

1 1 6 2 0

AIRPORT RD

EVERETT, WA 98204

12,616 SF INDUSTRIAL/FLEX



FOR SUBLEASE

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Information Sheet

| | |
|------------|--|
| Size | 12,616 SF |
| Comments | High end finishes, strong credit sublessor, landlord will consider direct longer term lease. |
| Rate | Sublease rental \$1.47 SF/Mo + NNN |
| Broker Fee | 5% to procuring broker |
| Term | Sublease term until July 31st, 2024 |

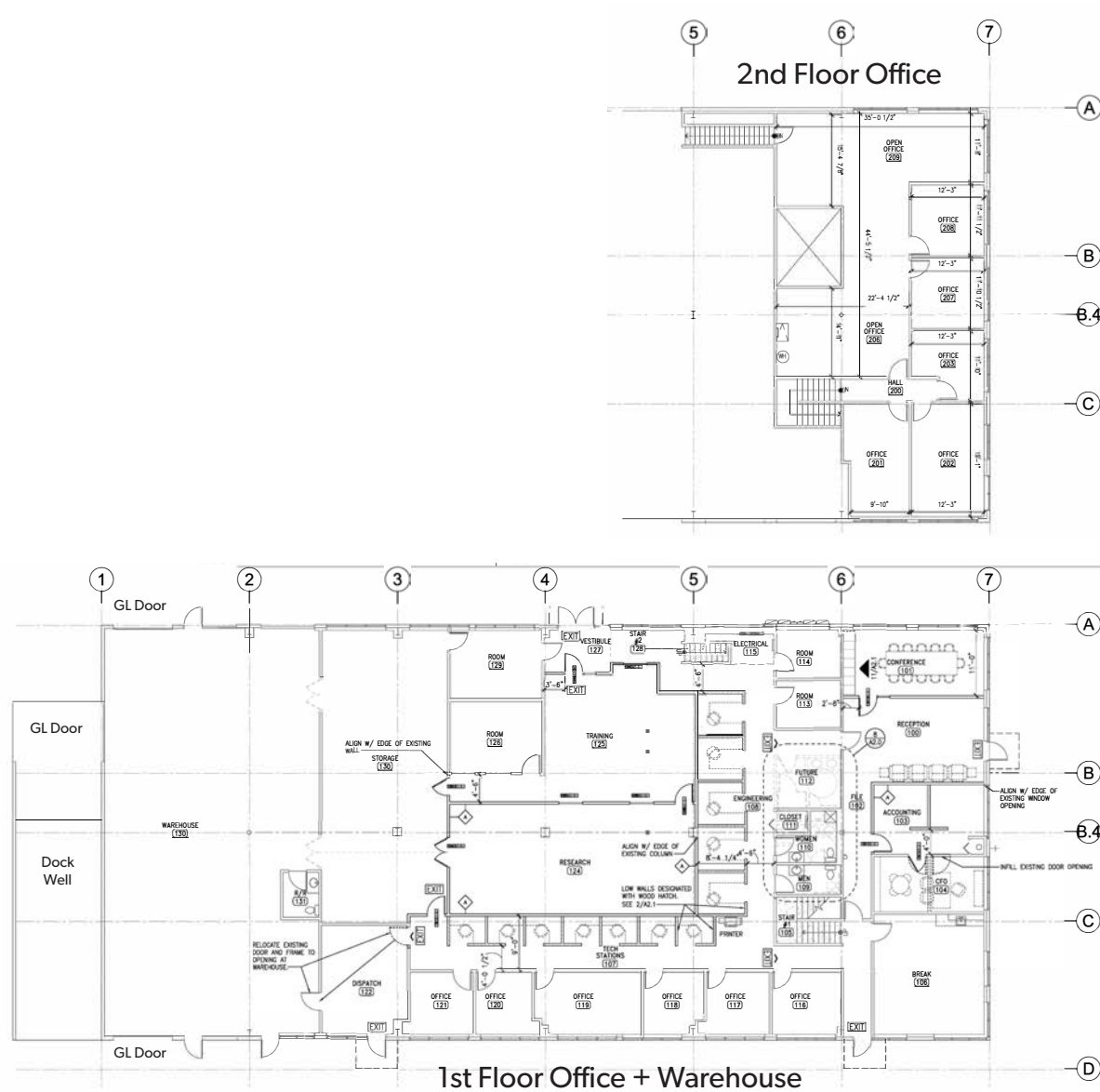


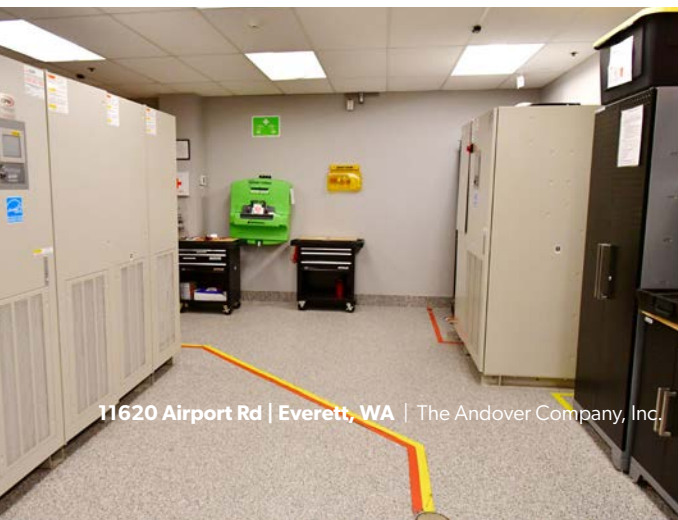
11620 Airport Rd | Everett, WA | The Andover Company, Inc.

