

COMMERCIAL LEASE OPPORTUNITY

1/2-Acre General Commercial Yard & Office Space

LOCATION & RENT

Property Address:

Avondale Way, Everett, WA 98204

Monthly Rent:

\$7,900

Pricing Model:

NNN Included (Flat-rate pricing)

TERMS & AVAILABILITY

Available:

August 1st, 2026

Lease Duration:

1 year or longer

Timeline:

Flexible (Prorated options available)

Move-In Costs:

\$7,900 First Month + \$5,000 Refundable Deposit

PROPERTY OVERVIEW

Strategically situated within a high-demand, prime commercial corridor near Highway 99 in Snohomish County. The flexible ****General Commercial (GC)**** zoning permits an intensive array of industrial, administrative, logistics, and specialty service business operations. Target lease commencement is August 1st, 2026, with excellent timeline flexibility to begin sooner or later depending on your transition logistics and current notice requirements. Move-in dates outside the target window will be accommodated at a prorated amount.

KEY FEATURES & INFRASTRUCTURE

Flexible Commercial Building (~1,694 sq. ft.)

Outstanding professional operational versatility. Can be configured entirely as professional administrative headquarters, a dispatch command center, or dedicated commercial office space.

Secure, Fully Gated Yard

Property features a 1/2-acre (0.51 ac) level commercial parcel featuring a dedicated, high-security gated rear portion. Specially built for secure heavy vehicle staging, fleet management, and material layout.

Storage Containers for Equipment

Includes 5 heavy-duty shipping containers positioned within the secure yard, offering immediate, locked infrastructure specifically tailored for secure tool, asset, and equipment storage.

On-Site Utilities & Hookups

Each of the 5 storage containers is outfitted with individual electrical and lighting connections. The rear yard includes dedicated water hookup access for smooth equipment maintenance, fleet upkeep, or vehicle washdowns.

Predictable Pricing Structure

Flat-rate pricing model ensures simple, clear monthly budgeting. The Triple Net (NNN) expenses are completely wrapped into the \$7,900 monthly rate.

POTENTIAL PROPERTY USES

- Construction Yards
- Landscaping Operations
- Vehicle Storage & Staging
- Utility Companies Base
- Food Truck Commissary/Parking
- Equipment Rental Hub
- Professional Office Space
- RV & Boat Storage
- Commercial Toy Storage
- Car Lot Overflow Staging

Note: Tenant to advise and verify their specific intended use of the commercial property with local municipal guidelines.

CONTACT PROPERTY MANAGER TO COORDINATE SHOWING

Primary Representative: **Lexie**
Direct Line: (425) 772-7443