

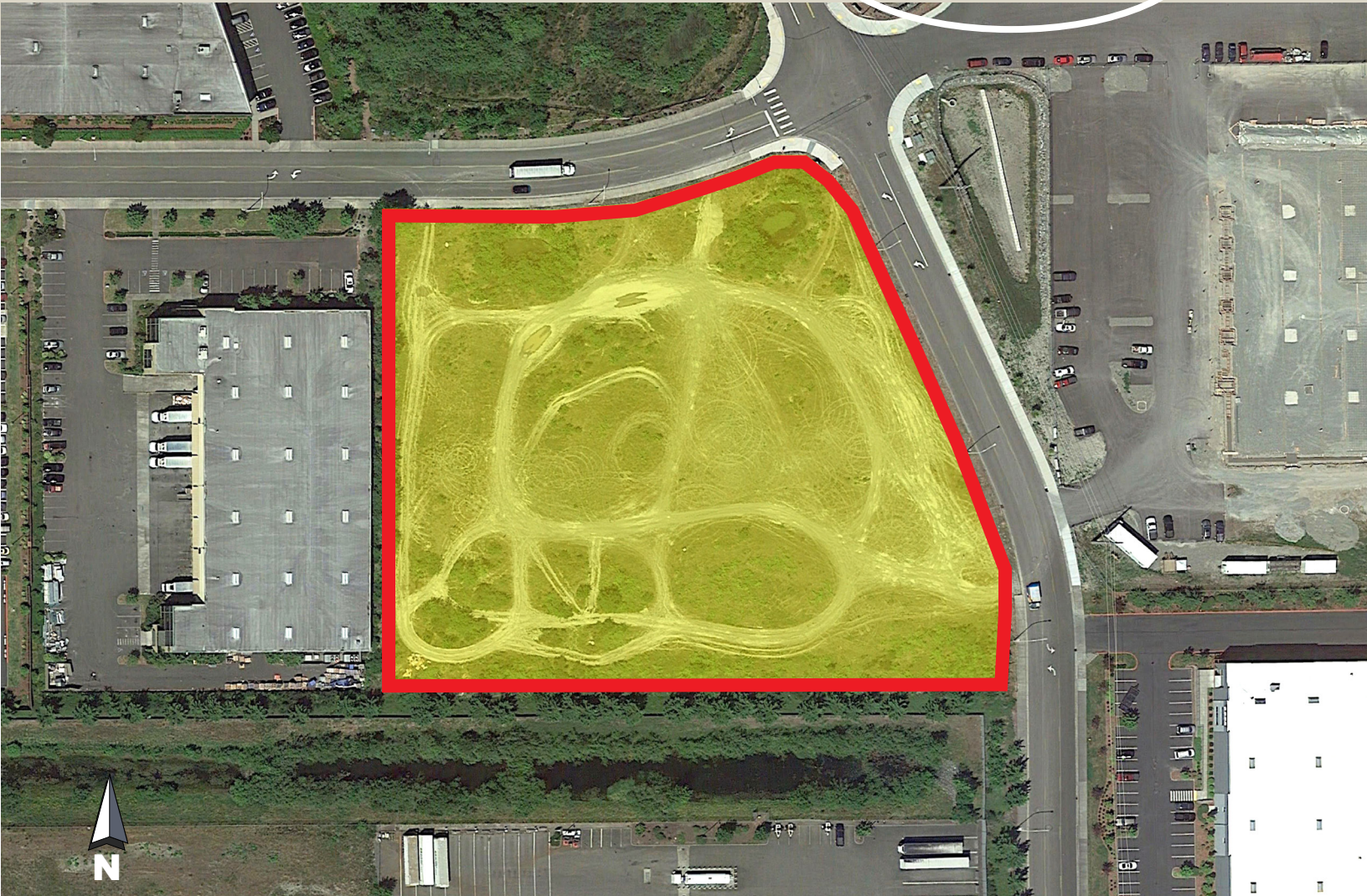
Industrial Development Opportunity

Prime Seaway Center Land

Industry Street & Associated Blvd., Everett, Washington

4.34 Acres Available for Sale

PRICE REDUCTION - \$3,200,000



For more information contact

Brent Jackson

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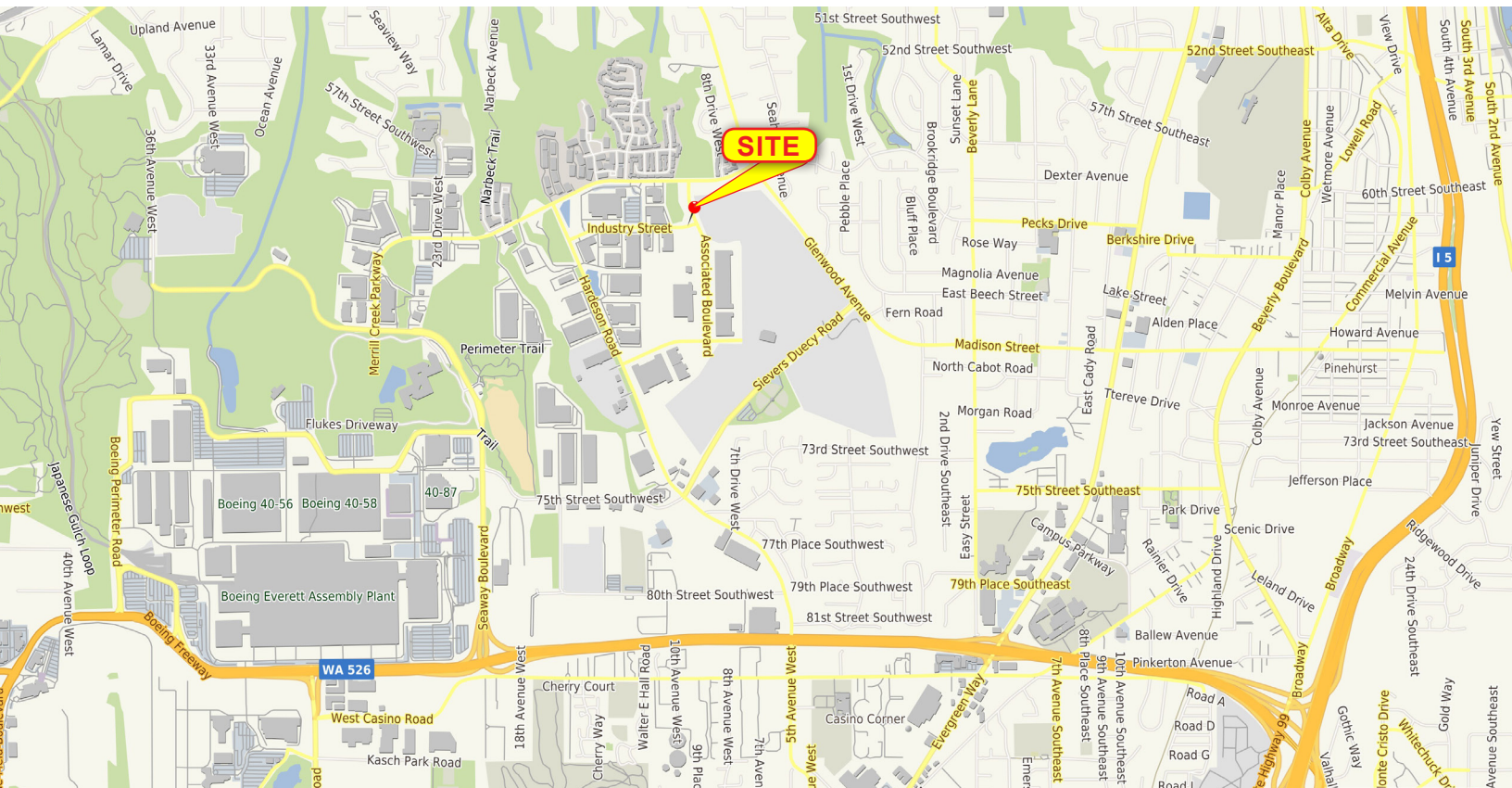
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Property Highlights

- 4.34 acres on two parcels
- Multiple building configuration options
- M-1 zoning in the City of Everett
- All utilities to the site
- Storm system in place
- Frontage improvements partially complete
- Corporate neighbors include Boeing, Teague, Fluke, Columbia Distributing, Electric Mirror, Campbell's Soup, Food Services of America and Funko

