



FOR SALE

# EVERETT MAINTENANCE SHOP

6300 GLENWOOD AVENUE • EVERETT, WA 98203

**CBRE**

# PROPERTY OVERVIEW

## OVERVIEW

The Former Cadman Maintenance Facility is a rare opportunity to purchase a highly-functional industrial/maintenance building in Everett, home to Boeing and Paine Field. The Property sits in an ideal location with high visibility and access. Additionally, the offering presents added development opportunity with excess land available for residential development or as continued use of additional parking for the Property. The 6.84 acre site has split zoning with Section A zoned C-1 (Commercial) and Section B zoned R-2 (Residential). The Property is bordered by residential land to the east and industrial to the west, which is occupied by several warehouse users including Amazon, US Foods and PODS.

**Sale Price:** \$5.9MM

**Address:** 6300 Glenwood Ave, Everett, WA 98203

**Parcel #(s):** 0061200000-0100

A: +/- 142,874 (3.28 AC)

B: +/- 155,325 (3.56 AC)

2804010040-1800

**Land Area:** 6.84 AC (297,950 SF) – Parcel 0061200000- 0100  
0.3 AC (13,068 SF) – Parcel 0061200000-1800  
 7.14 AC (311,018 SF)

**Building SF:** 15,234 SF Warehouse  
+ 2,752 SF Mezz Office  
 17,986 SF Total

**Year Built:** 1969

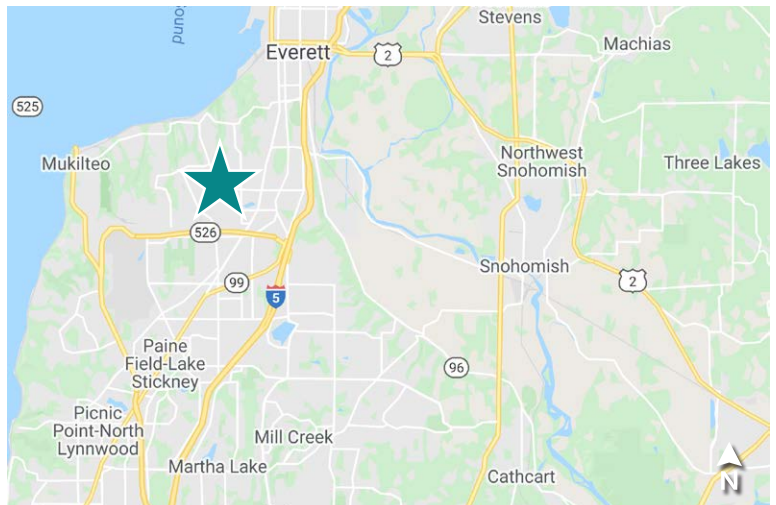
**Use:** Industrial, Residential Land

**Zoning:** C-1 (Commercial) & R-2 (Residential), City of Everett

## HIGHLIGHTS

- **Owner-user opportunity in the industrial core of Everett**
- **Highly-functional industrial building with easy access and visibility**
- **Existing use provides 3 16-foot wide drive through lanes and a drive over lube-pit, allowing up to 12-vehicles to be serviced simultaneously**
- **Less than two miles from Boeing and Paine Field**
- **Additional vacant land available for residential development**
- **Owner will consider offers on separate sections of the Property\* (A & B)**

*\*inquire with broker for details*



2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
BUSINESSES	356	2,803	6,538
EMPLOYEES	6,626	75,676	124,393
POPULATION	13,817	92,390	201,238
HOUSEHOLDS	5,086	36,342	78,622
AVERAGE HOUSEHOLD INCOME	\$83,481	\$84,023	\$91,285
DAYTIME POPULATION	13,246	126,525	238,045

