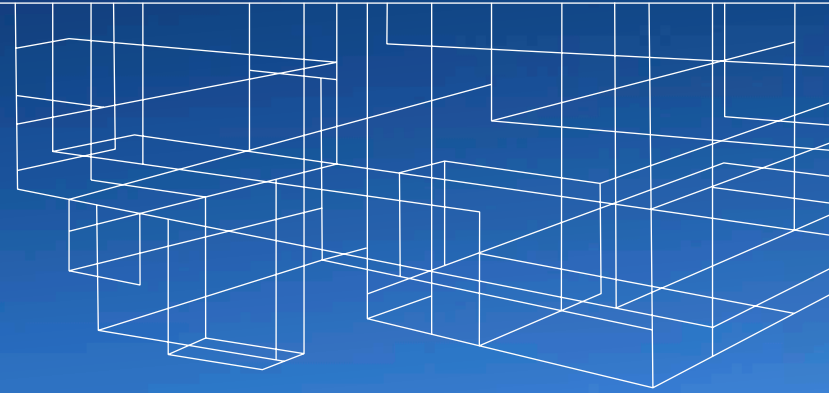


FOR SALE

INDUSTRIAL BUILDING OFFERING

3310 PAINE AVE, EVERETT, WA 98201





Property Highlights

\$2,800,000 sale price

12,500 SF

11,478 SF land area

Approximately 2,000 SF sales & office area

Approximately 8,000 SF of warehouse area

Approximately 2,500 SF of mezzanine area with kitchen, office and storage

Rear dock loading platform

CED Electrical Supply is the tenant through 12/2026

3310 PAINE AVE

Consolidated Electrical Distributors has over 700 locations throughout the United States. CED is one of the largest privately held companies in the country.



CURRENT LEASE

EXPIRATION December 31, 2026

EXTENSION OPTIONS None

LEASE RATES

CURRENT \$7,622.00/mo NNN
\$7.32/SF/YR - \$.61/SF/mo

JAN, 2025 \$7,850.66/mo NNN
\$7.54/SF/YR - \$.63/SF/mo

JAN, 2026 \$8,086.18/mo NNN
\$7.76/SF/YR - \$.65/SF/mo

NNN LEASE

Lease Tenant responsible for all expenses associated with the operation of the property except property tax, property insurance, & roof / foundation repair

