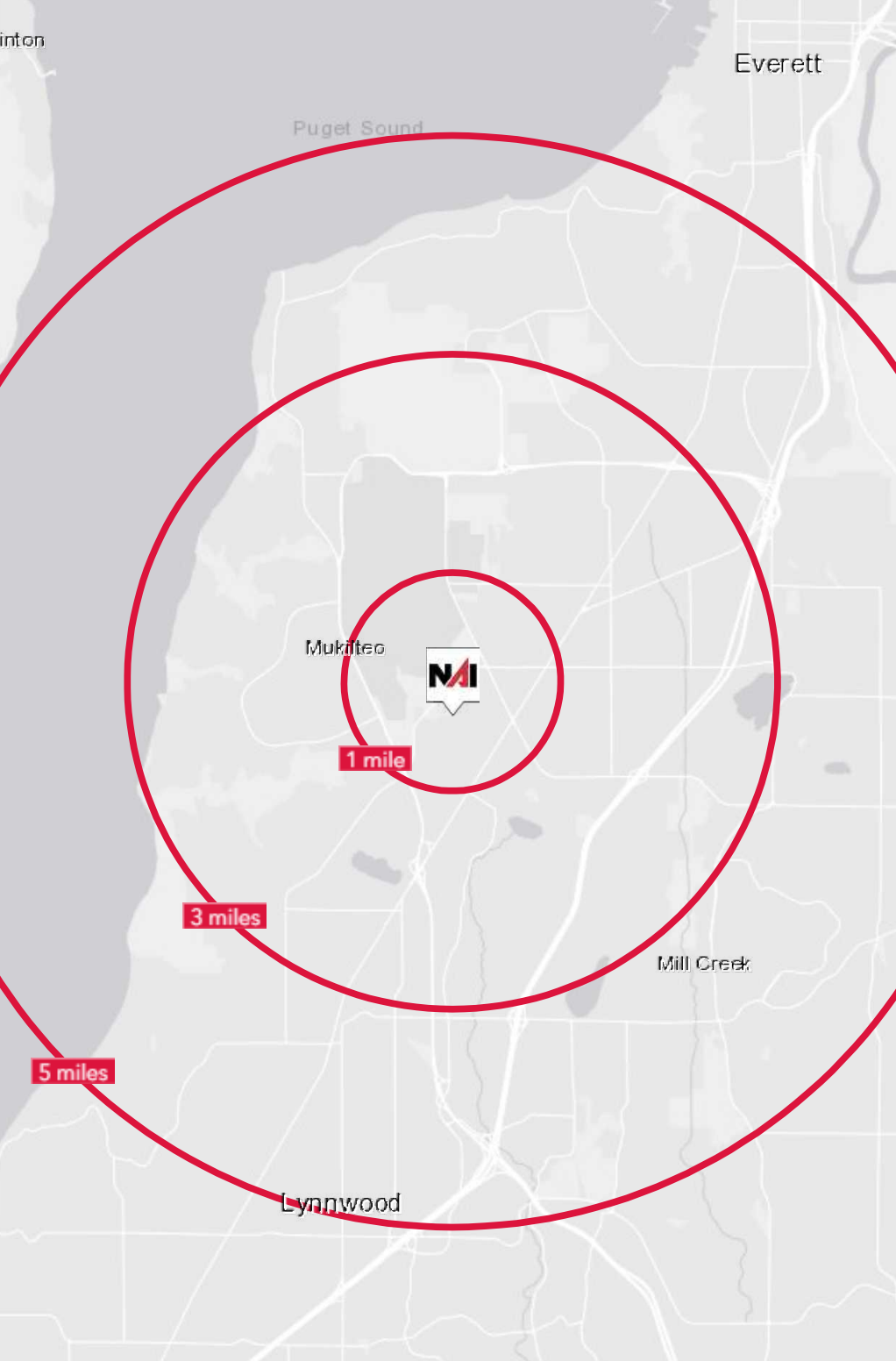
With heavy owner-occupancy, vacancy in the submarket is structurally tight. The vacancy rate sits at 7.7% and has ranged from 1.1% to 7.7% over the past decade.

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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