

OFFERING MEMORANDUM

ACROWOOD SURPLUS INDUSTRIAL LAND

11.22 Acres Industrial Land and Building

NEAREST ADDRESS: 4425 S 3rd Ave Everett, WA 98203

ZONING: City of Everett LI (Light Industrial)

PARCEL NUMBERS: 29053200205900, 29053200200200
00500500305800, 29053200201400
29053200304200

TOTAL ACREAGE: 11.22 Acres (488,743 SF)



**COLDWELL BANKER
COMMERCIAL**
DANFORTH

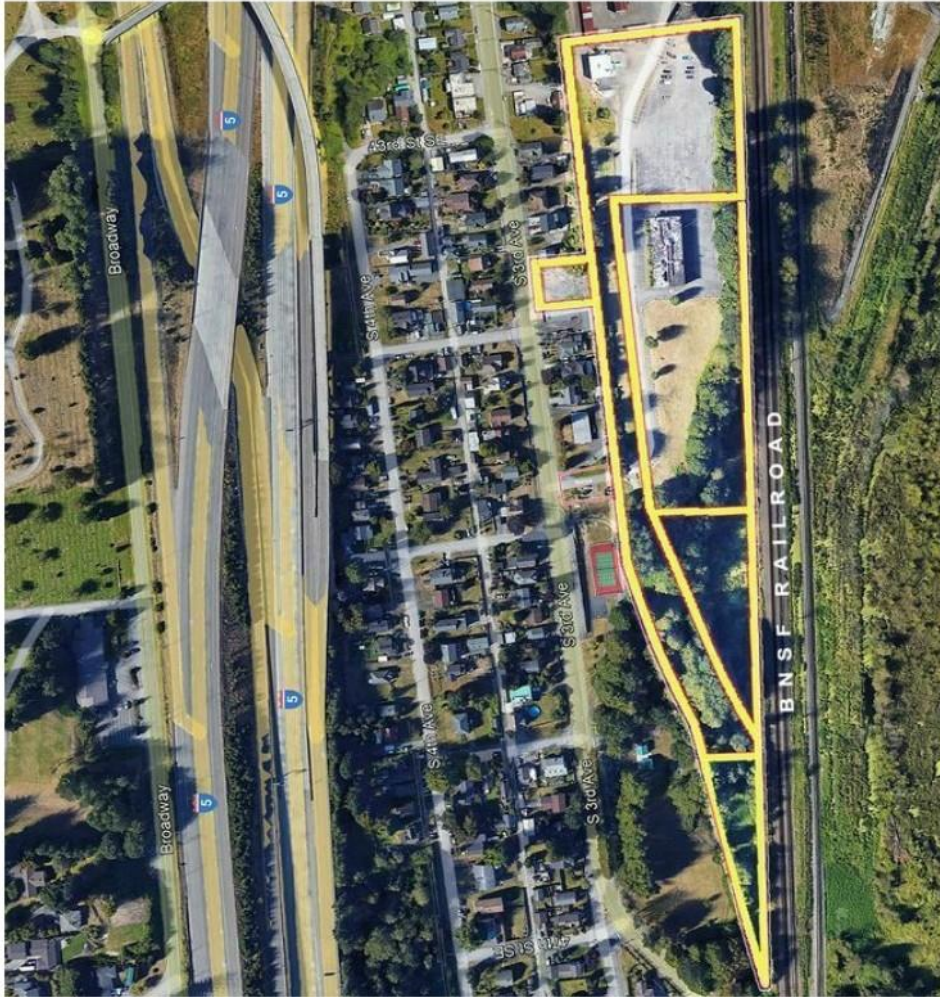
Michael Fear
206 755 8856
mikef@medwardscre.com

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ABOUT THE PROPERTY

Existing Building:	22,224 SF concrete tilt-up building currently built out as office space
Proximity:	1 minute to Interstate 5 7.7 miles to Boeing Everett 10 minutes to Port of Everett
Utilities:	All utilities on site

PROPERTY DESCRIPTION

The 11.22-acre Property is just east of Interstate 5 and just south of the 41st Street interchange, in Everett with quick access to 1-5. The Property contains approximately 7.9 acres of flat, mostly paved, and improved land. The Existing 2 story building was built in 1970 and is concrete tilt-up construction with built out office spaces which can be integrated in the overall development, used as is, modified, or demolished according to your needs. All utilities including water, sewer, electric, and fiber optic internet are on site. Property has one access point but is configurable for an additional one. Property is bordered by the BNSF Railroad with the possibility of revisiting a connection via an old spur which at one time served the property.

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OFFER PROCESS

Submittals:

Respondents are invited to email all offers to mikef@medwardscre.com.

All questions, RFI's, and correspondence should be directed to:

Michael Fear at Coldwell Banker Commercial Danforth

mikef@medwardscre.com

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DISCLAIMER

ACROWOOD CORPORATION has engaged Coldwell Banker Commercial Danforth ("Coldwell Banker Commercial Danforth") as its real estate advisor on an exclusive basis in connection with the sale of the properties described herein.

This OFFERING MEMORANDUM is being delivered to parties who may be interested in purchasing the Property as offered. By acceptance hereof, each recipient agrees not to reproduce or use in whole or in part the information contained herein, or any other information that is not already public, and to use this OFFERING MEMORANDUM only to evaluate the opportunity described herein. Coldwell Banker Commercial Danforth and ACROWOOD CORPORATION do not represent or warrant the accuracy or completeness of the information contained in this OFFERING MEMORANDUM. Nothing contained in this OFFERING MEMORANDUM should be construed as a representation by any person as to the future possibilities of the Property. Potential developers should conduct their own due diligence.

ACROWOOD CORPORATION expressly reserves the right, at their sole discretion, to reject any or all expressions of interest, and/or to terminate discussions with any entity at any time with or without notice which may arise because of review of this OFFERING MEMORANDUM.

ACROWOOD CORPORATION shall have no legal commitment or obligation to any entity reviewing this OFFERING MEMORANDUM unless and until written agreement(s) for the sale of the Property have been fully executed, delivered, and approved by ACROWOOD CORPORATION.

All communications or inquiries regarding this opportunity or any other matters relating to this OFFERING MEMORANDUM should be directed to Michael Fear of Coldwell Banker Commercial Danforth.

Without limiting the foregoing, the information provided herein has been provided by Coldwell Banker Commercial Danforth or ACROWOOD CORPORATION from sources they deem to be reliable. Summaries contained herein or associated with of any document, drawing, rendering, or depiction is not intended to be comprehensive, but are outlines of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, any of their affiliates, or any of their respective owners, partners, members shareholders or agents (collectively, the "Owner Parties"), or Coldwell Banker Commercial Danforth as to the accuracy or completeness of the information contained herein.

Parties interested in engaging in discussions with the Owner regarding the Property or the potential acquisition and/or development of the Property should make their own investigations, projections, and conclusions. Parties who may be interested in acquiring the Property should be aware that in the event of any such transaction, the Property is being offered in an 'AS IS' CONDITION, WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, except to the extent otherwise specifically agreed in a Purchase and Sale

Agreement. It is expected that prospective buyers or development partners will conduct their own independent due diligence concerning the Property, including such engineering and environmental inspections as they deem necessary to determine the condition of the Property and the existence or absence of any potentially hazardous materials or conditions associated with the Property.

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