



## Industrial Outdoor Storage For Sale or Lease

±21.36 acres for sale / lease with ±17,600 SF Building

300 W Marine View Dr. Everett, WA 98201



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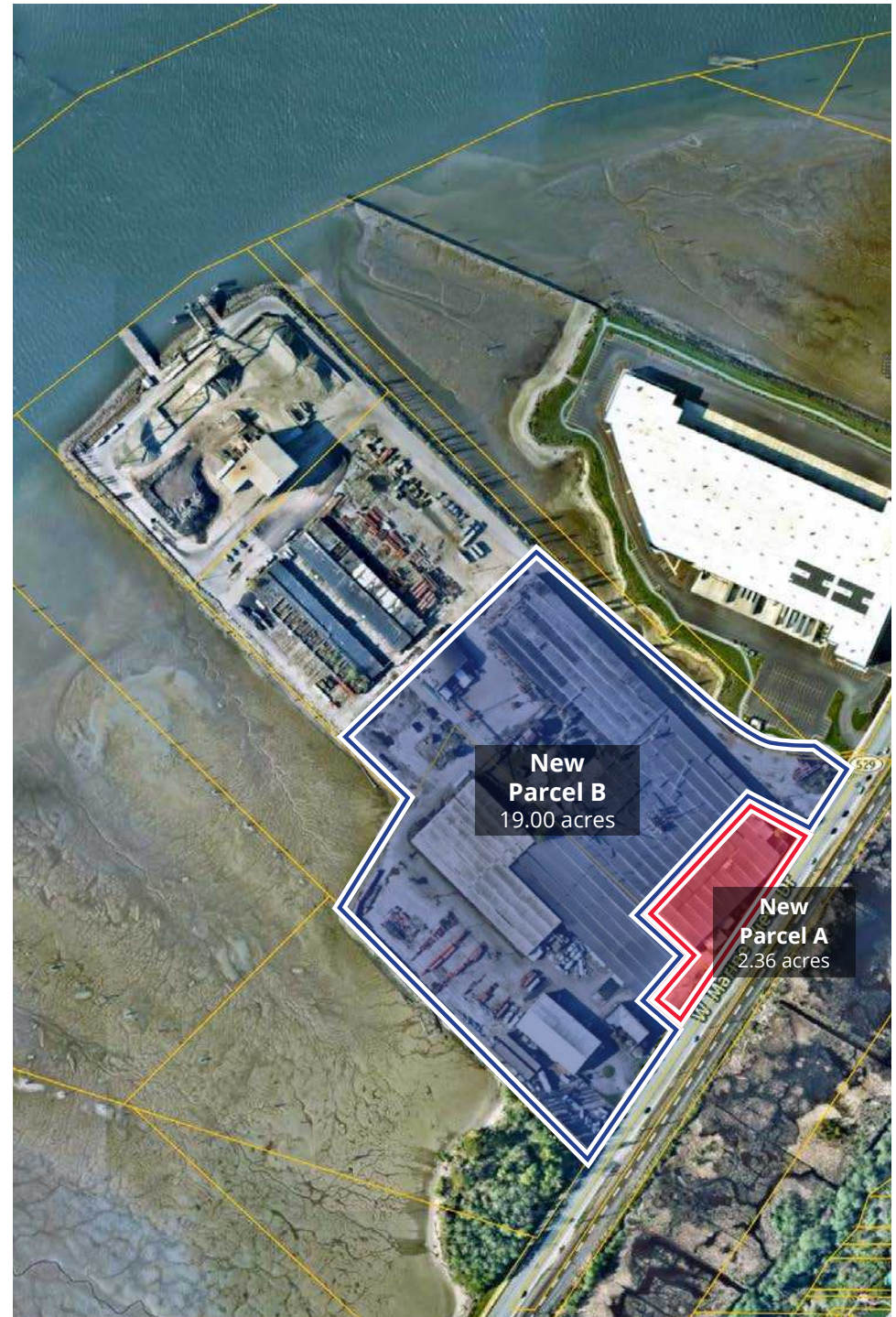


## Property Details

<b>Size</b>	Parcel A: 2.36 acres
	Parcel B: 19.00 acres
	Total: 21.36 acres
<b>Parcel #</b>	29050700100400 & 29050700400100 (Parcel A & B to be created by BLA – Portion of Parcel 29050700100400 is not included with the Property)
<b>Zoning</b>	Heavy Industrial - City of Everett
<b>County</b>	Snohomish
<b>Access</b>	Immediate access to SR 529 and I-5

