



For Sale / Lease

RAM 2 Building | 4201 Russell Road, Mukilteo, WA 98275
(Former Speedway Properties Building)



www.4201russellroad.com



Colliers Puget Sound
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Property Highlights

Nestled within Snohomish County's coveted Northend industrial market, 4201 Russell Road presents a unique industrial opportunity. This spacious building, strategically located along the bustling Mukilteo Speedway and easily accessible via major thoroughfares, mass transit, and Paine Field airport, offers an opportunity for a diverse mix of occupiers and investors. With its heavy power, the property is well-equipped to accommodate a variety of operations, catering to the needs of industries ranging from aerospace to manufacturing. Whether for investors or owner-occupiers, the asset's adaptable layout and strategic positioning make it attractive within the area's dynamic industrial market.

Building Fundamentals

Parcel #	4414-000-050-00
Lot Area	37,897 SF (0.87 AC)
Building Area	21,600 SF
Year Built	1987
Renovated	New Roof and Exterior Renovations in 2017
Zoning	CB (S) Snohomish County
Clear Height	18' - 23'
Power	1000a/240v 3p
Doors	4 Grade Level Doors
Parking	30 Parking Stalls
Last Sale Date	8/30/2017
Asking Price	\$6,200,000
Available for Lease	Suite A: 9,217 SF (2 floors) Suite B: 10,093 SF (2 floors) <i>Call Broker for Rate</i>



21,600 SF building area on 0.87 acres



Centered among the region's largest employers



Adjacent to Paine Field airport



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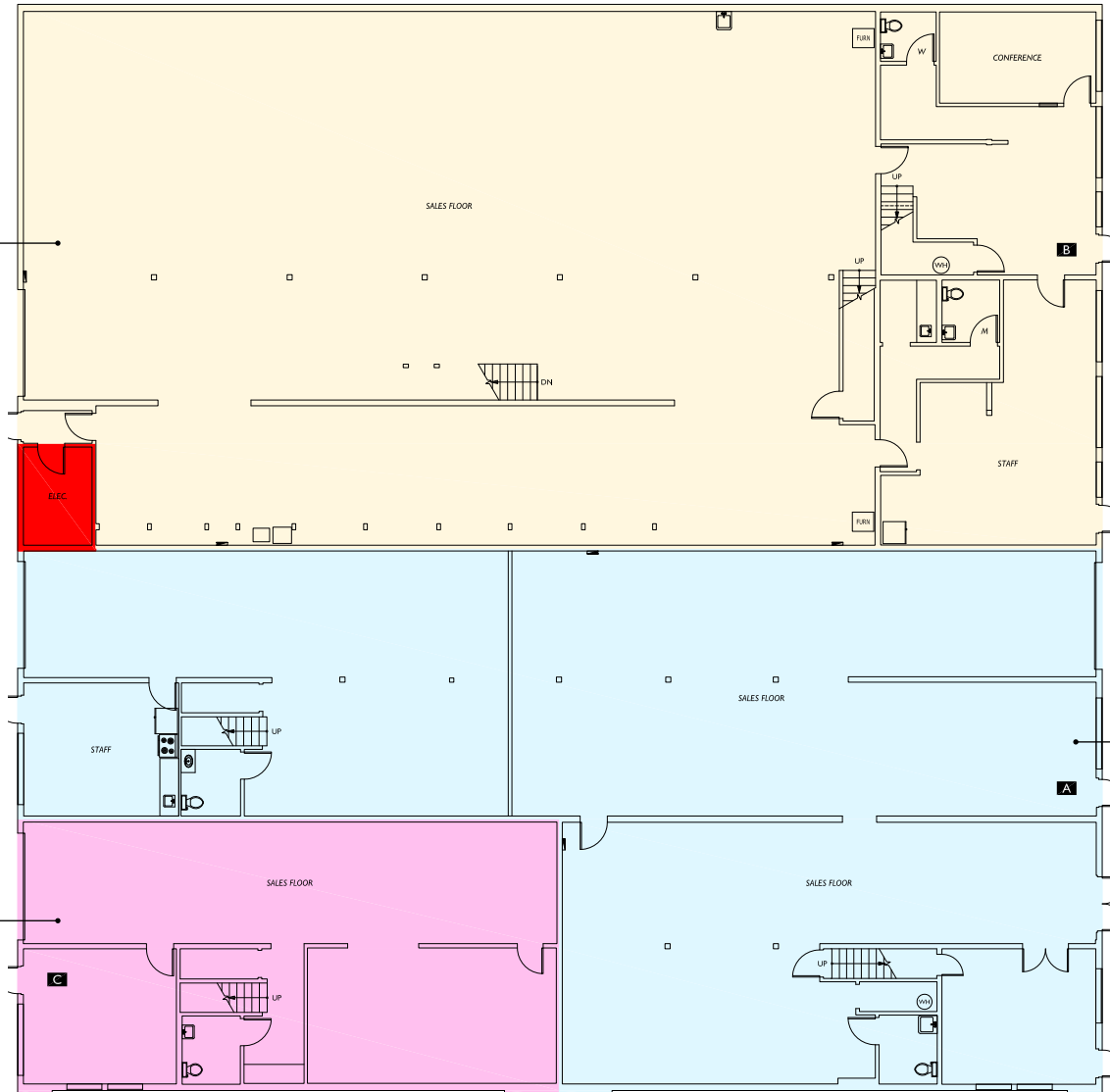
First Floor Plan

