

PAINE FIELD AEROSPACE BUSINESS PARK

Mukilteo Speedway • Everett, WA



**RARE 54-ACRE AIRPORT FRONTAGE DEVELOPMENT SITE
AVAILABLE FOR BUILD-TO-SUIT
OR LONG TERM LAND LEASE**

CBRE

PROJECT HIGHLIGHTS

- Land lease rates starting at \$0.04/SF/Month
- Rare opportunity for development of up to 54 acres adjacent to Paine Field
- Runway access available
- Light industrial zoning, ideal for aerospace related technology or manufacturing uses
- Long-term land lease or build-to-suit opportunities
- Expedited permitting and traffic mitigation agreement in place
- Pre-existing wetland mitigation bank in place
- On the west side of Boeing's Everett Plant and minutes to the I-5 corridor
- Unique access to Paine Field's world-class airport facilities
- Direct access to highly skilled manufacturing and professional workforce in Snohomish County
- Available economic and tax incentives through the State of Washington

TARGET TENANTS

- Aerospace companies
- Aircraft Component Manufacturers
- Specialized Aviation Service Operators
- Aviation Property Developers
- Aerospace Defense Contractors
- Aircraft Manufacturers
- Aircraft Maintenance and Service Centers (MRO's)
- Space Technology
- Other Aviation Related Companies



PAINE FIELD OVERVIEW

Located in Everett, Washington, Paine Field / Snohomish County Airport is home to over 550 aircraft, including single engine recreational aircraft, corporate jets, vintage Warbirds and Boeing Dreamliners. The airport offers high quality aviation facilities, including an FAA tower, Cat 1 ILS, Part 139 certification, FBO services and convenient access to Seattle, Bellevue and Redmond.

The Airport is also home to the Boeing Company's manufacturing plant for the 777X, 787 Dreamliner, 777, 767 and 747. Numerous other companies operate from Paine Field providing everything from repair and maintenance services for major airlines to producing high-end aerospace components. Commercial air services, which include Alaska Airlines and United Airlines, now have regularly scheduled service out of Paine Field.

DISTANCE TO/FROM PAINE FIELD



8 MILES

TO DOWNTOWN EVERETT & PORT OF EVERETT



24 MILES

TO DOWNTOWN SEATTLE & PORT OF SEATTLE



24 MILES

TO DOWNTOWN BELLEVUE

ELECTROIMPACT

HISTORIC FLIGHT FOUNDATION

54-ACRE PAINE FIELD AEROSPACE BUSINESS DEVELOPMENT

MUKILTEO SPEEDWAY

BOEING EMC

FLYING HERITAGE & COMBAT ARMOR MUSEUM

COLLINS AEROSPACE

AVIATION TECHNICAL SERVICES (4 LOCATIONS)

AVIATION TECHNICAL SERVICES (4 LOCATIONS)

ESTERLINE CONTROL SYSTEMS - KORRY

PAINE FIELD BUSINESS OFFICE

VAUPELL ENGINEERING

WASHINGTON AEROSPACE TRAINING & RESEARCH CENTER (WATR)

BEVERLY PARK ROAD

AVIATION TECHNICAL SERVICES (4 LOCATIONS)

AIRPORT ROAD

OUTLINED AREA IS APPROXIMATE LOCATION FOR 54-ACRE PAINE FIELD AEROSPACE BUSINESS DEVELOPMENT SITE

**PAINE FIELD
BUSINESS PARK
MENT SITE**

PAINE FIELD BLVD

PANASONIC AVIONICS

BOEING DREAMLIFTER

GE AEROSPACE

FUTURE OF FLIGHT

COMMERCIAL PASSENGER TERMINAL (Alaska and United Airlines)

BOEING DELIVERY

PAINE FIELD ADMINISTRATION OFFICE

526

BOEING

COLLINS AEROSPACE

SNO-ISLE TECH SCHOOL

AVIATION TECHNICAL SERVICES (4 LOCATIONS)

