

# ± 27,280 SF INDUSTRIAL



## FOR LEASE

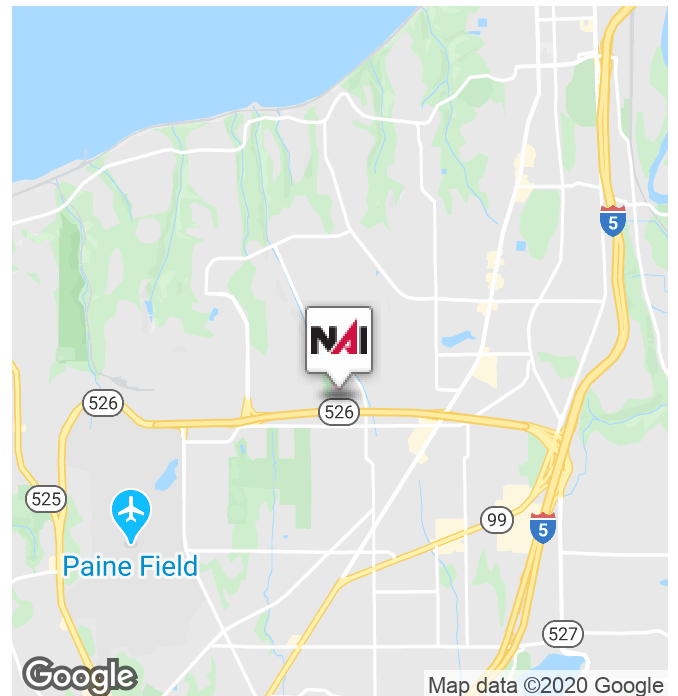


## 832 80th Street SW

Everett, WA 98203

### Property Highlights

- ± 27,280 Total SF
  - ± 21,240 SF Warehouse
  - ± 6,040 SF Office on two floors (3,020 SF per floor)
- Rare stand alone building in Seaway neighborhood
- Loading: Four grade level doors (oversized) and six dock high doors with excellent maneuverability
- Clear height: 24' clear height in warehouse
- Parking: Ample parking stalls - 1.5:1,000
- Power: 3-phase, 480v power
- Available immediately
- Asking lease rate: \$0.80/SF/Mo, NNN (Warehouse)  
\$1.50/SF/Mo, NNN (Office)
- Owner will consider offers to purchase - please call listing brokers for more information



