



Land For Sale

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Colliers Bellevue

11225 SE 6th Street, #240
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Rare IOS Opportunity with Development Potential

12800 – 12822 Highway 99, Everett, WA 98204

- Land Area: ± 7.23 acres ($\pm 314,939$ SF) between 3 parcels
 - Paved, graveled, fenced and lit yard area
 - ± 3.37 acres available for owner-user occupancy ($\pm 162,439$ SF)
- Building Area: $\pm 12,561$ SF total between four structures
 - Building 1: $\pm 3,160$ SF office building (available for owner-user)
 - Building 2: $\pm 7,215$ SF clear-span warehouse (available for owner-user)
 - Building 3: $\pm 1,536$ SF sales/office building (remodeled in 2025)
 - Building 4: ± 650 SF open storage building (available for owner-user)
- Zoning: Mixed Use Corridor – Snohomish County Jurisdiction (“MUC”)
 - [Snohomish County Permitted Use Table](#)
- ± 3.5 acres leased to a strong credit tenant through February 28, 2028
- One 5-year Option to Renew – Please inquire with listing brokers for more information
- Over $\pm 450'$ of frontage on Highway 99 with immediate access to SR 525, I-5, and I-405
- Asking Price: Please call listing brokers for pricing guidance



Warehouse Building

±7,215 SF

Two grade level doors (12'x16), ±18' clear height, overhead crane, 3-phase power service, and one restroom

Open Storage Building

Sales/Office Building

±1,536 SF

Extensively remodeled in 2025

Office Building

±3,160 SF between two floors

Four private offices, open reception, two kitchenettes, conference room, and four restrooms with showers



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Area Available For Owner-User

**Areas leased
by strong-credit
Tenant**

±152,500 SF leased
through
February 28, 2028

One 5-year Option to
Renew

Please inquire with
listing brokers
for more details

Yellow = Common Drive Area



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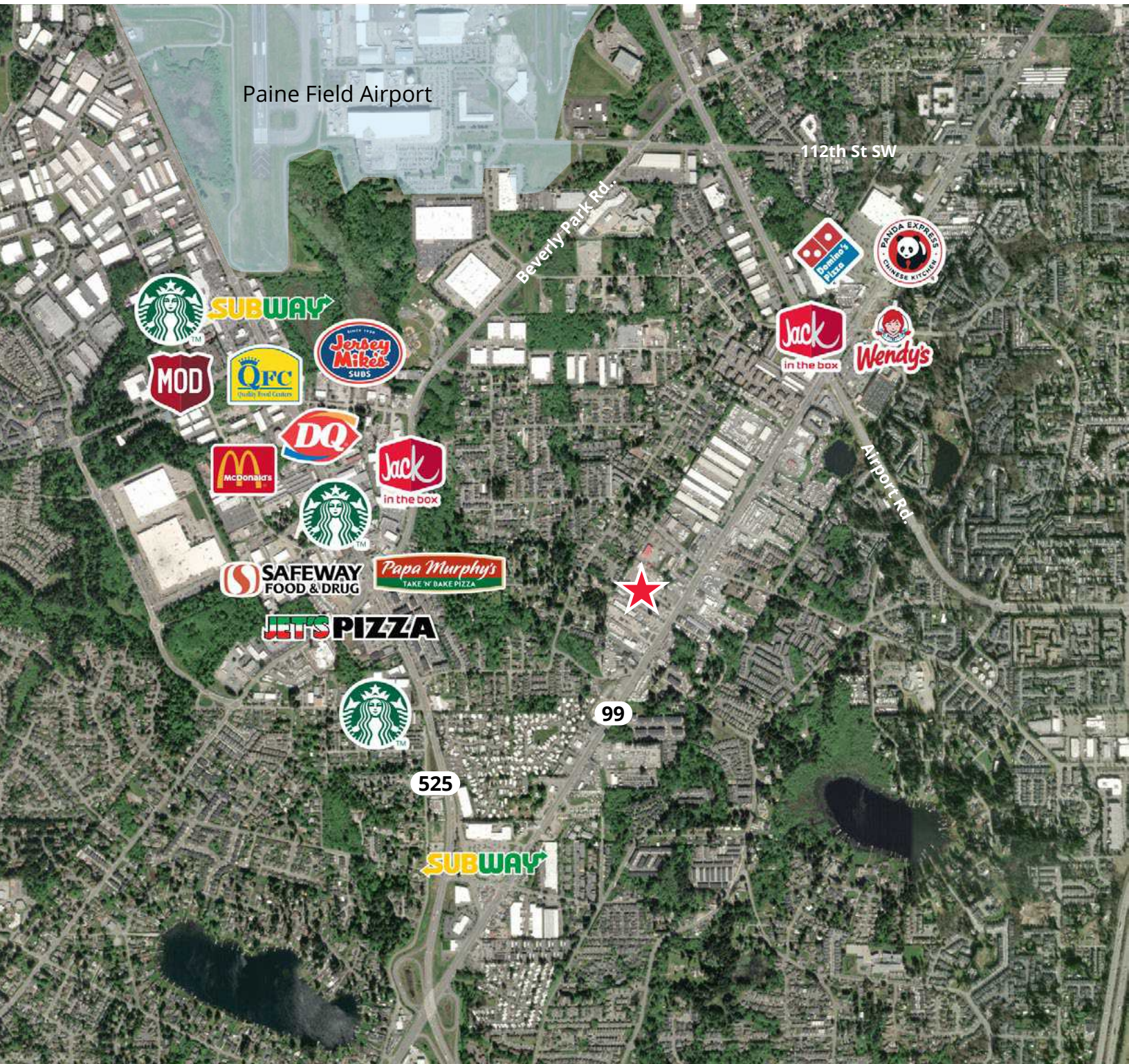


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