BOEING MAIN CAMPUS

CADENCE AEROSPACE

COLLINS AEROSPACE

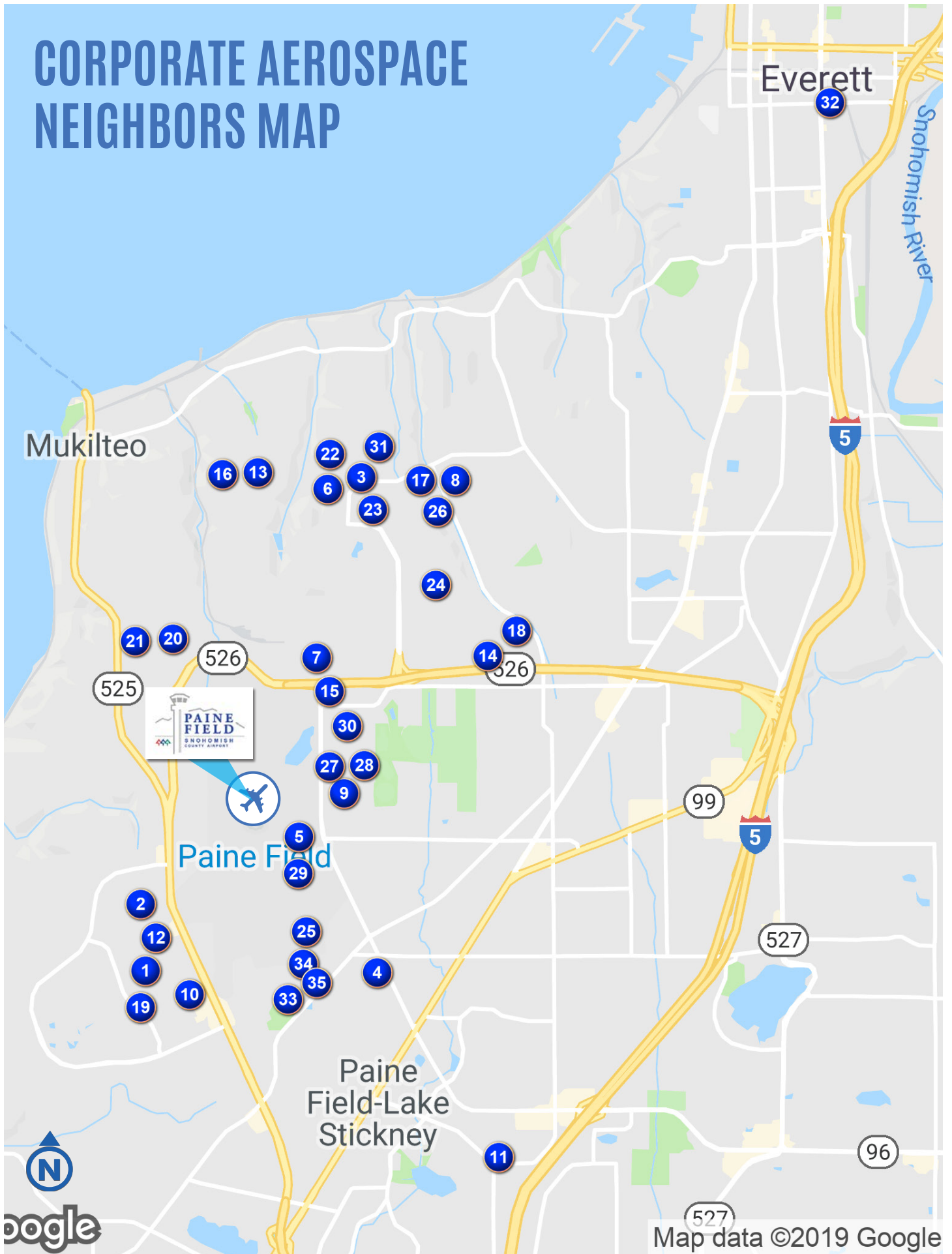
COMMUNITY TRANSIT

XPO LOGISTICS

BOEING FREEWAY (SR-526)