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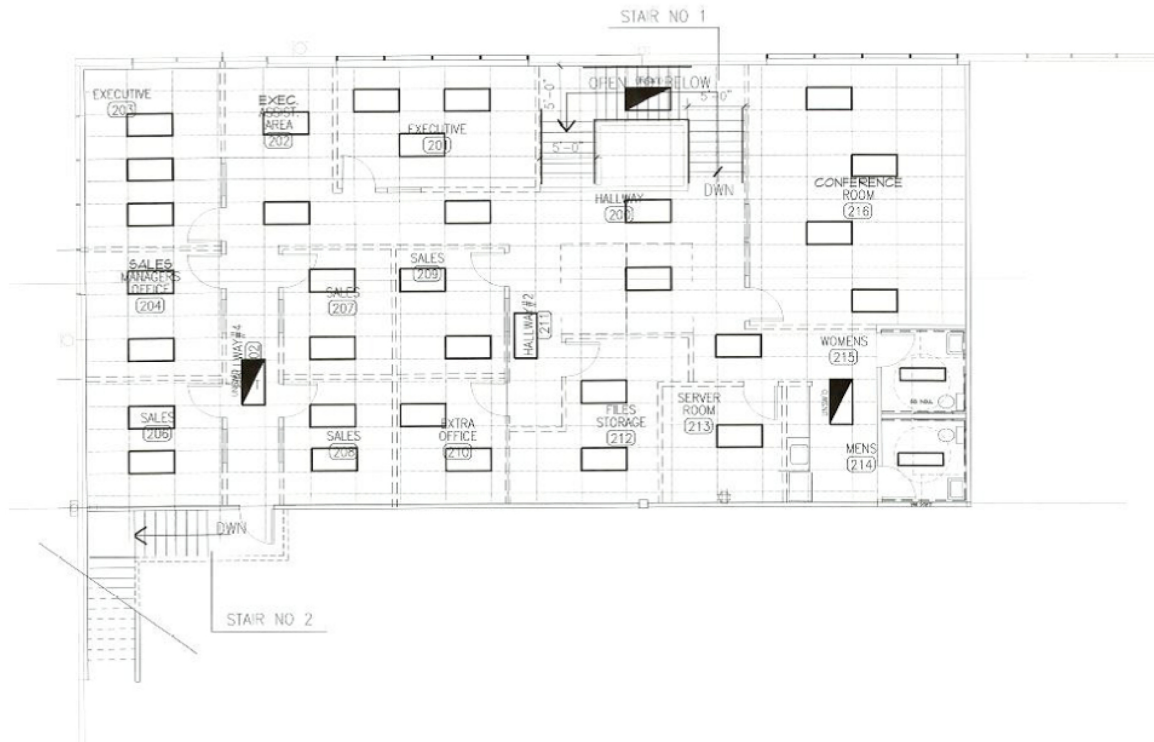
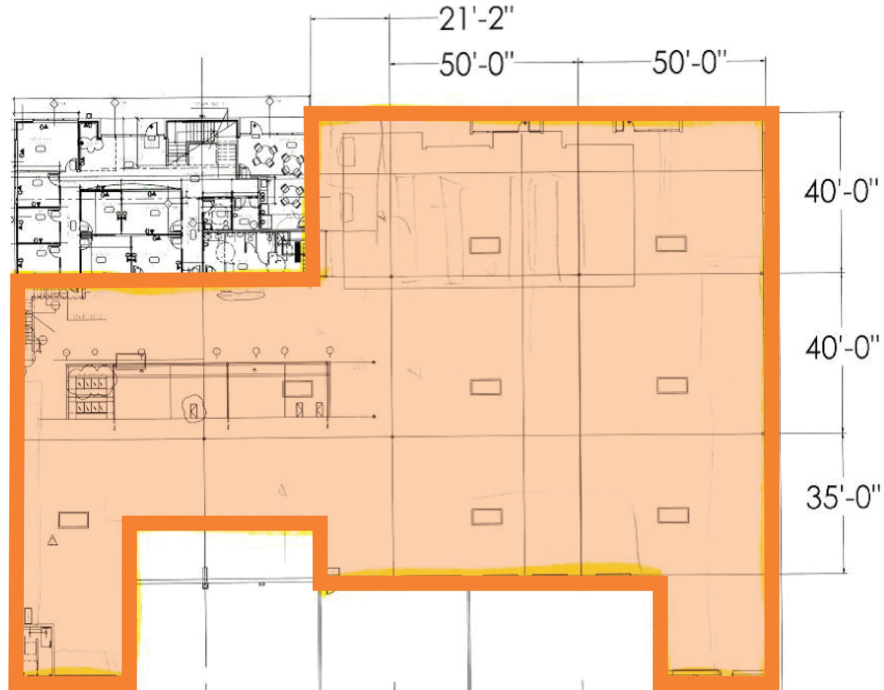
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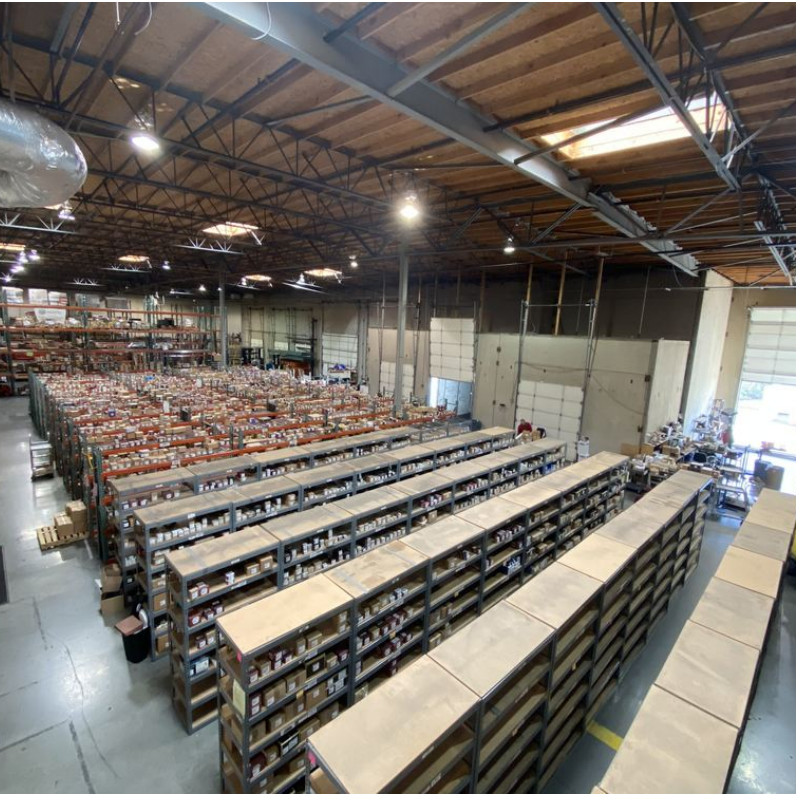
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**NAI** Puget Sound  
Properties

