



For Sale

4680 Campus Place | Mukilteo, WA 98275

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**117,752 SF Total - Single Tenant NNN Investment Opportunity**

**Property features**

- ±117,752 SF total (8,243 SF office / 109,509 SF warehouse)
- High image concrete tilt up construction (built 2003)
- ±6.31 acres (3 parcels zoned "industrial park" – city of Mukilteo)
- 18 dock-high loading doors and 5 grade-level loading doors (One 16'x14' door & four 10'x12' doors)
- ±24' clear height in warehouse – Fully sprinklered
- New 10-year single tenant NNN lease (tenant: Columbia Corrugated Box, LLC)
- **Asking price: \$27,000,000** (NOI: \$1,509,644 calculated from December 1, 2024)

## Lease Details



- Tenant: Columbia Corrugated Box, LLC [\[ Visit Tenant Website \]](#)
- Initial lease term: June 7, 2024 – June 6, 2034
- Base rent: \$123,640 per month, NNN
- Annual rent escalations: 3.5% beginning month 13
- Options to renew: Two 5-year options to renew at fair market value
- Single Tenant NNN Lease Structure



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## Property Photos

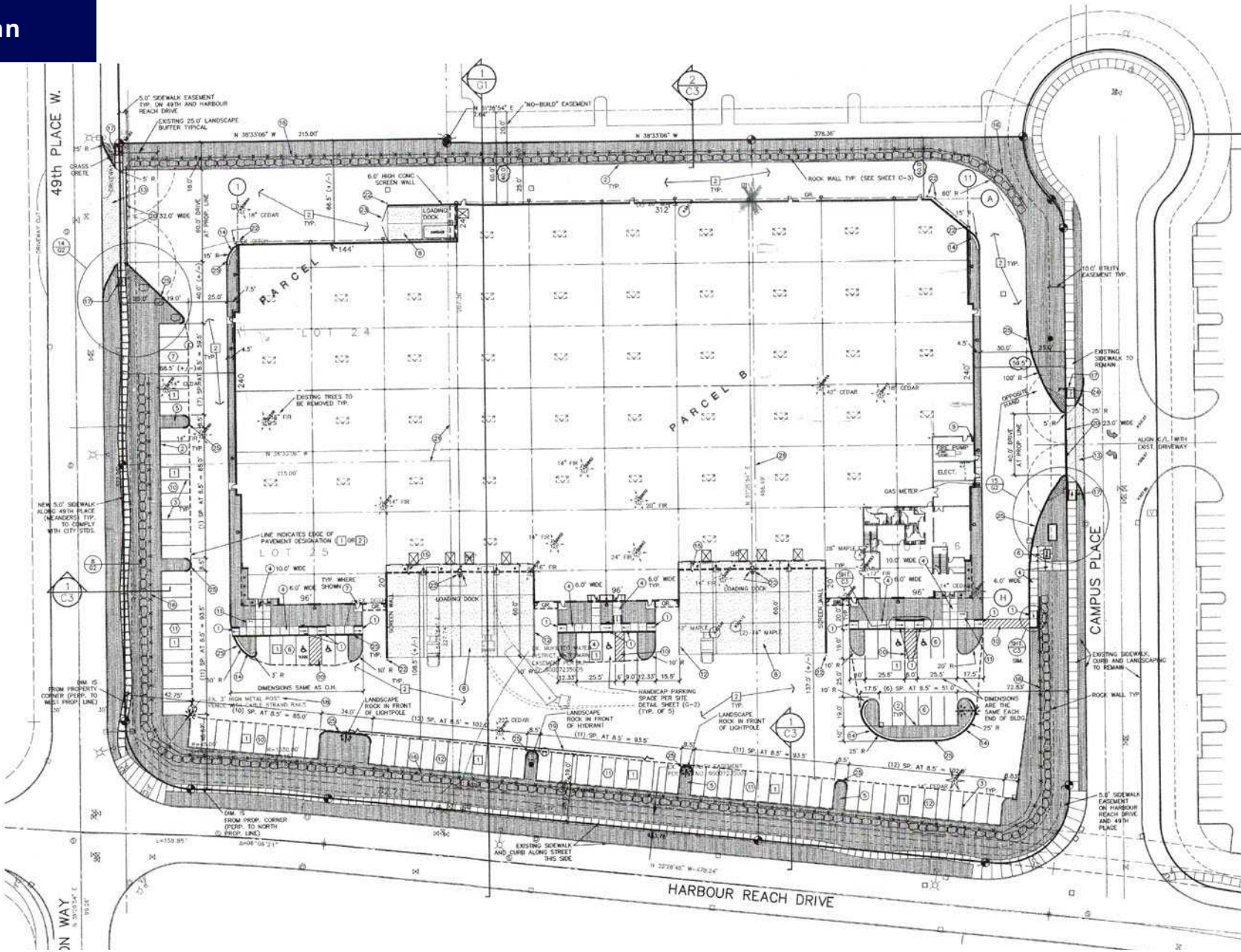


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# Site Plan

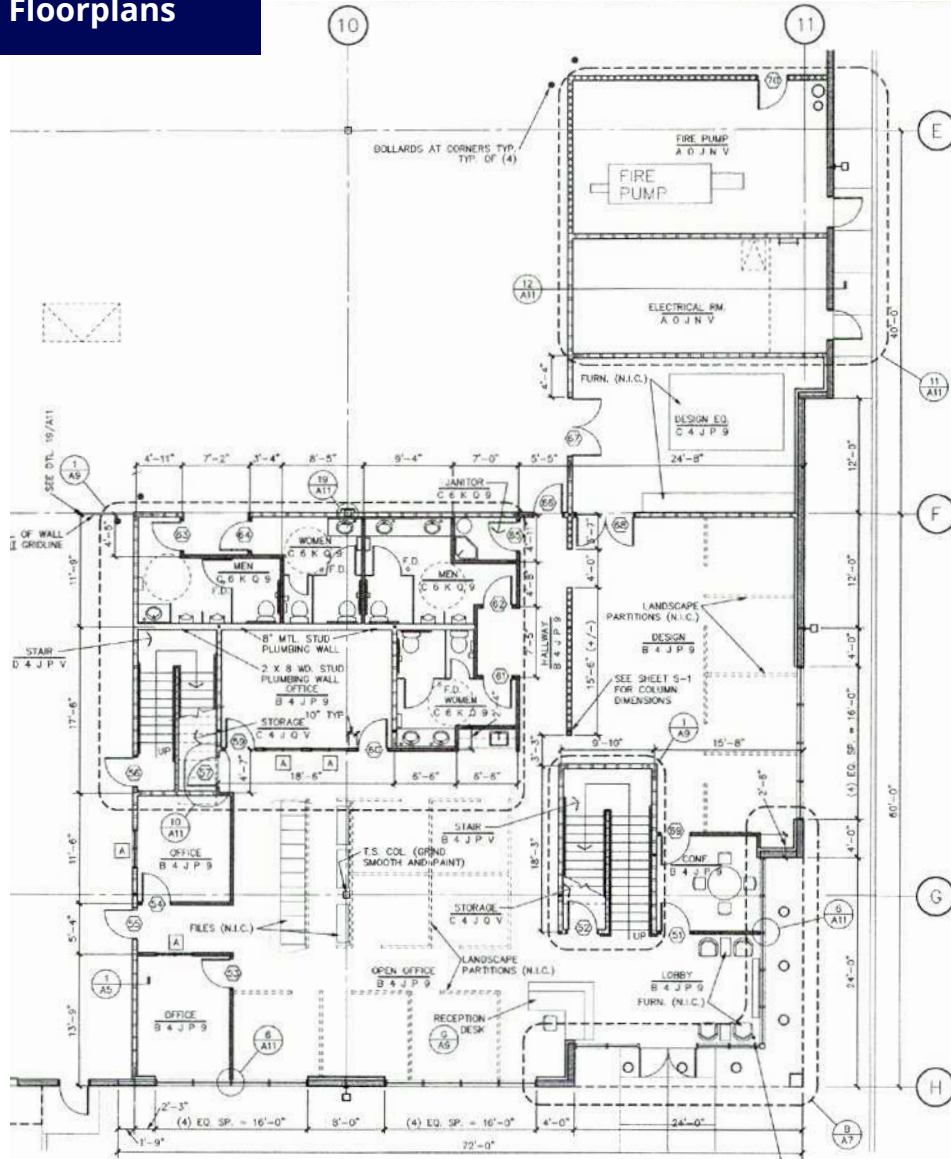


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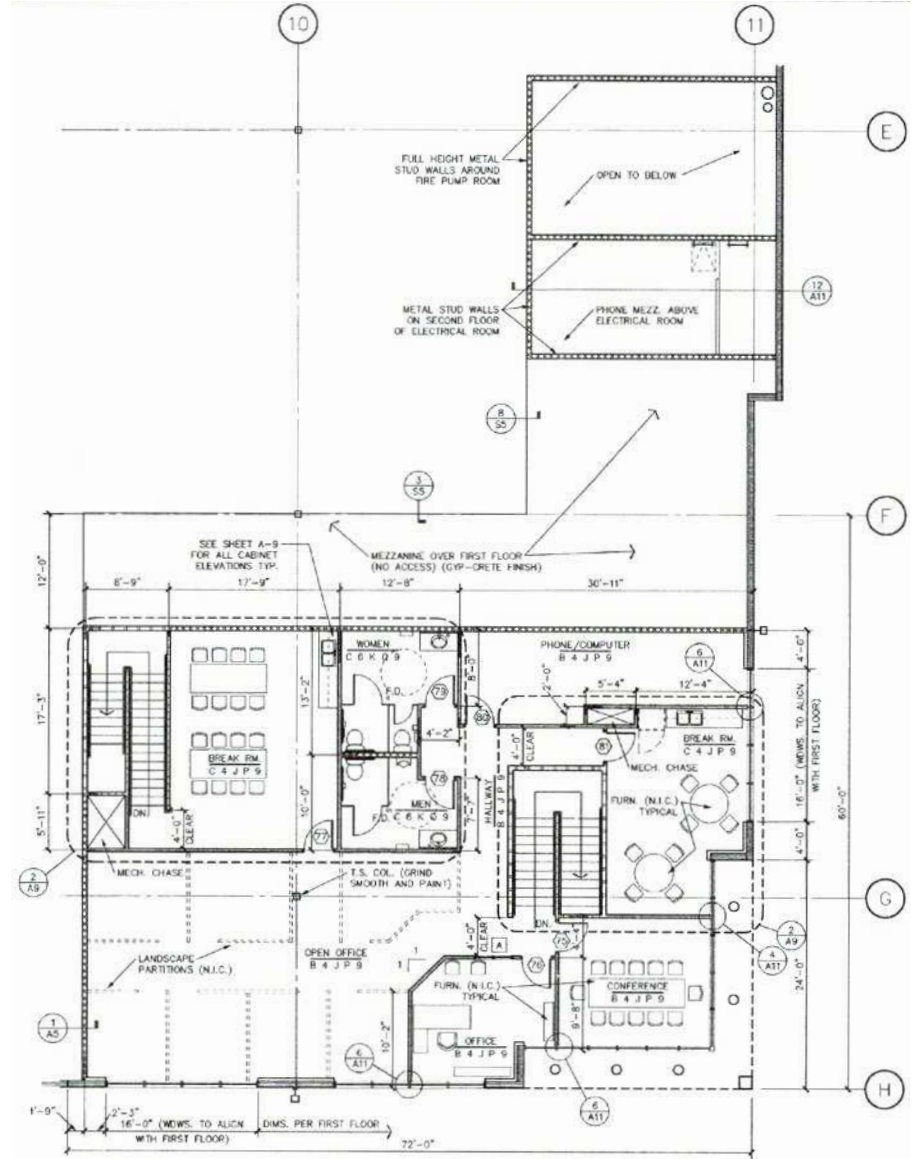
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# Floorplans



**First Floor - Office & Building Service Areas**



**Second Floor Office & Mezzanine areas**



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Location



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