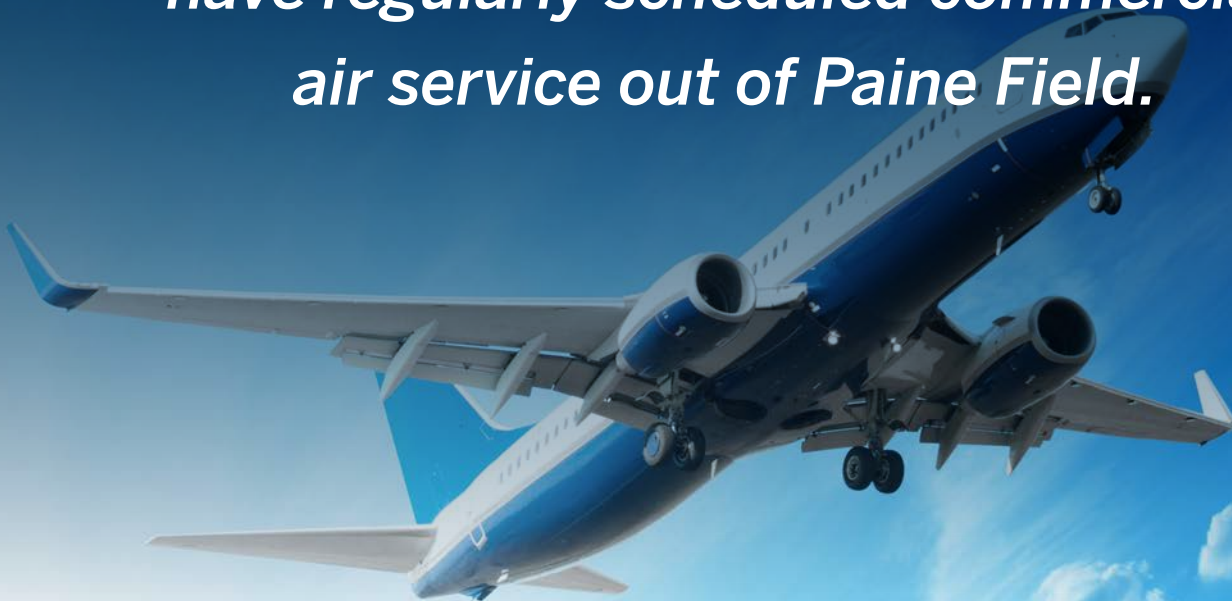
CORPORATE AEROSPACE NEIGHBORS MAP



CORPORATE AEROSPACE NEIGHBORS NEAR PAINE FIELD

- | | |
|---------------------------------|--|
| 1. Aero Mac Inc. | 19. MTM Robotics |
| 2. Applied Aero Systems | 20. New Tech Industries |
| 3. Applied Technical Services | 21. Omega Precision |
| 4. Astronics/Ballard Technology | 22. Rolls-Royce North America |
| 5. Aviation Technical Services | 23. Safran |
| 6. Avtech Tyee | 24. TECT Aerospace |
| 7. Boeing Main Campus | 25. Turbine Engineering Components |
| 8. Bucher Aerospace Corp | 26. Umbra Cuscinetti |
| 9. Cadence Aerospace | 27. Collins Aerospace (Engine Integration) |
| 10. Component Products Corp | 28. Collins Aerospace (Landing Gear Assembly) |
| 11. Diehl Aerospace | 29. Waypoint Aeronautical |
| 12. Electroimpact | 30. Windspeed Technologies |
| 13. Heroux Devtek Landing Gear | 31. Safran |
| 14. Jamco America | 32. Safran |
| 15. Keltia Design Inc. | 33. Esterline Control Systems - Korry |
| 16. KLX Aerospace Solutions | 34. Vaupell |
| 17. LMI/D3 Technologies Inc. | 35. Collins Aerospace (Waste & Wastewater Systems) |
| 18. MTorres America | |

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