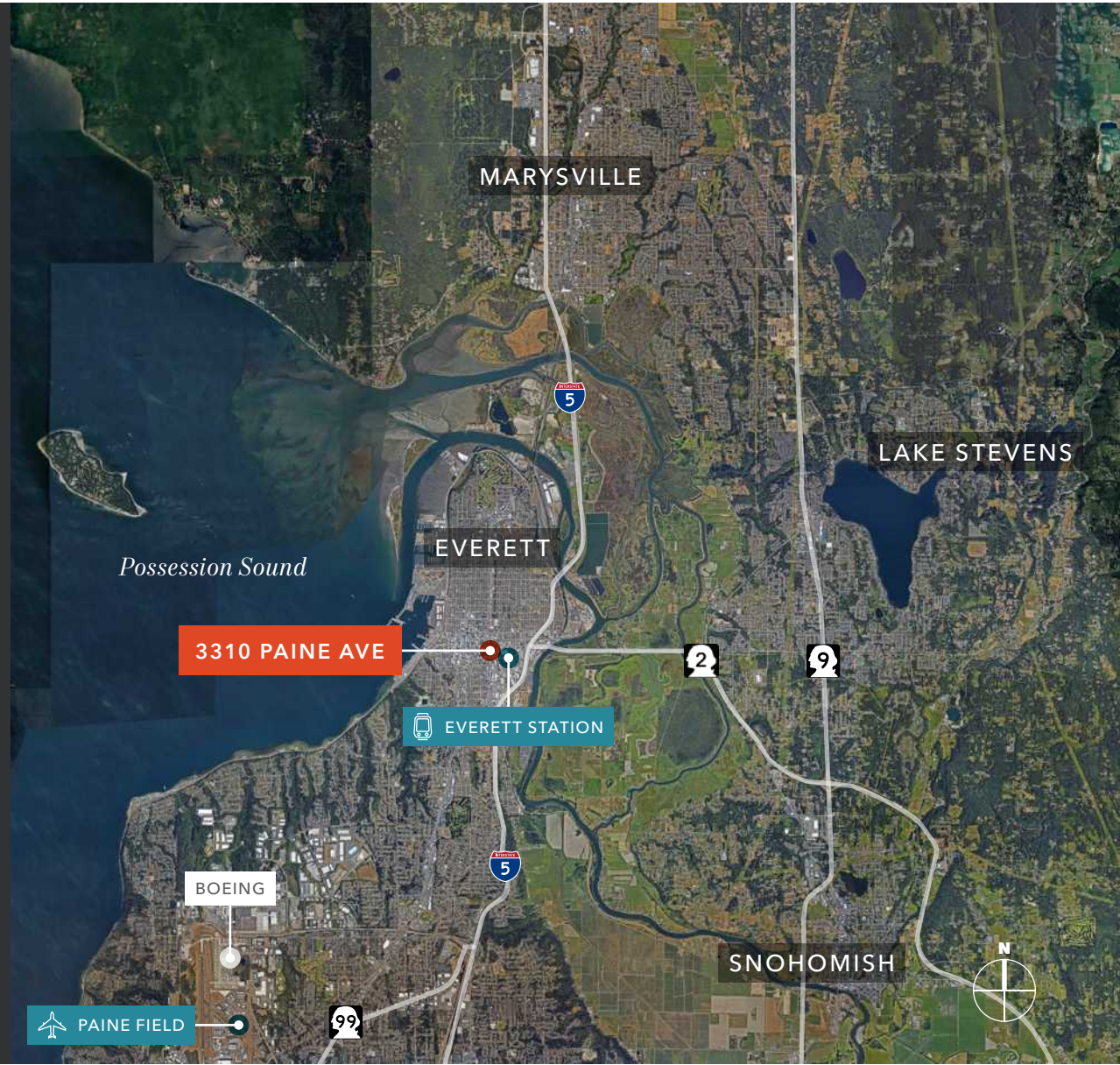
CED EVERETT

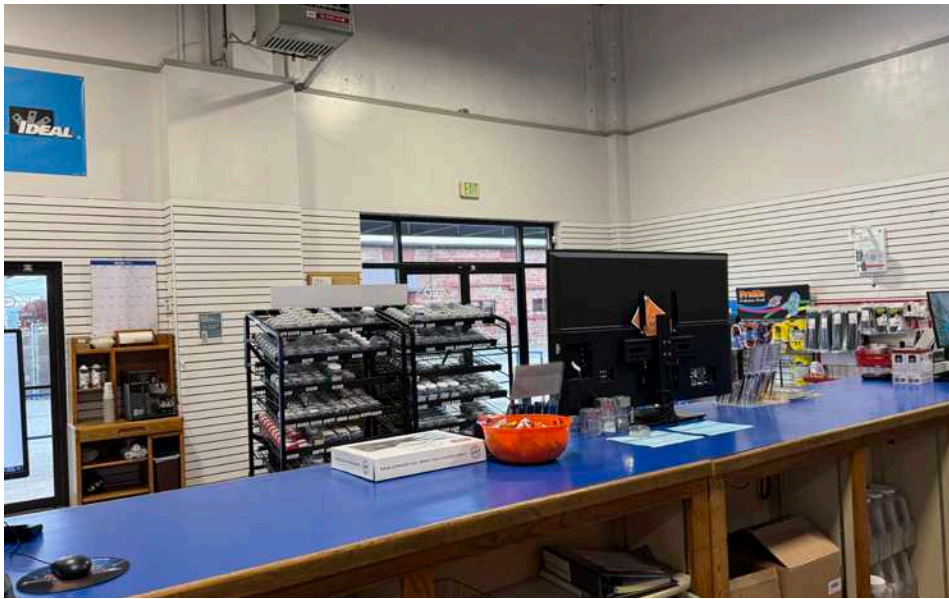
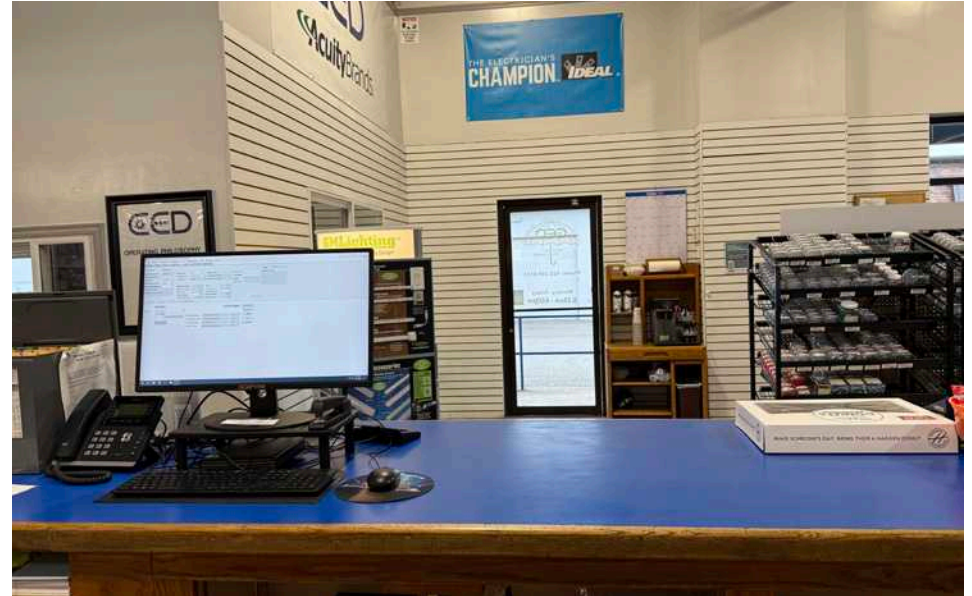
3310 Paine Avenue is located in Everett's industrial district adjacent to the CBD, just west of I-5 and easterly of Broadway Avenue.