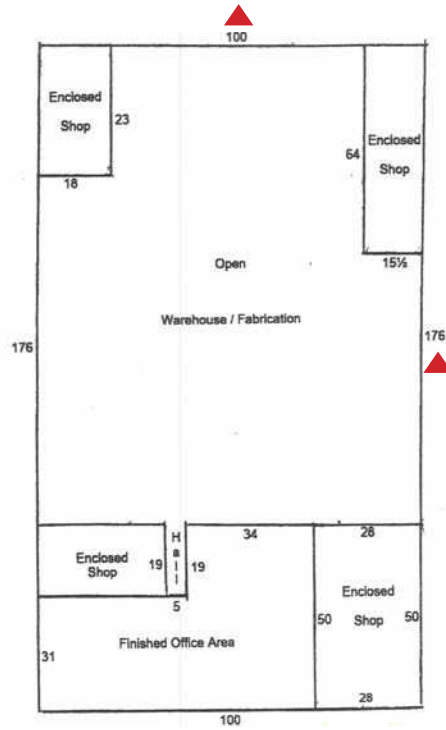
## Property Highlights

- Former buildings to be demolished by December 2025 and the parcel delivered ready for outdoor storage. Existing standalone warehouse and office building on the southwest portion of the property (17,600 SF) to remain.
- 17,600 SF total building area
  - 3,898 SF main floor office / 13,702 SF warehouse area with 20'-28' clear height
  - Additional 10,234 SF mezzanine storage not included in total building square footage
  - Two (2) drive in loading doors (one oversized)
- Three (3) points of ingress/egress to the property that provides for superior circulation and usability of the outdoor storage area
- Outdoor storage opportunities are divisible to ±5 acres
- **Asking Sale Price: \$26,800,000 (\$28.80 PSF)**
- **Asking Lease Rate:**
  - **Building: \$1.10/SF/Mo, NNN**
  - **Yard Area: \$0.22/SF/Mo, NNN**





## 1st Floor

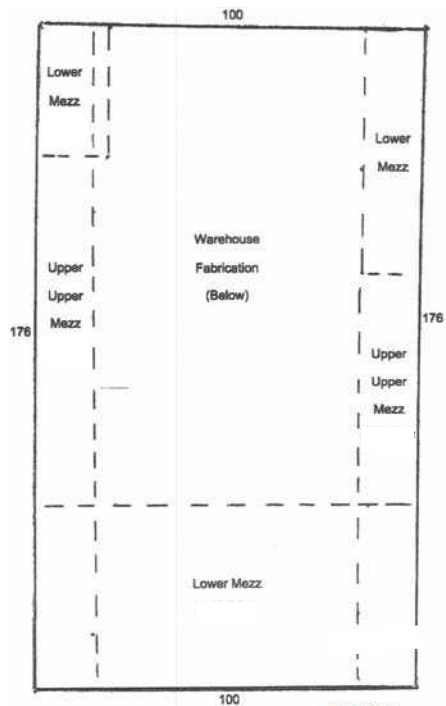


## Floor Plan of Building to Remain

17,600 SF footprint (SW corner of property)

- 3,898 SF main floor office / 13,702 SF warehouse area
- Additional 10,234 SF mezzanine storage not included in total building square area
- Two (2) drive-in loading doors (one oversized)

## Mezzanine







Everett has a rich history in the industrial field, particularly in the areas of aerospace, maritime, and manufacturing which shaped the city as a dynamic hub within Washington State’s industrial landscape. One of the most significant contributors to Everett’s booming economy is Boeing, which established its Everett factory in 1967 and still is one of the largest buildings by volume in the world.

In addition to aerospace, Everett has a strong maritime heritage due to its location along the Puget Sound. The Port of Everett serves as a critical trade gateway for the region, handling a diverse range of cargoes including bulk materials, project cargo, and breakbulk goods. The Naval Station Everett, a homeport for U.S. Navy vessels, further underscores the maritime significance of the area.

Manufacturing and technology sectors also thrive in Everett. The city hosts a variety of industrial businesses producing goods ranging from electronics to food products. These industries contribute to the local economy and provide employment opportunities for residents.

