



Industrial For Lease - Available July 1, 2026

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

12503 Evergreen Dr, Mukilteo, WA 98275



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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 = \$1,625.58/Mo.)



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