Source: CBRE Fast Report Dimension

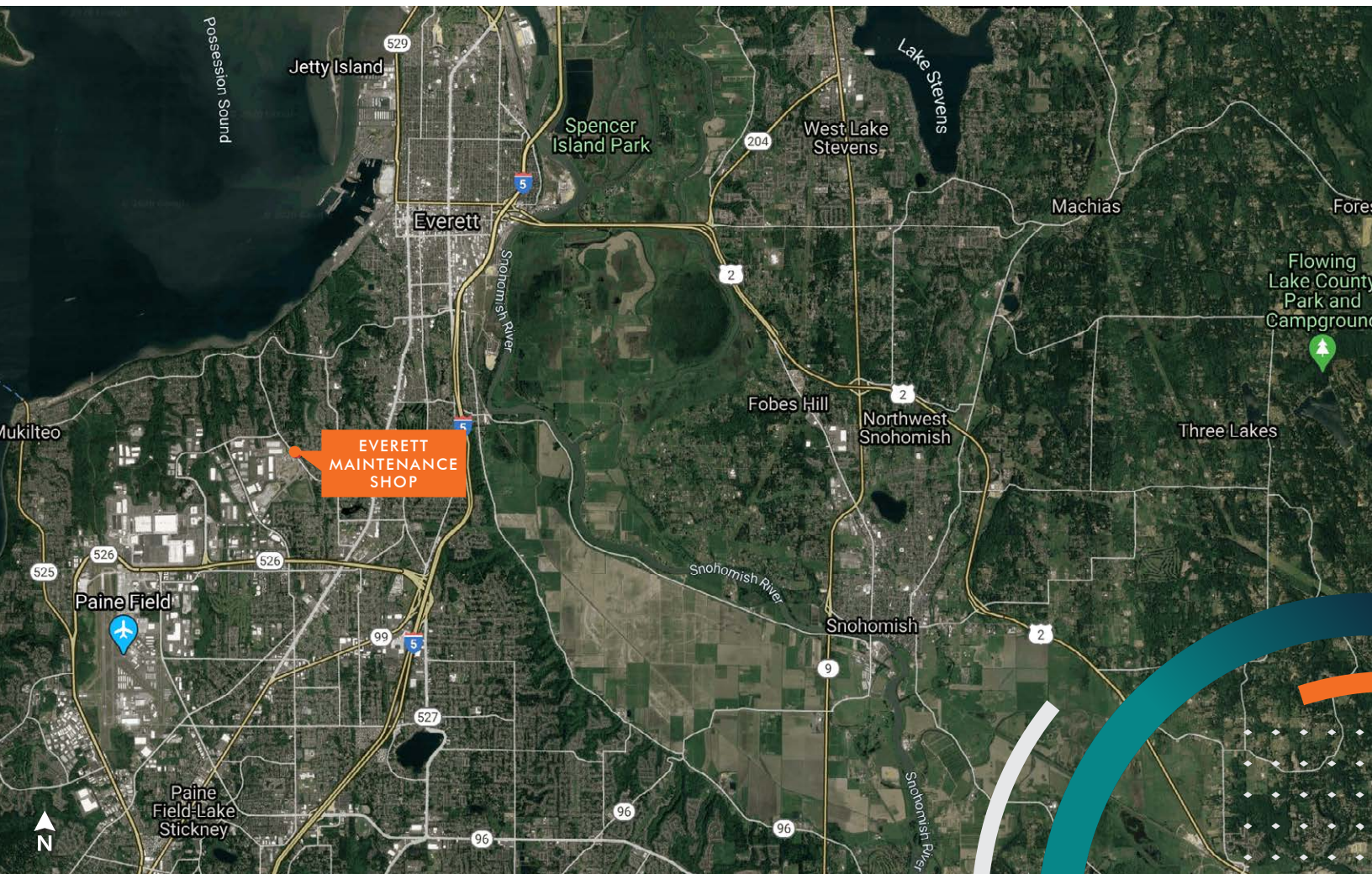
# MARKET OVERVIEW

## EVERETT INDUSTRIAL MARKET

Located 25 miles north of Seattle, the city of Everett serves over 52,000 daytime employees, more than 30,000 of which work at Boeing. As Everett's early economy was tied to the lumber trade, the city's current workforce is predominantly employed in technology, aerospace, and service-based industries. Currently, Everett sits at an unemployment rate of 4.1% and has seen the job market increase by 2.6% over the last year. Future job growth over the next ten years is predicted to be 38.2%, which is almost 5% higher than the US average. Due to its easy access via car, train, bus and air, the Everett market supports a strong workforce, supporting both its full-time residents as well as residents commuting from surrounding cities. Paine Field at Everett began commercial air service in early 2019 with 24 daily flights to popular destinations along the west coast and beyond. The two-gate terminal, operated by Propeller Airports, offers service from Alaska and United airlines to many domestic destinations.

## BOEING

Airplane manufacturer, Boeing, has a significant presence in Everett, including the world's largest building by volume. The Everett Factory currently employs over 30,000 people, including its own fire department, security team, daycare center, coffee shop, and fitness center. Boeing's Everett site produces 747, 767, 777 and 787 airplanes, as well as aerospace support in aircraft fabrication and production, product development, aviation safety and security and airplane certifications. Public tours of Boeing's Everett factory are available seven days a week, allowing visitors to see airplanes being built for the company's worldwide base of airline customers.



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## CONTACT US

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