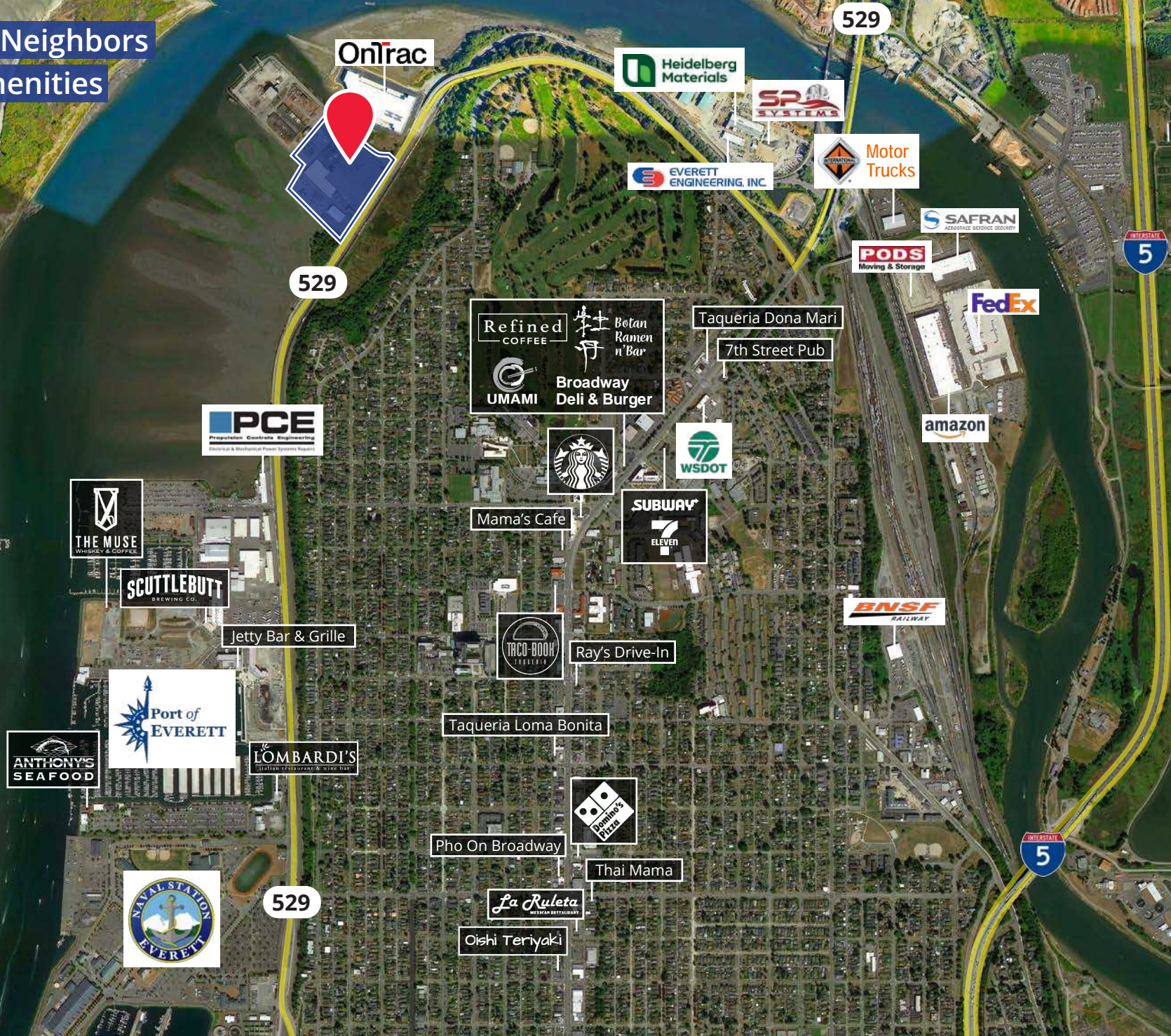
## Demographic

	1 mile	3 miles	5 miles
<b>Current Population (2023)</b>	5,267	32,090	107,892
<b>Median Household Income</b>	\$92,451	\$67,178	\$86,262
<b>Total # Businesses</b>	147	1,941	3,818
<b>Total # Employees</b>	9,277	34,180	56,664



