

# PAINÉ FIELD YARD

FOR SALE OR LEASE

7901 40TH AVENUE WEST, EVERETT, WA

## PAINÉ FIELD YARD FOR LEASE OR PURCHASE

### YARD SIZE

2 Acres

### SALE PRICE

\$1,900,000

### LEASE RATE

Call Broker



### PROPERTY HIGHLIGHTS

The industrial yard located at 7901 40th Avenue West, Everett, Washington is situated within a well-established heavy industrial and logistics corridor characterized by direct proximity to regional freight infrastructure and port-oriented commerce. The site benefits from access to major arterial routes connecting to Interstate 5 and State Route 526, enabling efficient truck circulation and distribution operations. Typical attributes of this yard include expansive paved and gravel laydown areas suitable for equipment staging, fleet parking, container storage, and material stockpiling, along with secure perimeter fencing and controlled access points to support industrial security requirements. The surrounding zoning supports high-impact industrial uses such as manufacturing, marine support services, construction logistics, and bulk material handling, making the location well-suited for operations requiring outdoor storage capacity, high load-bearing surfaces, and flexible yard configurations. Additionally, the area's proximity to the Port of Everett and regional rail and maritime assets enhances its strategic value for intermodal and supply chain-oriented activities.