

PowderMill Business Center

AT SEAWAY CENTER — EVERETT, WA

6301-6311 36th Ave West, Everett, WA

FOR MORE INFORMATION CONTACT:

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Project Scope

- 36 acre industrial park
- 4 Buildings - 373,000 s.f.
- Building sizes from 62,000 s.f. - 119,000 s.f.
- Space sizes from +/- 12,000 s.f.

Building Features

- 30' clear height
- 120' - 180' truck courts
- ESFR fire protection system
- Dock high and grade level loading
- 50' - 55' typical bay spacing
- T-5 energy efficient lighting (15 fc @ 36" AFF)
- R-21 roof insulation and insulated shell
- Skylights
- 480 volt 3-phase electrical service
- 6" reinforced slab

Property Features

- Class A industrial space
- Institutional ownership
- Professional property management
- Zoned LI-2 (City of Everett)
- Corporate neighbors include: Boeing, Amazon, Fluke, Campbells Soup, Food Services of America, and Seattle Genetics

Distance to Significant Locations

- | | |
|------------------------|------------|
| • The Boeing Company | 1.8 miles |
| • SR-526 | 2.3 miles |
| • I-5 | 4.9 miles |
| • Port of Everett | 7.4 miles |
| • I-405 | 11.4 miles |
| • Port of Seattle | 32.7 miles |
| • SeaTac Int'l Airport | 42.7 miles |



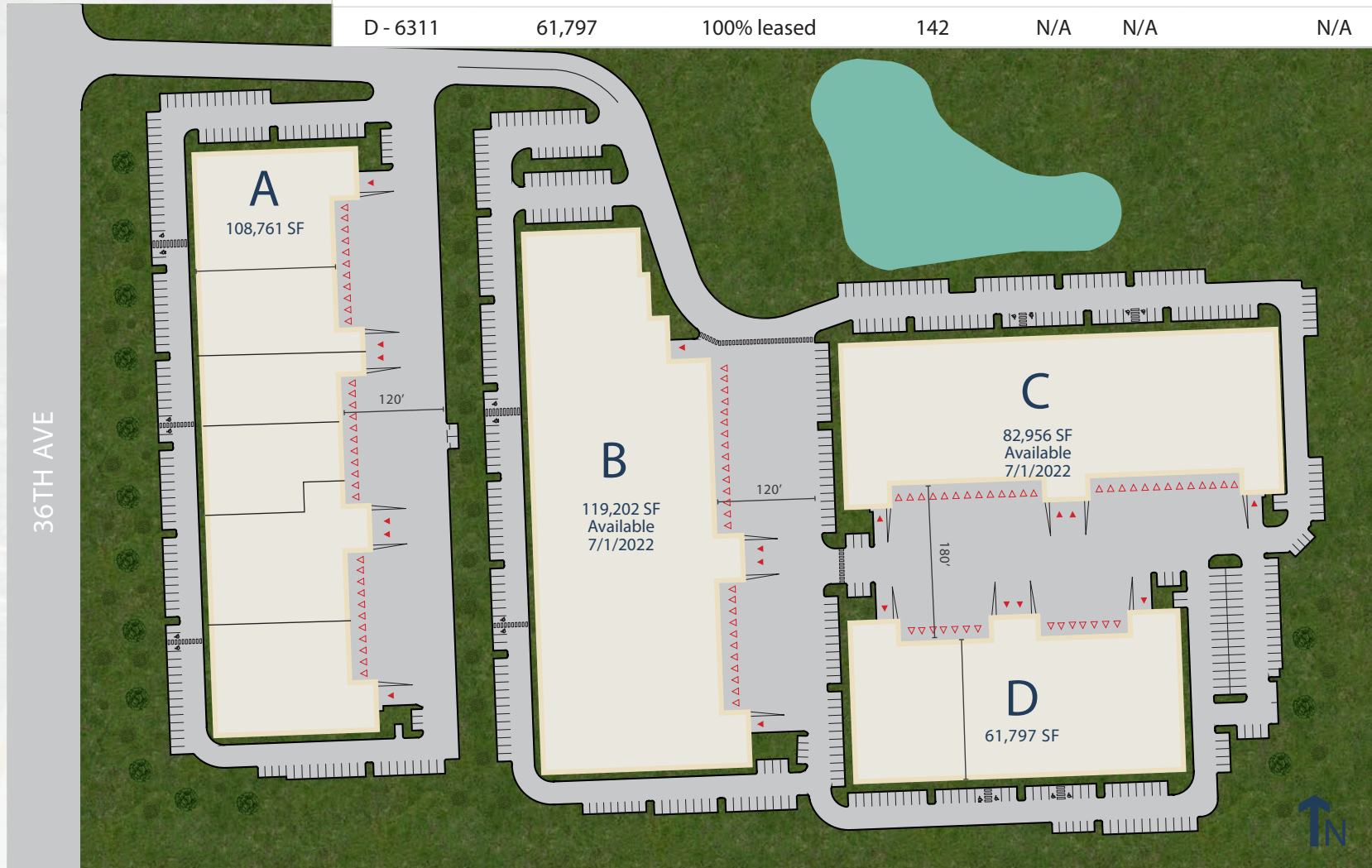
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Flexible Building Plan Options:

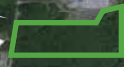
SITE PLAN

BUILDING	BUILDING AREA (SF)	AVAILABLE SF	PARKING STALLS	DOCK	GRADE	POWER
A - 6301	108,761	100% leased	140	N/A	N/A	N/A
B - 6305	119,202	Available 7/1/2022	151	24	4	2,000 amps, 480/277 v, 3-phase
C - 6307	82,956	Available 7/1/2022	128	25	4	2,000 amps, 480/277 v, 3-phase
D - 6311	61,797	100% leased	142	N/A	N/A	N/A





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BOEING EVERETT PLANT

PAINE FIELD



SEAWAY CENTER

SEAWAY BLVD

526

5

SE EVERETT MALL WAY



525

99

MUKILTEO SPEEDWAY

AIRPORT ROAD

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