

6001

36TH AVENUE WEST

Absolute NNN Leased to Boeing
±44.8 Acres | ±319,148 SF Industrial Zoned



EVERETT, WA

THE OFFERING

Cushman & Wakefield is pleased to offer for sale the **Boeing ESRC Building** (“The Property”), a 44.8-acre industrial-zoned future redevelopment opportunity on one of the largest and most strategically located sites in Everett, WA. Situated near Boeing’s Everett Plant, the Property consists of approximately 319,148 square feet of office and flex space, fully leased to an investment-grade credit tenant, The Boeing Company (NYSE: BA). Investors and developers can evaluate this unique opportunity to acquire and control a critical mass of last mile Pacific Northwest real estate, either as a long-term investment or as a future redevelopment play.

The Property is being offered on an “as-is” basis for the fee simple interest in the building and the land.

PROPERTY OVERVIEW

Address	6001 36 th Avenue West, Everett, WA
Square Footage	±319,148 SF
Land Area	44.8 Acres (±1,950,960 SF)
Parcel	280403-001-002-00
Zoning	Light Industrial 2 (LI-2)
Tenant	The Boeing Company (NYSE: BA)
Lease Type	NNN
Lease Expiration	January 2026, with one 3-year renewal option extending the term to January 2029 with a 2% annual increase
Asking Price:	\$55,000,000
Price per Land SF	\$28.19
Year 1 Cap Rate	5.87%
Monthly NNN Rent	\$0.86/SF



INVESTMENT HIGHLIGHTS



CRITICAL MASS

Situated on over 44 acres, this Property offers a rare opportunity to secure a significant investment-grade land cover play via a single transaction.



INVESTMENT-GRADE CREDIT TENANT

The Property is 100% leased to Boeing, an investment-grade Fortune 100 company. Boeing's Electrical Systems Responsibility Center (ESRC) occupies the entire property, focusing on wire harness assembly, family group assemblies, and advanced systems for commercial and military aviation.



INDUSTRIAL ZONING AND REDEVELOPMENT POTENTIAL

Zoned Light Industrial 2 (LI-2), the Property is suitable for future industrial redevelopment. With flexible zoning options, it presents an opportunity to create a modern logistics or advanced manufacturing campus.



STRATEGIC LOCATION IN EVERETT'S INDUSTRIAL CORE

Proximity to the Port of Everett and major transportation routes (I-5, SR 526) ensures excellent access for logistics, manufacturing, and distribution tenants.



TIGHT MARKET CONDITIONS

The South Everett/Harbor Point submarket features a 2% vacancy rate, reflecting exceptionally high demand for industrial properties. Limited new developments in the area ensure continued demand for existing assets.



VALUE-ADD OPPORTUNITY

Investors can capitalize on the value-add potential of the Property through modernization, re-tenanting, or adaptive reuse.



PROXIMITY TO AMAZON DISTRIBUTION HUBS

Amazon's presence in Everett, including a robotics-driven fulfillment center, reinforces the area's strategic importance for logistics and last-mile delivery operations. This ecosystem benefits adjacent industrial properties and underscores the long-term demand for warehouse and distribution facilities.

SUBMARKET HIGHLIGHTS



STRATEGIC MARKET FUNDAMENTALS

Everett's industrial market is marked by strong tenant demand, low vacancy rates, and sustained rental growth, supported by its strategic location within the Puget Sound region.



INCENTIVES FOR DEVELOPMENT

Local incentives and infrastructure investments, including tax benefits and streamlined permitting, encourage industrial redevelopment.



PROXIMITY TO THE PORT OF EVERETT

The Port of Everett supports global trade and offers access to Foreign Trade Zone #85, providing tax and customs advantages for tenants.



ROBUST EMPLOYMENT BASE

Boeing and other aerospace and logistics giants anchor the local economy, supporting demand for industrial real estate.



CONNECTIVITY

The Property's location near major highways and transportation corridors ensures seamless logistics operations for last-mile and regional distribution.



AMAZON'S INFLUENCE

Amazon's significant investment in logistics infrastructure in Everett enhances the market's industrial ecosystem, increasing the area's appeal to similar tenants and ensuring sustained demand for industrial properties.



TENANT SUMMARY



THE BOEING COMPANY (NYSE: BA)

Boeing is one of the largest aerospace manufacturers and defense contractors in the world, headquartered in Arlington, Virginia. With a legacy spanning over a century, Boeing is a cornerstone of the global aviation, space, and defense industries.