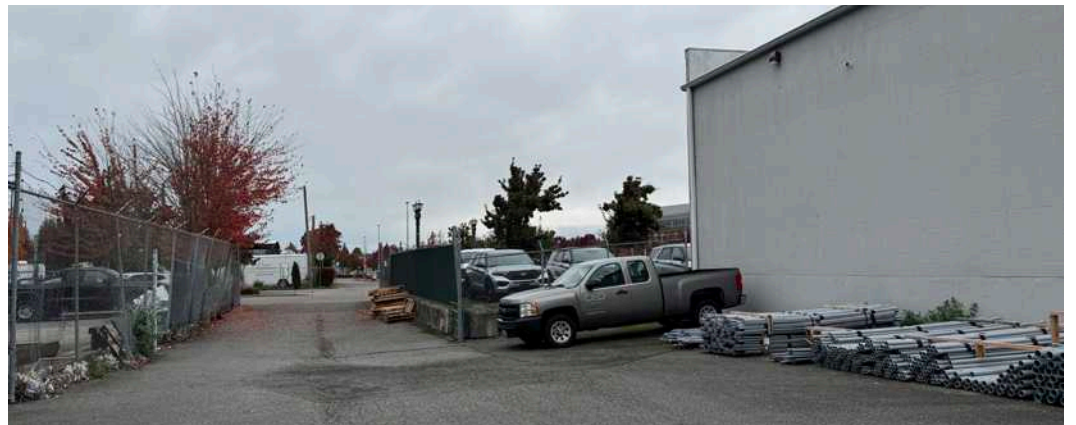
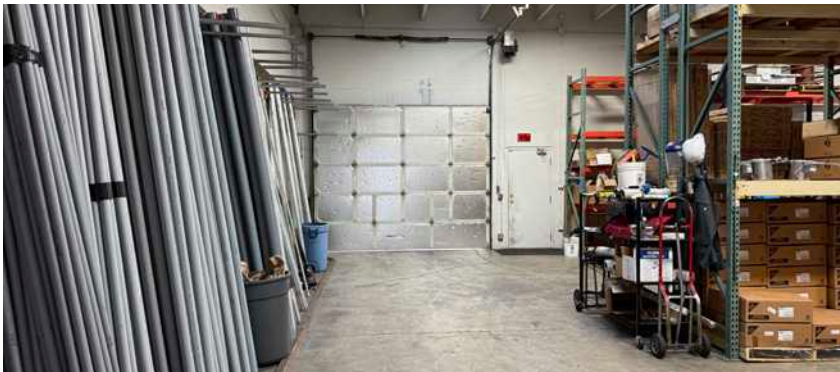
The property is located about 3 blocks east of the Everett transit center which will include a Sound Transit Link Light Rail station in the near future.