Map



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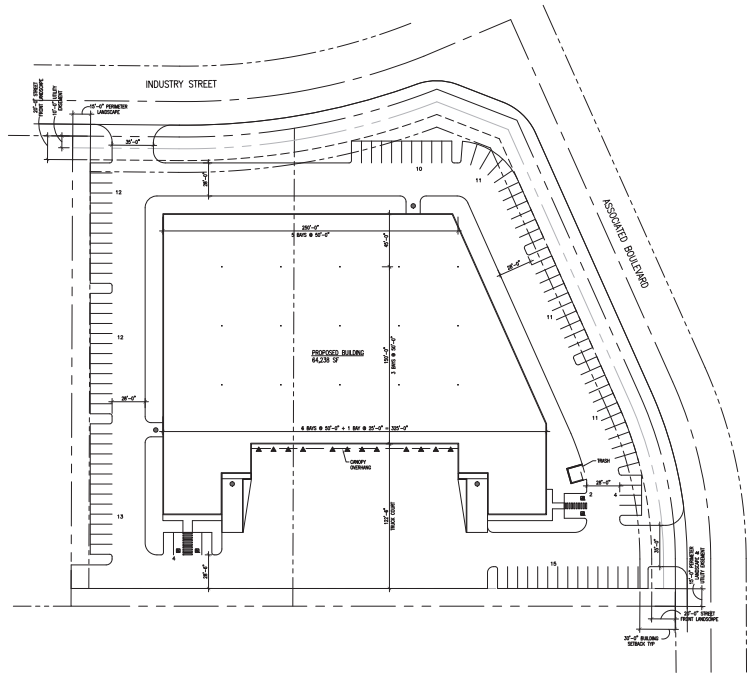
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Site Plan Options

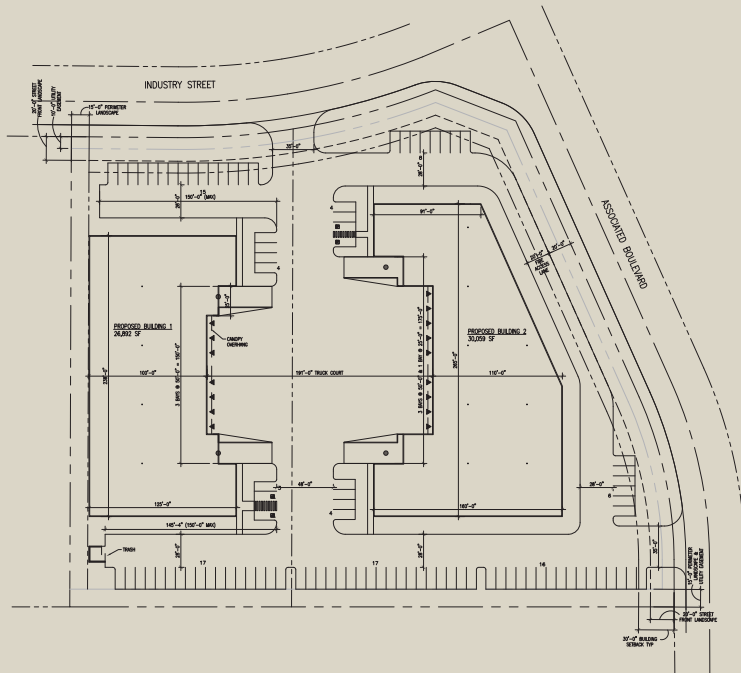
PROJECT DATA - Option 1

Site Area	189,309.9 SF
Lot coverage	34%
Building Area	64,238 SF
Office (10%)	6,425 SF
Warehouse (90%)	57,813 SF
Parking Required	
Office (1/250)	26 stalls
Warehouse (1/1000)	58 stalls
Total	84 stalls
Parking Provided	105 stalls
Dock-High Doors	12
Grade Level Doors	4



PROJECT DATA - Option 2

Site Area	189,309.9 SF	
Total Building Area	56,951 SF	
Lot coverage	30%	
	<u>Building 1</u>	<u>Building 2</u>
Building Area	26,892 SF	30,059 SF
Office (10%)	2,690 SF	3,000 SF
Warehouse (90%)	24,202 SF	27,059 SF
Parking Required		
Office (1/250)	11 stalls	12 stalls
Warehouse (1/1000)	20 stalls	23 stalls
Total	31 stalls	35 stalls
Parking Provided	39 stalls	55 stalls
Dock-High Doors	16	
Grade Level Doors	4	



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Neighboring Companies

- The CheeseMan Corporation
- Western Systems
- Terry's Machine & Manufacturing
- Royal Building Products
- Western Pacific Building Materials
- Fedex
- Columbia Distributing
- Umbra Cuscinetti, Inc.
- Funko
- Amazon
- Bucher Aerospace Corporation
- Leading Edge Gymnastics Academy
- Food Services of America
- Hogland Transfer Company
- Campbell's StockPot
- PODS Moving & Storage
- Fluke Biomedical
- Precor
- Community Transit
- Comcast

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