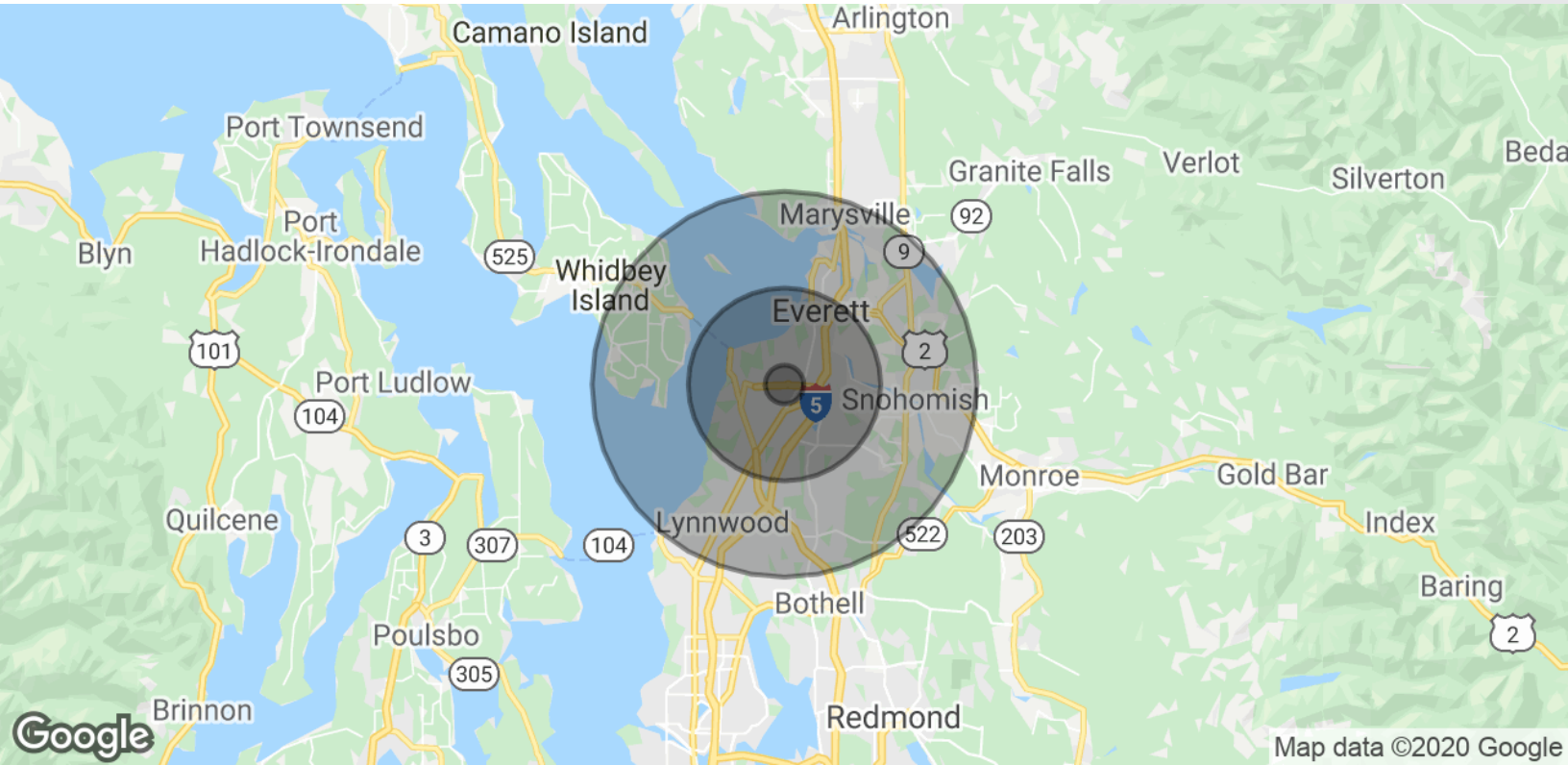
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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	15,262	230,376	564,875
Average age	30.0	34.9	35.8
Average age (Male)	28.5	33.6	34.9
Average age (Female)	30.8	36.1	36.6

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	5,795	91,873	217,766
# of persons per HH	2.6	2.5	2.6
Average HH income	\$52,894	\$68,024	\$77,373
Average house value	\$266,700	\$356,132	\$393,830

\* Demographic data derived from 2010 US Census



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