KEY STATISTICS



FOUNDED

1916, by William E. Boeing



GLOBAL PRESENCE

Operations in more than 65 countries



EMPLOYEES

Approx. 170,688 worldwide



APPROX. 170,688 WORLDWIDE

Operations in more than 65 countries



MARKET POSITION

Fortune 100 company,
investment-grade credit rating



COMPANY OPERATIONS

The company's operations are divided into three primary business Segments:

1

BOEING COMMERCIAL AIRPLANES (BCA)

- Produces the world's most advanced commercial jetliners, including the **737 MAX, 747, 767, 777**, and **787 Dreamliner** families.
- Focused on innovation in fuel efficiency and safety, with a global customer base of airlines and leasing companies.
- Major production facilities in Everett, WA (home of the **Boeing 777 and 787 lines**) and Renton, WA (737 production).

2

BOEING GLOBAL SERVICES (BGS)

- Offers services to maximize operational efficiency and fleet readiness for commercial and defense customers.
- Includes maintenance, training, data analytics, and aftermarket solutions.

3

BOEING DEFENSE, SPACE & SECURITY (BDS)

- Develops and manufactures defense and security systems, including military aircraft, satellites, and advanced weaponry.
- Key products include the F-15 Eagle, KC-46 Pegasus tanker, P-8 Poseidon, and the Space Launch System (SLS) rocket.
- Provides extensive support for U.S. and allied militaries worldwide.

COMPANY IMPACT

INNOVATIONS & CONTRIBUTIONS

AEROSPACE LEADERSHIP

Boeing has been instrumental in shaping modern aviation, pioneering technologies like composite materials used in the 787 Dreamliner

SPACE EXPLORATION

Boeing plays a key role in NASA programs, including the development of spacecraft for the Artemis missions and the International Space Station (ISS).

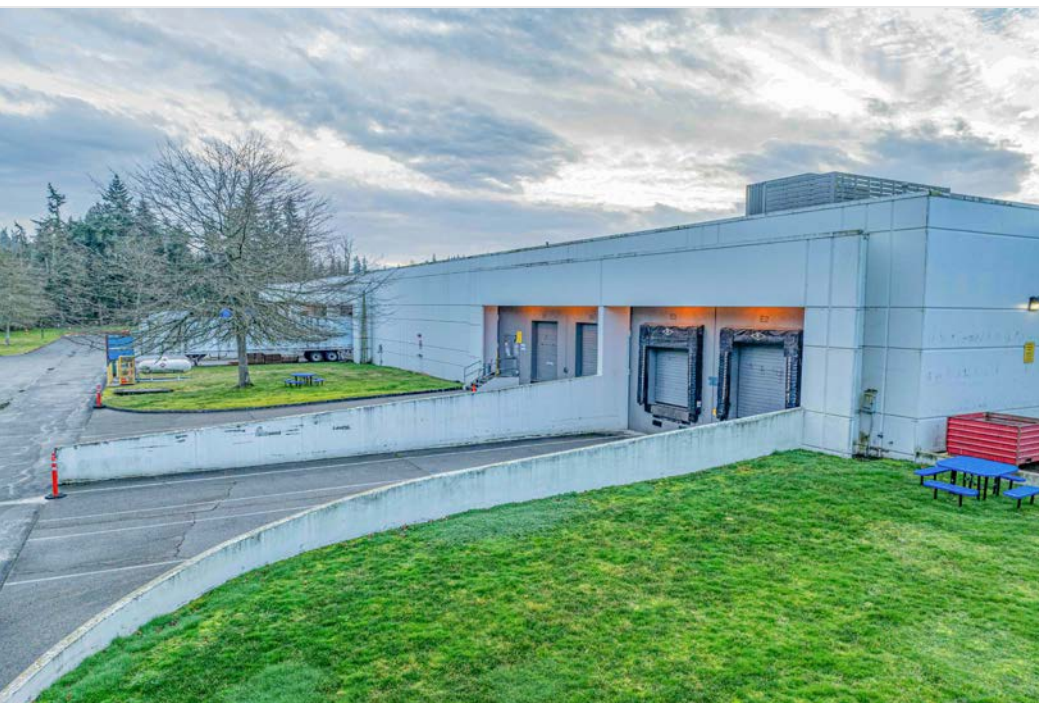
SUSTAINABILITY INITIATIVES

The company is committed to achieving net-zero carbon emissions in its operations by 2050, with advancements in sustainable aviation fuel (SAF) and efficient aircraft designs.