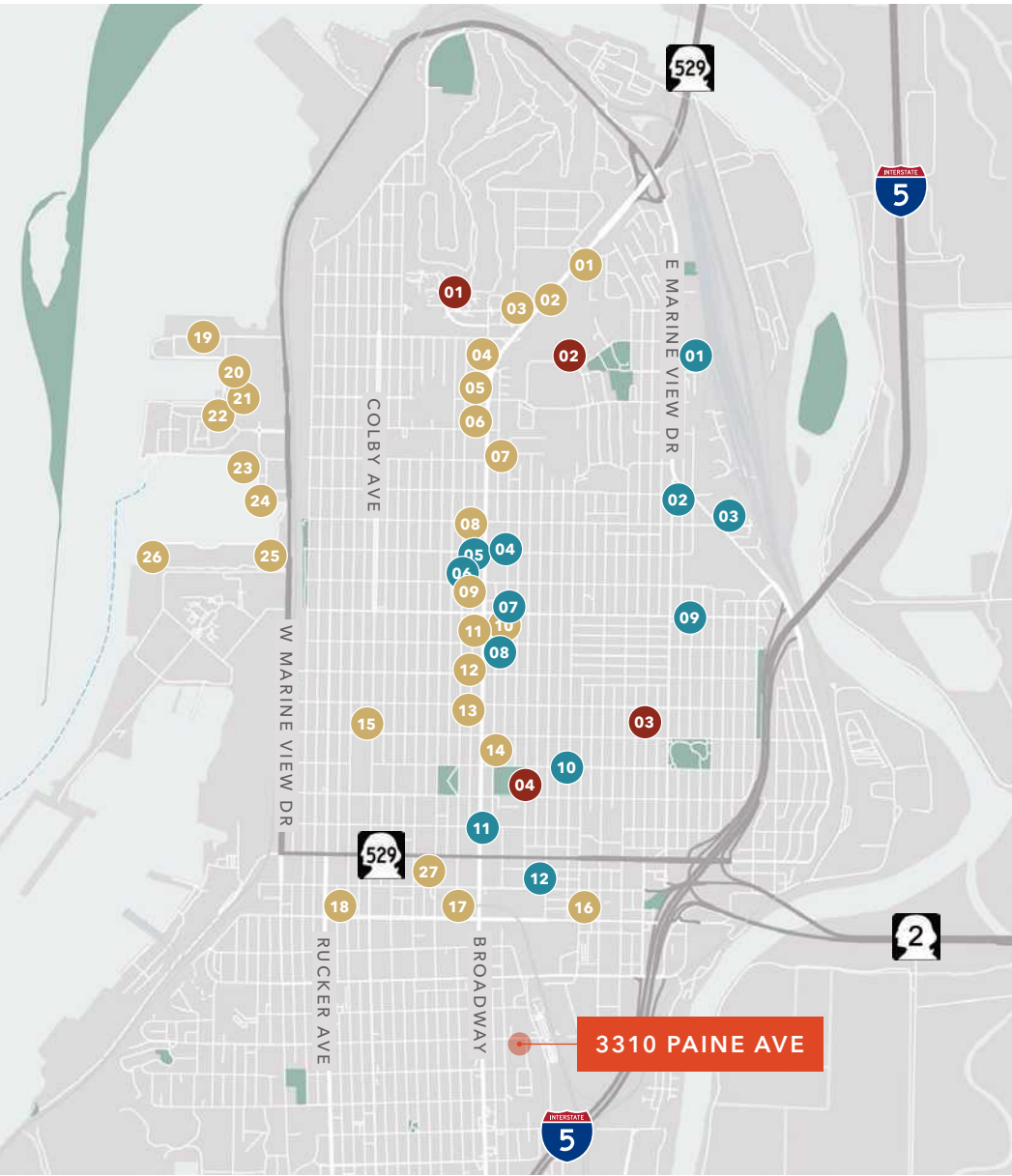
LI ZONING

LI is light industrial allows many uses including most retail, bar & restaurant, hotels, auto service, equipment and parts sales, and limited residential uses.









NEARBY AMENITIES

RESTAURANTS & BARS

- 01 7th Street Pub
- 02 Umami
- 03 Subway
- 04 Starbucks
- 05 Mama's Cafe
- 06 Taco-Book Taqueria
- 07 Ray's Drive-In
- 08 Taqueria Loma Bonita
- 09 Pho on Broadway
- 10 Thai Mana
- 11 Noble Palace
- 12 Oishi Teriyaki
- 13 Dutch Bros Coffee
- 14 Tampico Mexican
- 15 Catalyst Cafe
- 16 Bao Boss
- 17 Brooklyn Bros. Pizzeria
- 18 The Sisters Restaurant
- 19 Cuddy Cabin Espresso
- 20 Seas the Day Cafe
- 21 Cafe Marina
- 22 Scuttlebutt Brewing
- 23 Jetty Bar & Grille

- 24 South Fork Baking Company
- 25 Lombardi's in Everett
- 26 Anthony's
- 27 Angel of the Winds Arena

GROCERY & SHOPPING

- 01 Marine View Market
- 02 Triangle Trading Post
- 03 Franz Bakery Outlet
- 04 O'Reilly Auto Parts
- 05 El Carcia Market
- 06 Autozone
- 07 Safeway
- 08 John's Sporting Goods
- 09 Market Basket
- 10 Behar's
- 11 Tim's Bike Shop
- 12 Lowe's Home Improvement

SCHOOLS

- 01 Everett Community College
- 02 Hawthorne Elementary School
- 03 Garfield Elementary School
- 04 North Middle School

3310 PAINE AVE

COMPARABLE INDUSTRIAL LEASES



AVAILABLE FOR SALE

KIDDER MATHEWS

COMPARABLES REPORT

1



Harbour Reach Business Park - Building B

4620 Campus Pl
Mukilteo, WA 98275

Property Type: Industrial	Multi-Tenant: Yes	County: Snohomish
Building Status: Existing	Year Built: 2002	Zoning:
Building Class: B	Building Size: 58,600	
Market: South Everett/Harbor Point		

Comp Type: Industrial Lease	Parking Ratio: 0.00/1000	TI Allowance: \$0.00	DH: 1	Comments:
Sub-Type: Warehouse/Distribution	Leased SF: 8,000	Effective Rate: \$1.54 NNN	GL: 2	
Date Signed: 06/05/2023	Term: 63	Expenses: \$0.30	RD:	
Start Date: 07/01/2023	Suite: 240	Base Rate: \$1.48 NNN	CH:	
Lease Exp: 09/30/2028	Acres: 6.75	Amper/Volts/Phase: / / 3		
Sprinklers: Wet	Yard:	Shell Rate: 1.40		
Office SF: 1,000	% Office: 12.50%	Office Rate: 2.00		
Landlord: Link Industrial	Tenant: Power-Selles Imports			

Comp #181589 last modified 08/03/2023

Comp Type: Industrial Lease	Parking Ratio: 0.00/1000	TI Allowance: \$0.00	DH: 1	Comments:
Sub-Type: Warehouse/Distribution	Leased SF: 9,975	Effective Rate: \$1.60 NNN	GL: 1	
Date Signed: 06/07/2023	Term: 63	Expenses: \$0.30	RD:	
Start Date: 07/01/2023	Suite: 250	Base Rate: \$1.54 NNN	CH:	
Lease Exp: 09/30/2028	Acres: 6.75	Amper/Volts/Phase: / / 3		
Sprinklers: Wet	Yard:	Shell Rate: 1.40		
Office SF: 2,298	% Office: 23.04%	Office Rate: 2.00		
Landlord: Link Industrial	Tenant: Lincare			