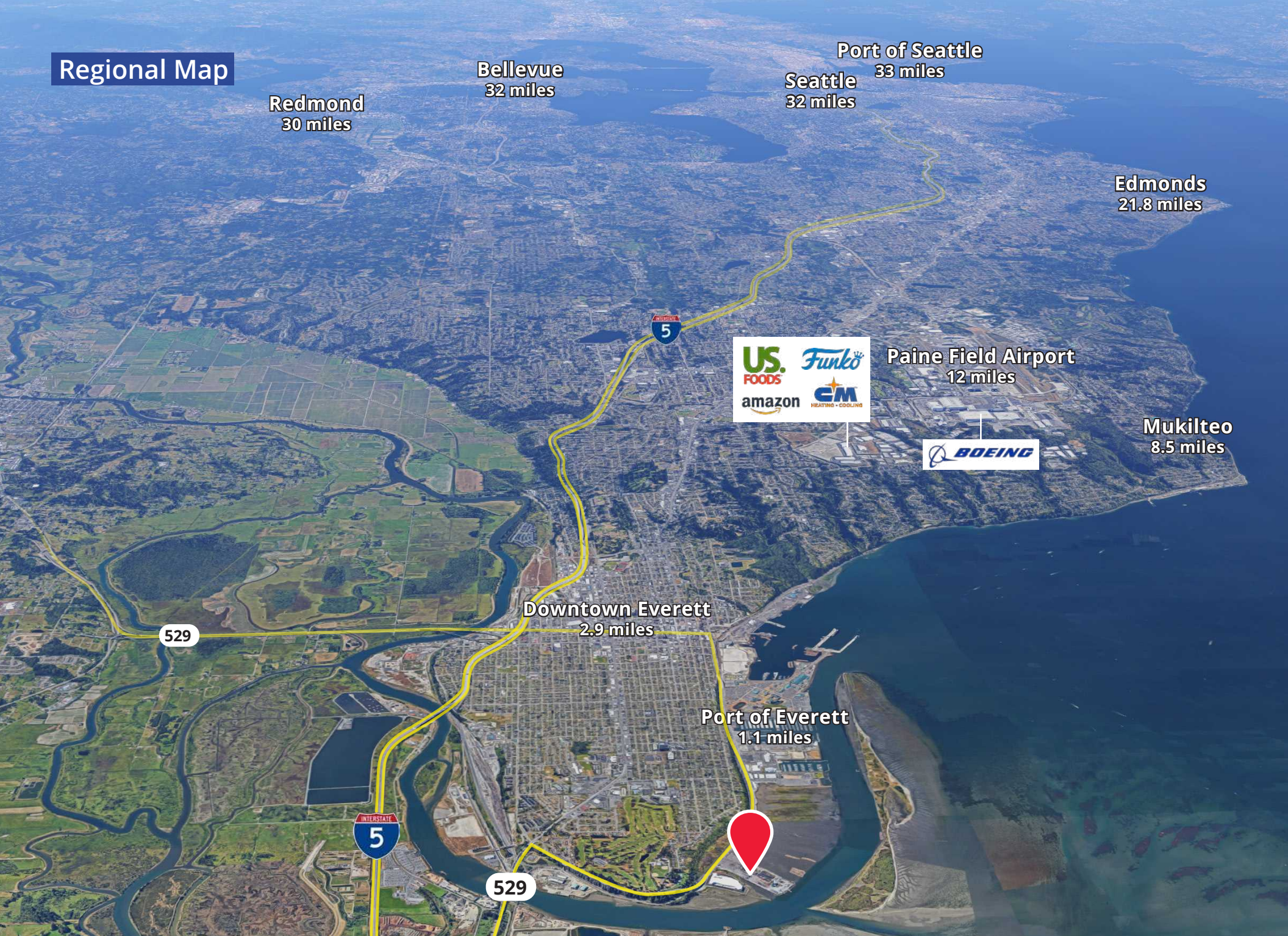


# Corporate Neighbors & Local Amenities





# Regional Map



Redmond  
30 miles

Bellevue  
32 miles

Port of Seattle  
33 miles  
Seattle  
32 miles

Edmonds  
21.8 miles

Paine Field Airport  
12 miles

Mukilteo  
8.5 miles

Downtown Everett  
2.9 miles

Port of Everett  
1.1 miles