PROPERTY OVERVIEW

| | |
|-------------------------|--|
| Property Address: | 11620 Airport Rd, Everett, WA |
| Type: | Industrial/Flex |
| Gross Building SF: | 12,616 SF |
| First Floor Office: | 2,544 SF |
| First Floor Lab/Office: | 5,304 SF |
| Warehouse - 22' Clear: | 2,652 SF |
| Second Floor Office: | 2,116 SF |
| Year Built: | 1994 |
| Stories: | 2 |
| Loading: | 2 GL & 1 DH Loading Doors |
| Clear Height: | 22' |
| Parking: | 38 Stalls |
| Land Area: | 0.71 AC (30,927 SF) |
| Zoning: | Business Park (BP) by Snohomish County |

Available Spaces





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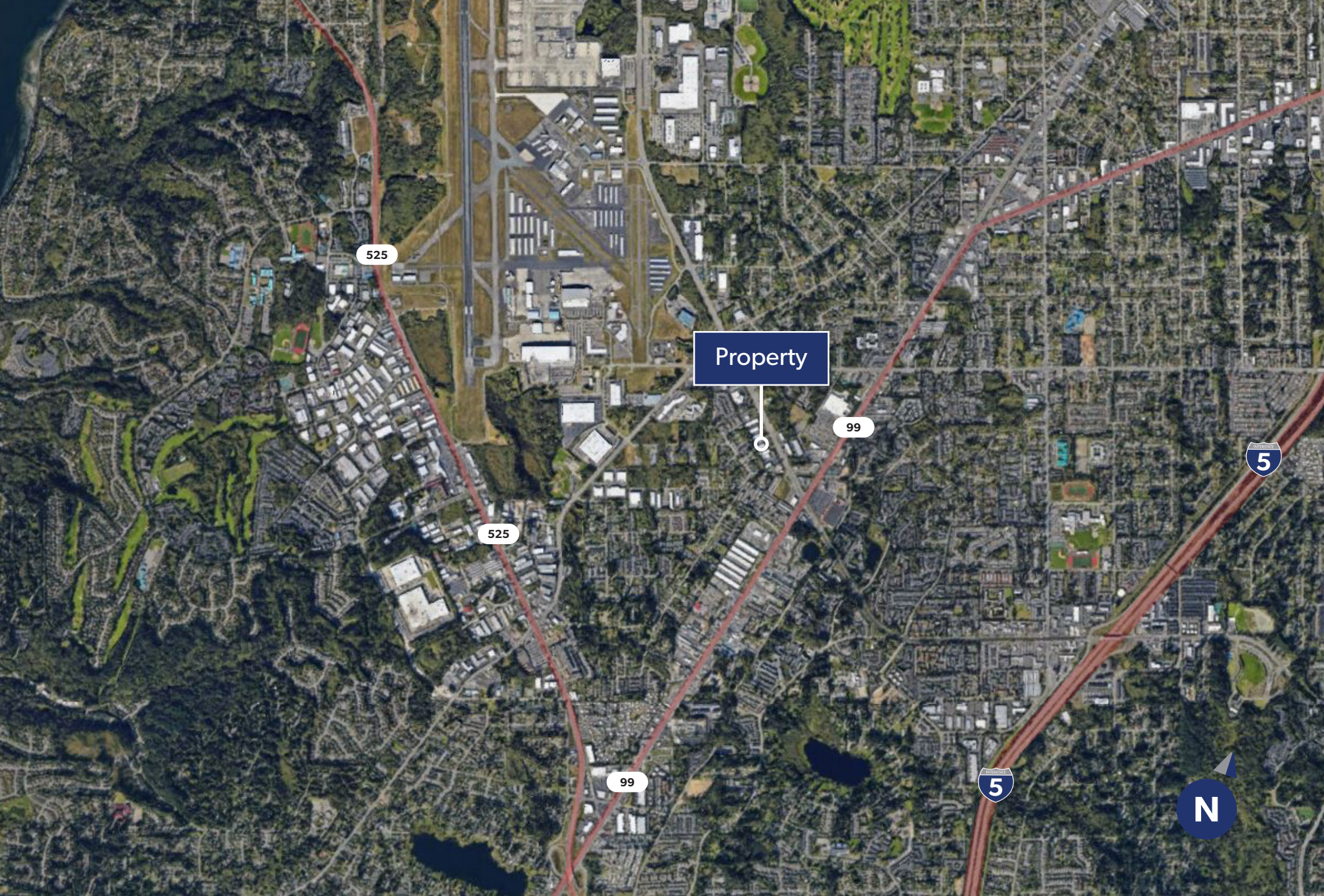
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Demographic Report

| | 1 Mile | 5 Miles | 10 Miles |
|-------------------------------|----------|-----------|-----------|
| Daytime Employment | | | |
| Total Businesses | 733 | 10,003 | 25,843 |
| Daytime Total Employees | 6,774 | 131,302 | 282,434 |
| Population | | | |
| 2022 Estimate | 18,741 | 293,209 | 650,800 |
| 2027 Projection | 19,926 | 314,846 | 698,942 |
| Households | | | |
| 2022 Estimate | 7,644 | 111,547 | 251,907 |
| 2027 Projection | 8,121 | 119,622 | 270,301 |
| Income | | | |
| 2022 Average Household Income | \$76,616 | \$108,299 | \$115,577 |







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COMPANY, INC.

CORFAC INTERNATIONAL

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