Comp #181591 last modified 07/27/2023

COMPARABLES REPORT

2



2626 119th St SW

2626 119th St SW
Everett, WA 98204

Property Type: Retail	Multi-Tenant:	County: King
Building Status: Existing	Year Built: 2000	Zoning:
Building Size: 19,311		Floors:
Market: South Everett/Harbor Point		

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 3,850	Effective Rate: \$1.17 NNN	GL:	
Date Signed: 11/15/2022	Term: 60	Expenses: \$0.00	RD:	
Start Date: 03/01/2023	Suite: A-4	Base Rate: \$1.08 NNN	CH:	
Lease Exp: 02/29/2028	Acres: 0.18	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: Kevin Leuning	Tenant: PT Builders			

Comp #177595 last modified 01/04/2023

3



Cyrus Way Industrial

11417 Cyrus Way
Mukilteo, WA 98275

Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status: Existing	Year Built: 2000	Zoning: LI
Building Class:	Building Size: 25,000	
Market: Mukilteo		

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 3,280	Effective Rate: \$1.29 NNN	GL: 1	
Date Signed: 12/08/2022	Term: 37	Expenses: \$0.35	RD:	
Start Date: 12/15/2022	Suite: 2	Base Rate: \$1.25 NNN	CH:	
Lease Exp: 12/31/2025	Acres: 1.37	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 1.25		
Office SF: 500	% Office: 15.24%			
Landlord: Speedway Quad, LLC	Tenant: Nicholas Del Faro			

Comp #177707 last modified 02/08/2023

COMPARABLES REPORT

4



5950 192nd St NE

5950 192nd St NE
Arlington, WA 98223

Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status:	Year Built: 1987	Zoning:
Building Class:	Building Size: 49,250	
Market: Arlington/Marysville/Stanford		

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Manufacturing	Leased SF: 15,540	Effective Rate: \$1.01 NNN	GL:	
Date Signed: 06/20/2023	Term: 62	Expenses: \$0.00	RD:	
Start Date: 07/01/2023	Suite: C	Base Rate: \$0.89 NNN	CH:	
Lease Exp: 08/31/2028	Acres: 2.66	Amps/Volts/Phase:		
Sprinklers: Wet	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: SC IV, LLC	Tenant: Kent Water Sports			

Comp #183563 last modified 09/14/2023

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH: 4	Comments:
Sub-Type: Warehouse/Distribution	Leased SF: 15,000	Effective Rate: \$1.05 NNN	GL: 5	
Date Signed: 06/20/2023	Term: 62	Expenses: \$0.00	RD:	
Start Date: 07/01/2023	Suite: C	Base Rate: \$0.92 NNN	CH: 22	
Lease Exp: 08/31/2028	Acres: 2.66	Amps/Volts/Phase: / 480 / 3		
Sprinklers: Wet	Yard:	Shell Rate: 0.00		
Office SF: 3,502	% Office: 23.35%			
Landlord: SC IV, LLC	Tenant: Kent Water Sports			

Comp #183193 last modified 10/12/2023

COMPARABLES REPORT

6



Hart Property

15008 Smokey Point Blvd
Marysville, WA 98271

Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status: Existing	Year Built: 1984	Zoning:
Building Class:	Building Size: 9,152	
Market: Northend/Snohomish		

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 1,162	Effective Rate: \$2.02 NNN	GL:	
Date Signed: 11/17/2023	Term: 12	Expenses: \$0.00	RD:	
Start Date: 12/01/2023	Suite:	Base Rate: \$2.02 NNN	CH:	
Lease Exp: 11/30/2024	Acres: 1.36	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:	Office Rate:		
Landlord: HBIG, LLC	Tenant: All American Fire Protection Service, Inc.			

Comp #185588 last modified 12/12/2023

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 3,704	Effective Rate: \$0.97 NNN	GL:	
Date Signed: 11/17/2023	Term: 12	Expenses: \$0.00	RD:	
Start Date: 12/01/2023	Suite:	Base Rate: \$0.97 NNN	CH:	
Lease Exp: 11/30/2024	Acres: 1.36	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:	Office Rate:		
Landlord: HBIG, LLC	Tenant: James Canavan			

Comp #185590 last modified 12/12/2023

COMPARABLES REPORT

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 1,536	Effective Rate: \$0.94 NNN	GL:	
Date Signed: 12/08/2023	Term: 12	Expenses: \$0.00	RD:	
Start Date: 01/01/2024	Suite:	Base Rate: \$0.94 NNN	CH:	
Lease Exp: 12/31/2024	Acres: 1.36	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: HBIG, LLC	Tenant: Rudi Waechter			

Comp #185589 last modified 12/12/2023

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 192	Effective Rate: \$2.08 NNN	GL:	
Date Signed: 11/17/2023	Term: 12	Expenses: \$0.00	RD:	
Start Date: 12/01/2023	Suite:	Base Rate: \$2.08 NNN	CH:	
Lease Exp: 11/30/2024	Acres: 1.36	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: HBIG, LLC	Tenant: Alejandra Salgado Suarez			

Comp #185592 last modified 12/12/2023

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 1,984	Effective Rate: \$0.82 NNN	GL:	
Date Signed: 11/17/2023	Term: 12	Expenses: \$0.00	RD:	
Start Date: 12/01/2023	Suite:	Base Rate: \$0.82 NNN	CH:	
Lease Exp: 11/30/2024	Acres: 1.36	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: HBIG, LLC	Tenant: Speedway Marine, Inc.			

