

RIVERSIDE BUSINESS PARK

505 East Marine View Drive
Everett • Washington

± 38 ACRES (DIVISIBLE)

Industrial Development Opportunity
Available for Sale or Long-Term Ground Lease



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RIVERSIDE BUSINESS PARK

± 38 ACRE SITE

About the Business Park

Riverside Business Park is a master-planned industrial waterfront business park located along the Snohomish River in Everett, Washington. With its substantial infrastructure and strategic location, Riverside Business Park is ideally suited for a number of industrial uses that will fit your business needs. The industrial park is zoned for heavy industry.

Site Highlights

Address	505 East Marine View Drive Everett, Washington
Land Area	± 38 Acres (divisible)
Zoning	M2 - Heavy Manufacturing - allows for a wide range of industrial, flex, office, and specialized uses
Transaction Type	Available for sale or for long-term ground lease

Features

- Rail service potential, adjacent to BNSF yard
- Potential water access could be developed along the Snohomish River
- Substantial infrastructure completed, including roads, utilities
- Preliminary site work completed, including mass fill and grade and storm water detention system

Convenient Access

- Less than five minutes to Interstate-5 interchange
- 15 minutes to Paine Field Airport and Boeing’s manufacturing facilities
- 30 minutes to downtown Seattle
- 45 minutes to Sea-Tac International Airport