±14,430 RSF Total (±14,363 Total Occupant Area)

Suite B
7,170 RSF

Suite C
1,818 RSF
LEASED

Suite A
5,441 RSF



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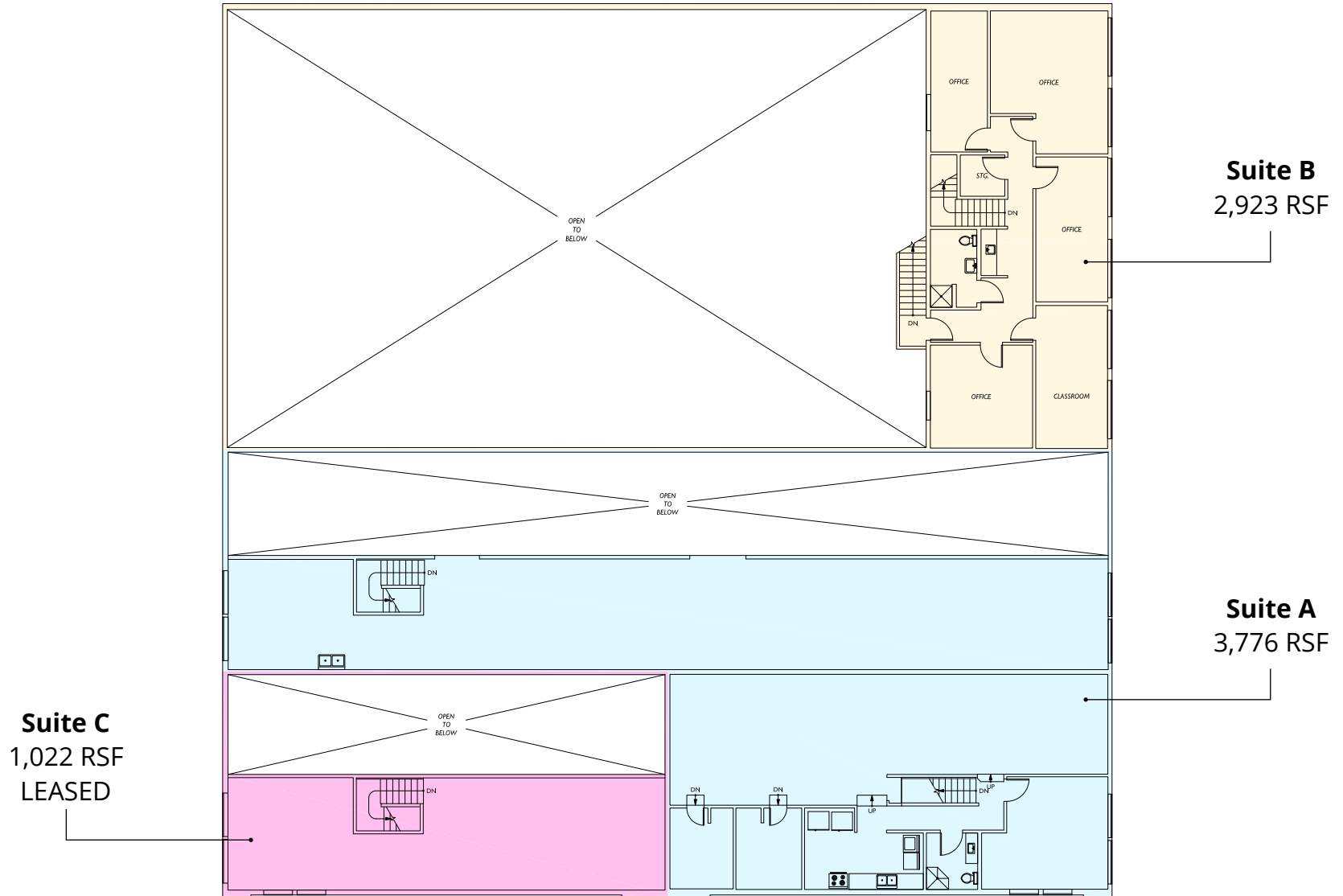
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Second Floor Plan