Comp #185591 last modified 12/12/2023

COMPARABLES REPORT

7



GlasAir Building

18530 59th Dr NE
Arlington, WA 98223

Property Type: Industrial
Building Status: Existing
Building Class:
Market:

Multi-Tenant:
Year Built: 1991
Building Size: 40,976

County: Snohomish
Zoning:

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$1.70	DH:	Comments:
Sub-Type: Manufacturing	Leased SF: 29,496	Effective Rate: \$0.83 NNN	GL:	
Date Signed: 04/23/2024	Term: 120	Expenses: \$0.00	RD:	
Start Date: 05/01/2024	Suite:	Base Rate: \$0.75 NNN	CH: 20	
Lease Exp: 04/30/2034	Acres: 58.89	Amps/Volts/Phase: 1200 / 120/240 / 3		
Sprinklers:	Yard: Yes	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: JHG 18530	Tenant: Northwest Metalcraft			

Comp #190063 last modified 08/01/2024

8



Harbour Reach Business Park - Building A

4640 Campus Pl
Mukilteo, WA 98275

Property Type: Industrial
Building Status: Existing
Building Class: B
Market: South Everett/Harbor Point

Multi-Tenant: Yes
Year Built: 2002
Building Size: 52,110

County: Snohomish
Zoning:

Comp Type: Industrial Lease	Parking Ratio: 0.00/1000	TI Allowance: \$0.00	DH: 2	Comments:
Sub-Type: Warehouse/Office	Leased SF: 9,020	Effective Rate: \$1.63 NNN	GL: 2	
Date Signed: 04/29/2024	Term: 62	Expenses: \$0.30	RD:	
Start Date: 08/01/2024	Suite: 105	Base Rate: \$1.55 NNN	CH:	
Lease Exp: 09/30/2029	Acres: 6.75	Amps/Volts/Phase: / / 3		
Sprinklers:	Yard:	Shell Rate: 1.40		
Office SF: 2,100	% Office: 23.28%			
Landlord: Link Industrial	Tenant: James King Roofing			

Comp #190365 last modified 08/15/2024

COMPARABLES REPORT

9



Pacific Industrial Park

14800-15100 40th Ave NE
Marysville, WA 98271

Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status: Existing	Year Built: 1999	Zoning:
Building Class:	Building Size: 124,810	
Market: Northend/Snohomish		

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 10,800	Effective Rate: \$1.19 NNN	GL:	
Date Signed: 01/16/2023	Term: 62	Expenses: \$0.00	RD:	
Start Date: 02/01/2023	Suite: 101	Base Rate: \$1.12 NNN	CH:	
Lease Exp: 03/31/2028	Acres: 8.65	Amper/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: BKM Capital Partners	Tenant: DC Power Technologies Co.			

Comp #179352 last modified 04/07/2023

10



Astrea Industrial Park - Building C

3707 124th St NE
Marysville, WA 98271

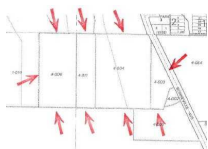
Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status: Existing	Year Built: 2000	Zoning:
Building Class:	Building Size: 14,100	
Market: Arlington/Marysville/Stamwood		

Comp Type: Industrial Sublease	Parking Ratio: 2.00/1000	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 14,500	Effective Rate: \$1.07 NNN	GL: 2	
Date Signed: 11/14/2022	Term: 15	Expenses: \$0.00	RD:	
Start Date: 12/01/2022	Suite:	Base Rate: \$1.07 NNN	CH: 28	
Lease Exp: 02/14/2024	Acres: 1.10	Amper/Volts/Phase: / 208 / 3		
Sprinklers: Wet	Yard: Yes	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: CableCom	Tenant: Taylor Metals			

Comp #176736 last modified 11/23/2022

COMPARABLES REPORT

11



1316 Bonneville Ave

1316 Bonneville Ave
Snohomish, WA 98290

Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status: Existing	Year Built: 0	Zoning: Industrial
Building Class: B	Building Size: 53,200	
Market: Snohomish		

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 47,000	Effective Rate: \$1.22 NNN	GL:	
Date Signed: 05/17/2023	Term: 60	Expenses: \$0.00	RD:	
Start Date: 09/15/2023	Suite:	Base Rate: \$1.14 NNN	CH:	
Lease Exp: 09/15/2028	Acres: 16.76	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: Dunbar Enterprises	Tenant: CableCom			

Comp #181426 last modified 06/22/2023

12



Airport Road Business Park - Building B

11625 Airport Rd
Everett, WA 98204

Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status: Existing	Year Built: 1987	Zoning: BP
Building Class:	Building Size: 55,026	
Market: Everett CBD		

Comp Type: Industrial Lease	Parking Ratio: 4.50/1000	TI Allowance: \$5.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 5,950	Effective Rate: \$1.24 NNN	GL:	
Date Signed: 05/18/2023	Term: 36	Expenses: \$0.00	RD:	
Start Date: 07/01/2023	Suite: L	Base Rate: \$1.20 NNN	CH:	
Lease Exp: 06/30/2026	Acres: 3.81	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: Joe Bundrant	Tenant: Privateer Press			

