

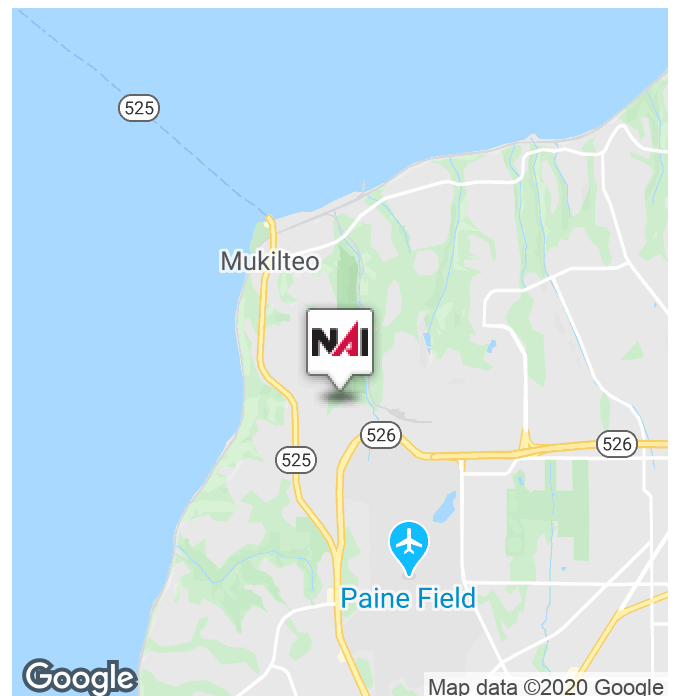


NELSON 43 / BUILD-TO-SUIT

4301 78th Street SW, Mukilteo, WA 98275

Property Highlights

- Free standing industrial shell available for sale or for lease
- +/- 55,820 SF (Build-to-Suit Office) - Potential to demise to +/- 13,955 SF
- Dock high and grade level loading, ESFR Sprinkler System, Class A Construction
- 24' clear / 30' an option
- 1.58 stalls/1,000 SF (88 Stalls Total) – Abundant Parking
- Zoned PI (Planned Industrial)
- Immediate access to SR-526, I-5, and I-405 via Mukilteo Speedway
- Q1 2021 Delivery (in for building permit as of November 2019)
- For lease: \$0.80/SF, NNN (warehouse); \$1.50/SF, NNN (office)
- Please call for sale price