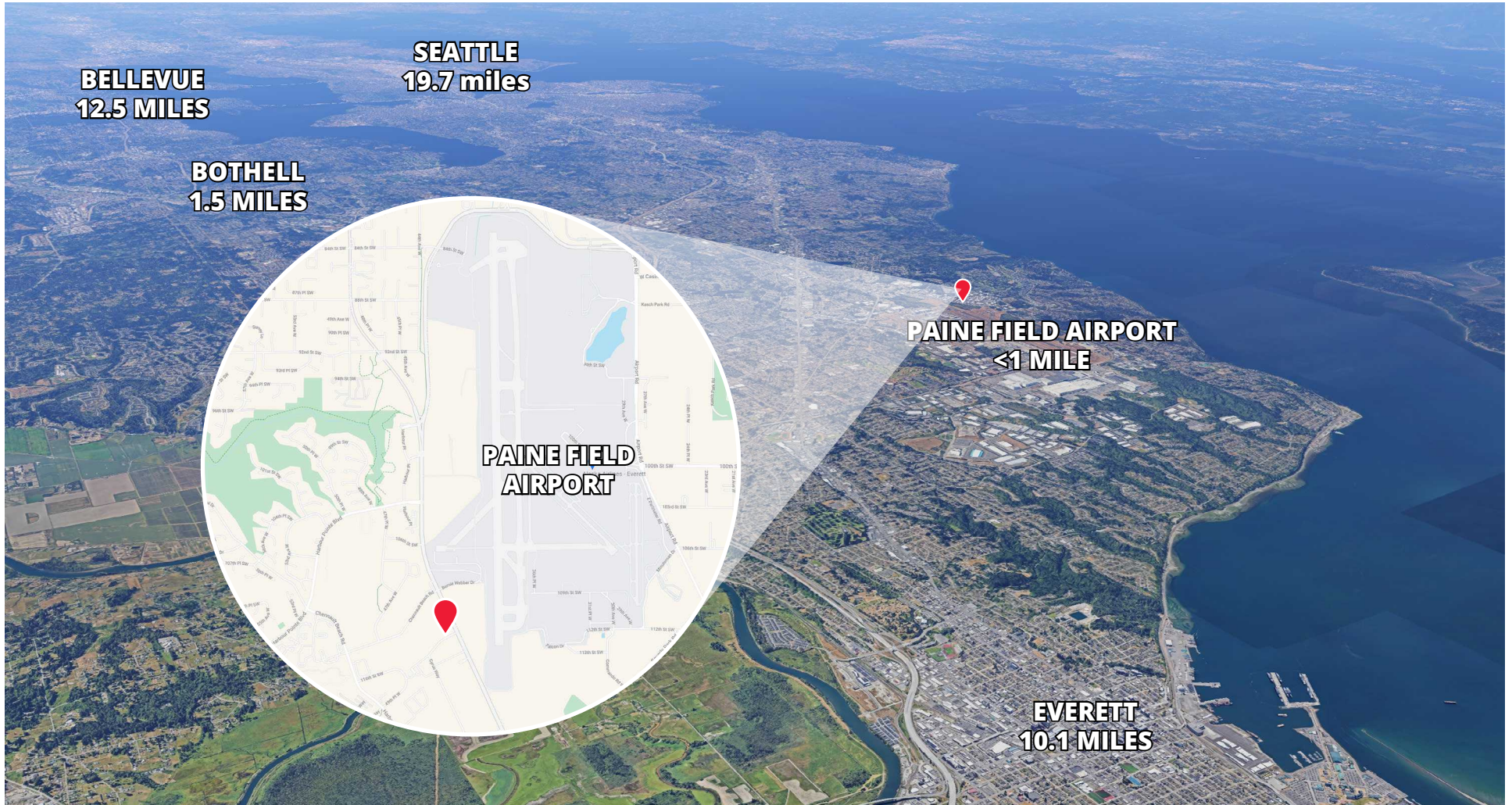
±7,720 RSF Total (±7,684 Total Occupant Area)



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