Comp #184763 last modified 11/02/2023

COMPARABLES REPORT

13



6011 199th Street NE

6011 199th St NE
Arlington, WA 98223

Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status: Existing	Year Built: 1997	Zoning: Industrial
Building Class:	Building Size: 14,300	
Market: Arlington/Marysville/Stanford		

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Manufacturing	Leased SF: 14,600	Effective Rate: \$1.34 NNN	GL:	
Date Signed: 12/14/2023	Term: 36	Expenses: \$0.00	RD:	
Start Date: 05/01/2024	Suite:	Base Rate: \$1.03 NNN	CH:	
Lease Exp: 04/30/2027	Acres: 1.24	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: Yamoo Investments LLC	Tenant: Wing Inflatables, Inc.			

Comp #186488 last modified 01/25/2024

14



Pacific Truck Site

14109 Smokey Point Blvd
Marysville, WA 98270

Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status: Existing	Year Built: 1980	Zoning: LI
Building Class:	Building Size: 3,600	
Market: Skagit		

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 3,600	Effective Rate: \$4.17 NNN	GL:	
Date Signed: 03/22/2024	Term: 60	Expenses: \$0.00	RD:	
Start Date: 08/01/2024	Suite:	Base Rate: \$3.89 NNN	CH:	
Lease Exp: 07/31/2029	Acres: 2.28	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: Roger Sanford	Tenant: Thermo King Northwest, Inc. dba Bobcat of Seattle			

Comp #189051 last modified 06/05/2024

COMPARABLES REPORT

15



Mukilteo Speedway Warehouse

11524 Mukilteo Speedway
Mukilteo, WA 98275

Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status: Existing	Year Built: 1988	Zoning: 2804223
Building Class:	Building Size: 21,458	
Market: South Everett/Harbor Point		

Comp Type: Industrial Lease	Parking Ratio: 0.00/1000	TI Allowance: \$0.00	DH: 0	Comments:
Sub-Type: Warehouse/Distribution	Leased SF: 5,250	Effective Rate: \$1.13 NNN	GL: 3	
Date Signed: 11/15/2022	Term: 63	Expenses: \$0.35	RD:	
Start Date: 11/15/2022	Suite: 202	Base Rate: \$1.12 NNN	CH: 18	
Lease Exp: 01/31/2028	Acres: 1.34	Amps/Volts/Phase: / / 3		
Sprinklers:	Yard:	Shell Rate: 1.25		
Office SF:	% Office:	Office Rate: 1.25		
Landlord: Speedway Investments, LLC	Tenant: 28 Staging			

Comp #177706 last modified 02/08/2023

16



Opus Seaway Building

2300 Merrill Creek Pkwy
Everett, WA 98201

Property Type: Industrial	Multi-Tenant: Yes	County: Snohomish
Building Status: Existing	Year Built: 1996	Zoning: M1
Building Class: B	Building Size: 106,858	
Market: South Everett/Harbor Point		

Comp Type: Industrial Lease	Parking Ratio: 5.00/1000	TI Allowance: \$0.00	DH: 0	Comments:
Sub-Type: Warehouse/Office	Leased SF: 23,941	Effective Rate: \$1.59 NNN	GL: 0	
Date Signed: 12/05/2022	Term: 79	Expenses: \$0.22	RD:	
Start Date: 12/01/2022	Suite:	Base Rate: \$1.50 NNN	CH:	
Lease Exp: 06/30/2029	Acres: 8.80	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF: 19,835	% Office: 82.85%	Office Rate:		
Landlord: Rainer Properties	Tenant: Zap Energy			

Comp #179712 last modified 05/11/2023

COMPARABLES REPORT

17



Polaris Cedar Ave Building

103 Cedar Ave
Marysville, WA 98270

Property Type: Industrial	Multi-Tenant: No	County: Snohomish
Building Status: Existing	Year Built: 1959	Zoning: DC
Building Class:	Building Size: 11,248	
Market: Arlington/Marysville/Stanwood		

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Distribution	Leased SF: 7,954	Effective Rate: \$1.21 MG	GL:	
Date Signed: 04/12/2023	Term: 36	Expenses: \$0.00	RD:	
Start Date: 05/01/2023	Suite:	Base Rate: \$1.07 MG	CH:	
Lease Exp: 04/30/2026	Acres: 0.31	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: Julian Watkins	Tenant: Xingyi Machine USA			

Comp #179745 last modified 04/20/2023

18



Pacific Industrial Park Building

6405 172nd St NE
Arlington, WA 98223

Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status: Existing	Year Built: 1990	Zoning: LI
Building Class:	Building Size: 52,114	
Market:		

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH: 2	Comments:
Sub-Type: Warehouse/Office	Leased SF: 13,000	Effective Rate: \$1.09 NNN	GL: 1	
Date Signed: 03/28/2023	Term: 62	Expenses: \$0.00	RD:	
Start Date: 06/01/2023	Suite: A	Base Rate: \$1.05 NNN	CH:	
Lease Exp: 07/31/2028	Acres: 3.61	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF: 1,400	% Office: 10.77%			
Landlord: Steve Berner	Tenant: Abarrotera Del Norte			

