



Industrial For Lease - Available July 1, 2026

±3,855 SF Warehouse with Office on 1.37 ac Yard

12503 Evergreen Dr, Mukilteo, WA 98275



Talor Okada
Executive Vice President
+1 425 492 5145
talor.okada@colliers.com

Liam O'Kelley
Associate
+1 425 923 0208
liam.okelley@colliers.com

Jack Dennis
Associate
+1 425 453 3144
jack.dennis@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, express or implied, regarding the information including but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensors(s). © 2024. All rights reserved.

For Lease | 12503 Evergreen Dr, Mukilteo, WA 98275

Property Highlights

- ±3,855 SF total (±1,710 SF office between two floors / 2,145 SF warehouse)
- 1.37 acre total lot area, fully fenced and graveled with additional covered storage (two lean-to structures totaling approx. 1,100 SF)
- 14' – 18' clear height in warehouse with no interior columns & 3-phase power service
- Four (4) drive-in loading doors (12'x14') and LED lighting in warehouse
- Available July 1, 2026
- Asking Lease Rate: \$17,000 + NNN per month (2026 est. NNN = \$1,659.97/Mo.)



For Lease | 12503 Evergreen Dr, Mukilteo, WA 98275

Property Photos



For Lease | 12503 Evergreen Dr, Mukilteo, WA 98275

Property Photos





Talor Okada
Executive Vice President
+1 425 492 5145
talor.okada@colliers.com

Liam O'Kelley
Associate
+1 425 923 0208
liam.okelley@colliers.com

Jack Dennis
Associate
+1 425 453 3144
jack.dennis@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, express or implied, regarding the information including but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2024. All rights reserved.