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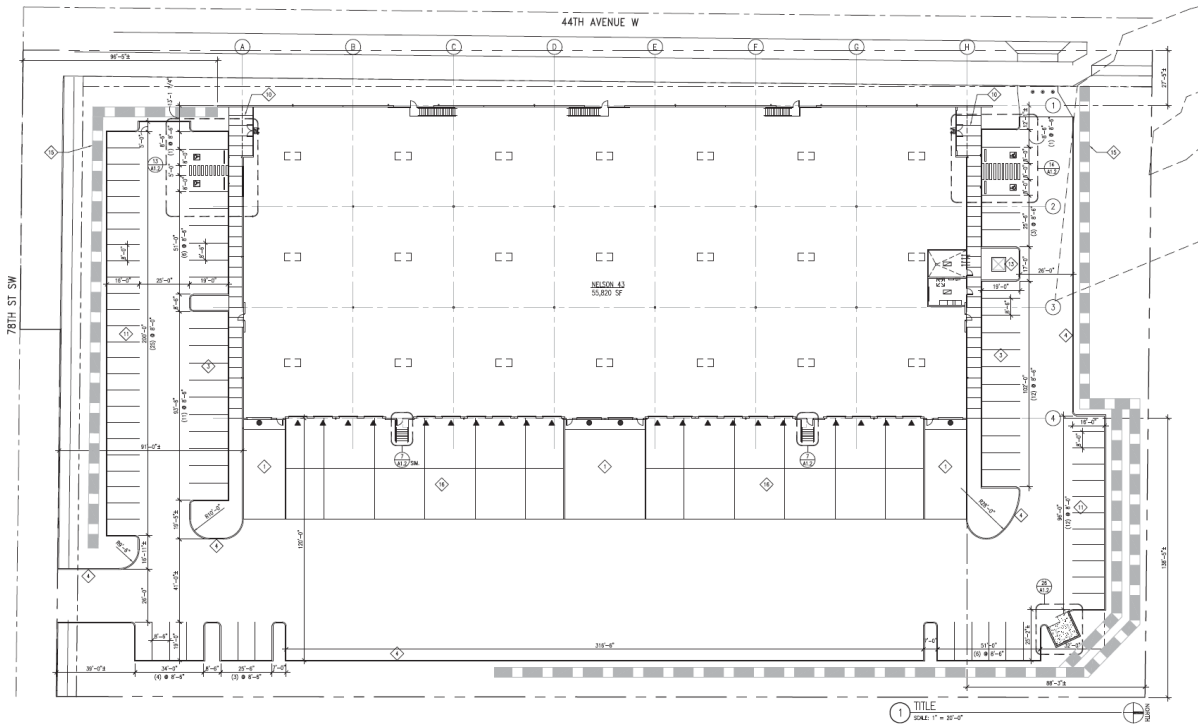
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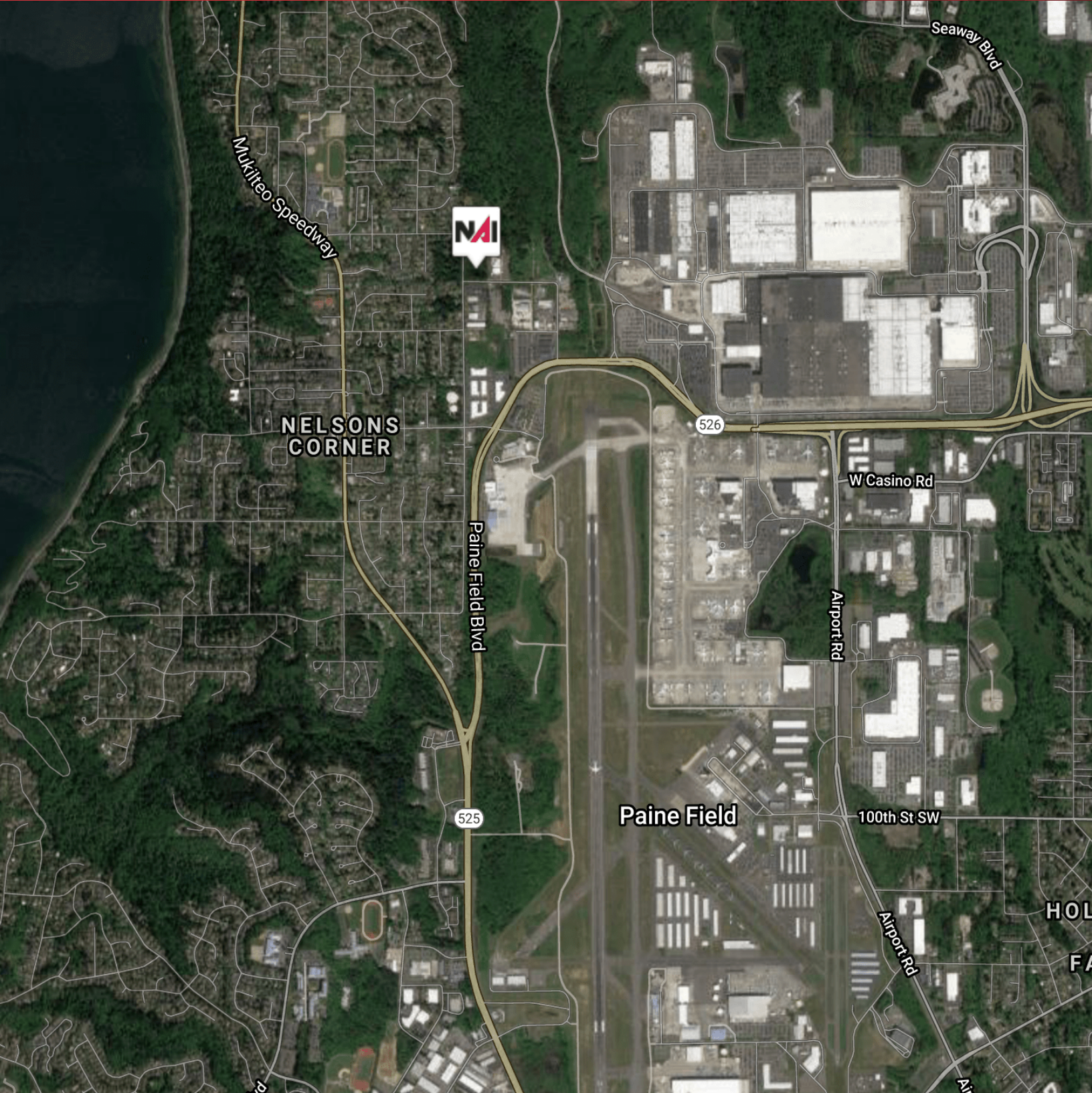
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