REGIONAL IMPACT IN EVERETT, WA

- Boeing's Everett facility is a global hub for aerospace innovation, serving as the primary manufacturing site for the **777X** and **787 Dreamliner** programs.
- The Everett factory, one of the largest buildings in the world by volume, highlights Boeing's significant contribution to the local economy, providing thousands of high-paying jobs.
- Boeing's presence in Everett extends beyond manufacturing, with divisions like the **Electrical Systems Responsibility Center (ESRC)** enhancing local industrial demand.



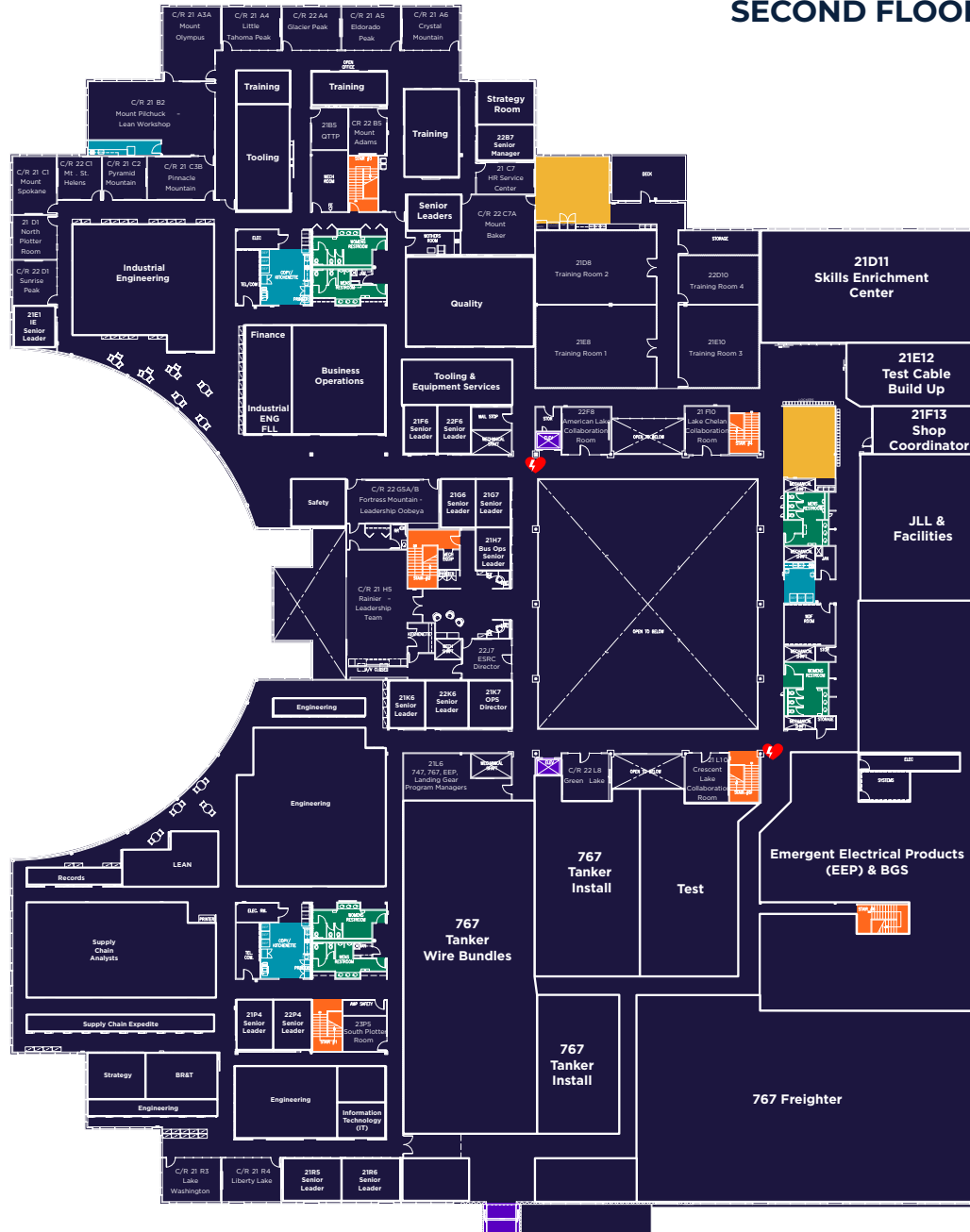


FLOOR PLANS

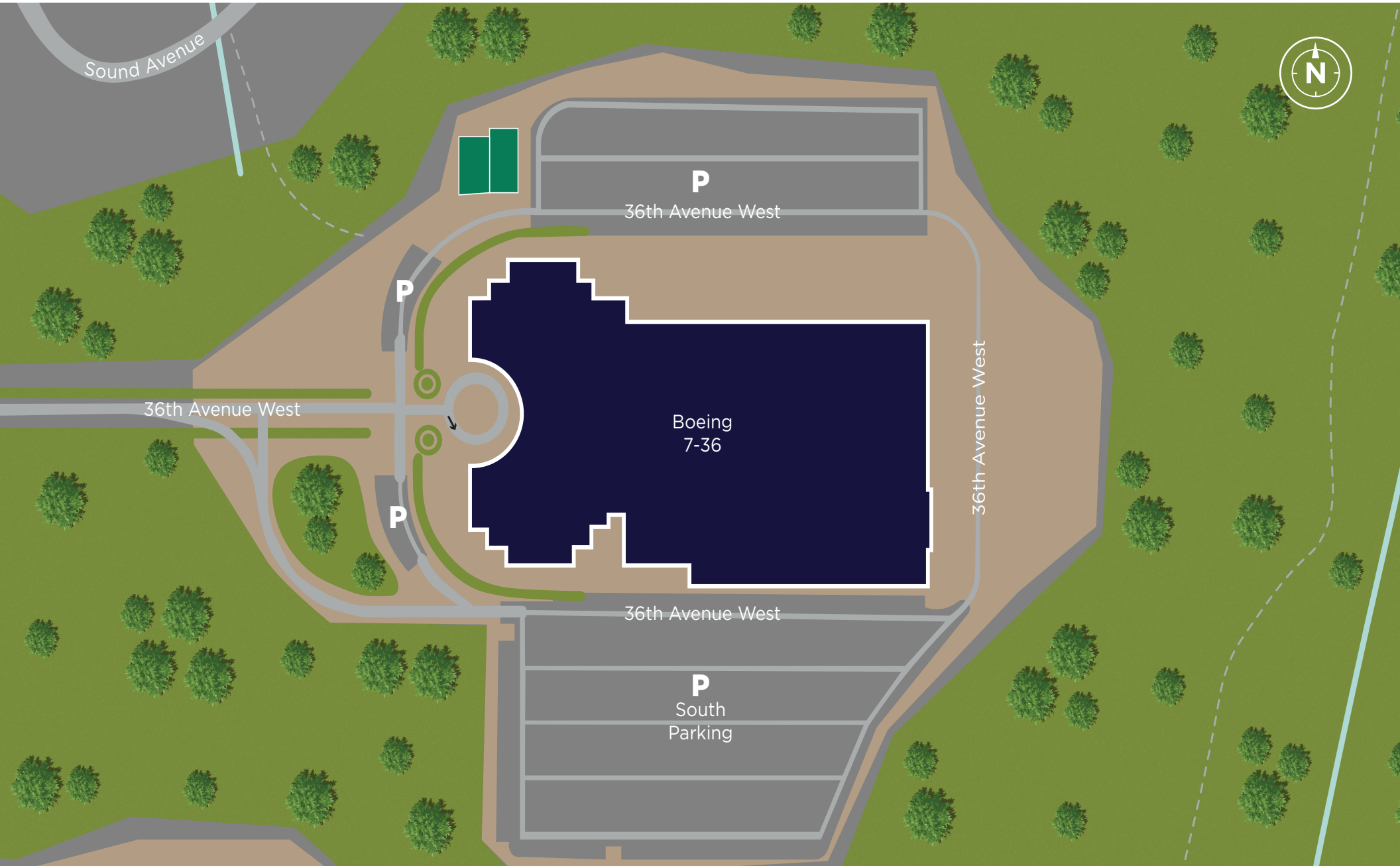
FIRST FLOOR

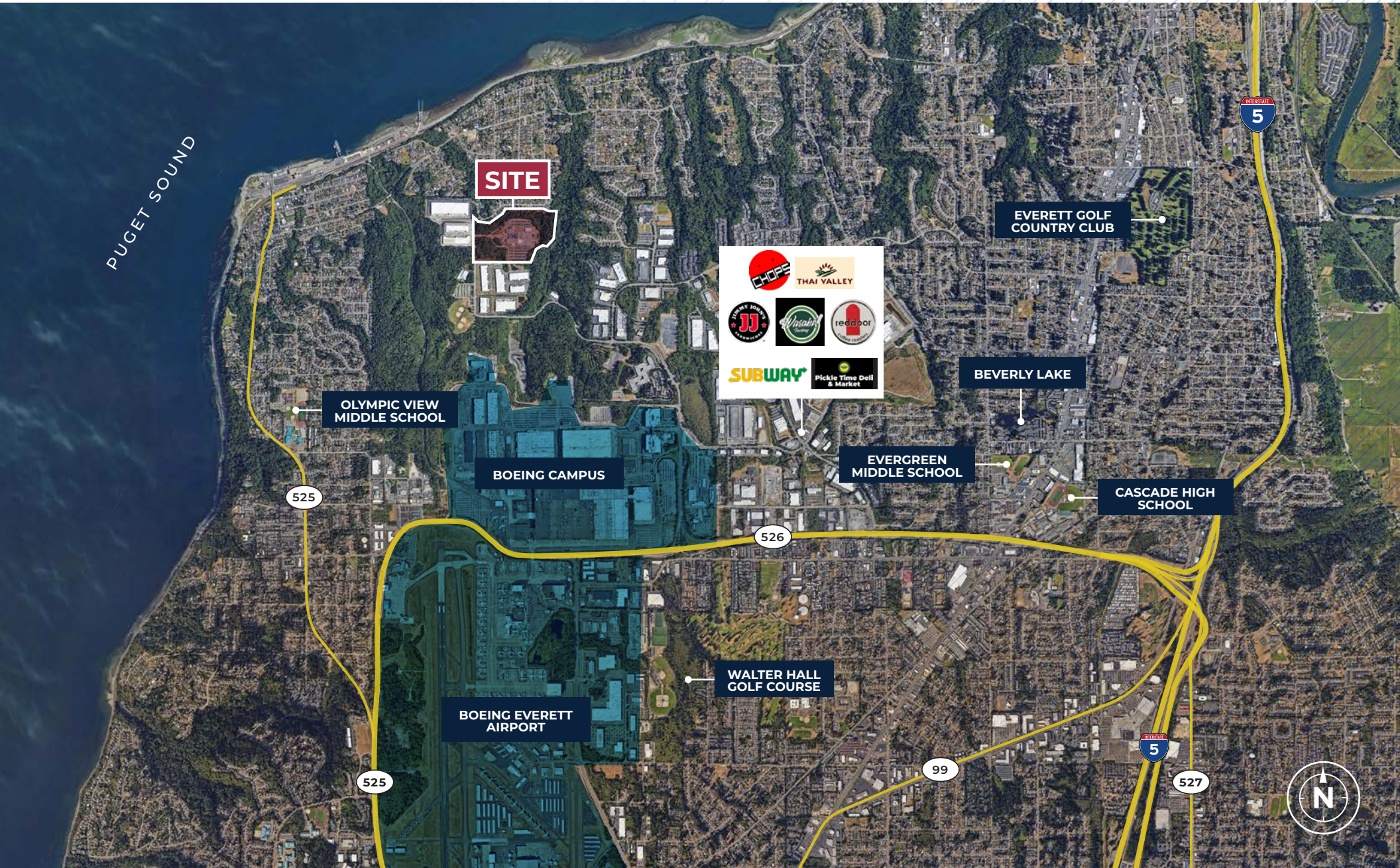


SECOND FLOOR



SITE PLAN





PUGET SOUND

SITE

EVERETT GOLF COUNTRY CLUB

OLYMPIC VIEW MIDDLE SCHOOL

BOEING CAMPUS

BEVERLY LAKE

EVERGREEN MIDDLE SCHOOL

CASCADE HIGH SCHOOL

WALTER HALL GOLF COURSE

BOEING EVERETT AIRPORT

CHOP

THAI VALLEY

JJ'S

Visions

reddoor

SUBWAY

Pickle Time Deli & Market



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**JEFFREY COLE**

Executive Vice Chair
+1 949 955 7652
jeff.cole@cushwake.com
CA Lic #: 00833681

PAT MUTZEL

Senior Director
+1 206 521 9225
pat.mutzel@cushwake.com
WA Lic #: 100944

NICO NAPOLITANO

Senior Director
+1 949 955 7642
nico.napolitano@cushwake.com
CA Lic #: 01962860

KRISTEN SCHOTTMILLER

Brokerage Specialist
+1 949 930 4364
kristen.bogler@cushwake.com
CA Lic #: 021220088