Comp #180053 last modified 04/28/2023

COMPARABLES REPORT

19



Everett Airport Center

2610 W Casino Rd
Everett, WA 98204

Property Type: Industrial
Building Status: Existing
Building Class:
Market: Everett CBD

Multi-Tenant:
Year Built: 1971
Building Size: 105,233

County: Snohomish
Zoning: M-M

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 51,470	Effective Rate: \$1.38 NNN	GL:	
Date Signed: 04/11/2023	Term: 37	Expenses: \$0.00	RD:	
Start Date: 01/01/2024	Suite:	Base Rate: \$1.36 NNN	CH:	
Lease Exp: 01/31/2027	Acres: 9.66	Amper/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: LBA Realty	Tenant: Zply Fiber			

Comp #180143 last modified 05/09/2023

20



18930 66th Ave NE

18930 66th Ave NE
Arlington, WA 98223

Property Type: Industrial
Building Status: Existing
Building Class:
Market: Northend/Snohomish

Multi-Tenant:
Year Built: 2001
Building Size: 11,620

County: Snohomish
Zoning: Airport Industrial

Comp Type: Industrial Lease	Parking Ratio: 0.00/1000	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 11,620	Effective Rate: \$0.89 NNN	GL:	
Date Signed: 06/07/2023	Term: 36	Expenses: \$0.00	RD:	
Start Date: 07/01/2023	Suite:	Base Rate: \$0.86 NNN	CH:	
Lease Exp: 06/30/2026	Acres: 1.29	Amper/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: Kenna Investments	Tenant: Atlas Copco Rental			

Comp #184676 last modified 11/02/2023

COMPARABLES REPORT

21



Everett 526

1410 80th St SW
Everett, WA 98203

Property Type: Office	Multi-Tenant:	County: Snohomish
Building Status: Existing	Year Built: 1991	Zoning: Business Park - MM
Building Class: B	Building Size: 48,761	Floors:
Market: South Everett/Harbor Point		

Comp Type: Industrial Lease	Parking Ratio: 1.35/1000	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Manufacturing	Leased SF: 15,000	Effective Rate: \$1.22 NNN	GL:	
Date Signed: 11/17/2023	Term: 36	Expenses: \$0.00	RD:	
Start Date: 12/01/2023	Suite:	Base Rate: \$1.21 NNN	CH:	
Lease Exp: 11/30/2026	Acres: 5.78	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: Wrenco Properties, LLC	Tenant: Joe's Racing Products			

Comp #185243 last modified 11/20/2023

22



Serene Business Park

2626 119th St SW
Everett, WA 98204

Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status: Existing	Year Built: 2000	Zoning: BP
Building Class:	Building Size: 34,150	
Market: South Everett/Harbor Point		

Comp Type: Industrial Lease	Parking Ratio: 1.20/1000	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Manufacturing	Leased SF: 7,011	Effective Rate: \$1.25 NNN	GL:	
Date Signed: 03/14/2024	Term: 60	Expenses: \$0.00	RD:	
Start Date: 09/01/2024	Suite:	Base Rate: \$1.15 NNN	CH:	
Lease Exp: 08/31/2029	Acres: 2.76	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: Kevin Leuning	Tenant: Cook's Welding Services			

Comp #188836 last modified 04/11/2024

COMPARABLES REPORT

23



North Campus Business Center - Building C

12125 Harbour Reach Dr
Mukilteo, WA 98275

Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status: Existing	Year Built: 2001	Zoning: IP
Building Class: B	Building Size: 38,461	
Market: South Everett/Harbor Point		

Comp Type: Industrial Lease	Parking Ratio: 4.00/1000	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Office	Leased SF: 4,768	Effective Rate: \$1.29 NNN	GL:	
Date Signed: 08/28/2024	Term: 60	Expenses: \$0.00	RD:	
Start Date: 01/01/2025	Suite:	Base Rate: \$1.20 NNN	CH:	
Lease Exp: 12/31/2029	Acres: 2.21	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: REL Properties, LLC	Tenant: National Maintenance & Repair of Kentucky, Inc.			

Comp #192573 last modified 09/19/2024

24



Marysville Corporate Center

4415 156th Street NE
Marysville, WA 98270

Property Type: Industrial	Multi-Tenant:	County: Snohomish
Building Status: Land	Year Built:	Zoning: LI
Building Class:	Building Size:	
Market:		

Comp Type: Industrial Lease	Parking Ratio:	TI Allowance: \$0.00	DH:	Comments:
Sub-Type: Warehouse/Distribution	Leased SF: 15,476	Effective Rate: \$1.43 NNN	GL:	
Date Signed: 09/04/2024	Term: 64	Expenses: \$0.00	RD:	
Start Date: 01/01/2025	Suite:	Base Rate: \$1.41 NNN	CH:	
Lease Exp: 04/30/2030	Acres: 40.00	Amps/Volts/Phase:		
Sprinklers:	Yard:	Shell Rate: 0.00		
Office SF:	% Office:			
Landlord: PacTrust	Tenant: Echandia			

Comp #192771 last modified 09/26/2024



3310 PAINE AVE

*For more information on
this property, please contact*

DAVE SPEERS

206.296.9626

dave.speers@kidder.com

KIDDER.COM

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