Carson Land Everett

2233 106th St. SW

Everett, WA 98204

Industrial Land



Property Overview

2.29 Acres of Industrial Land Suitable for Manufacturing, Machine Shop, Warehouse Distribution, Offices, Self Storage, Cabinet Shop, Medical Clinic or Lab. Plans for 27,625 sq.ft. Industrial Building available. Rental house on property. Very close to Boeing and Highway 5.

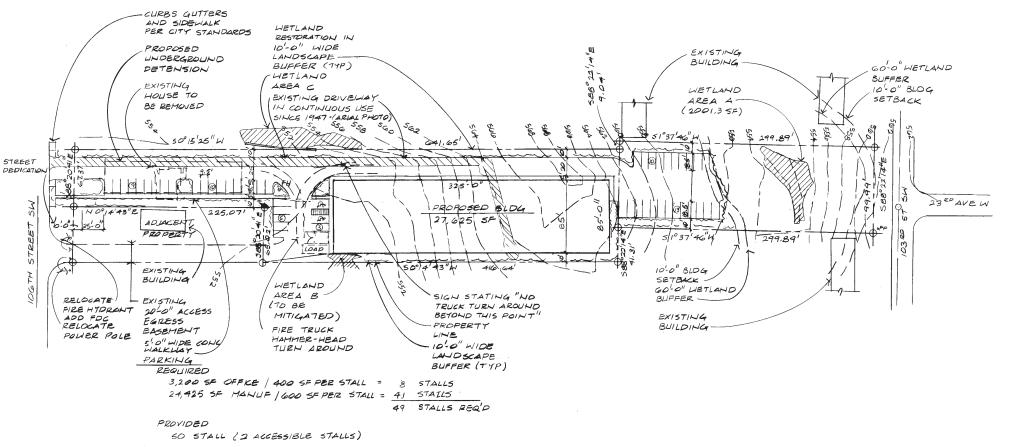
Property Details

- 1. 2.29 Acres Zoned Everett M-M
- 2. Wetlands study done.
- 3. Water, Sewer, Power in Street.
- 4. Available for \$975,000

Contact Information

Michael Fear Coldwell Banker Bain Commercial michaelfear@cbbain.com 206-755-8856

PROPOSED WAREHOUSE/INDUSTRIAL BUILDING



Tax Parcel Numbers:

Vacant Lot 19: 00538200001300 Lot 13 (2233 106th St SW): 00535400001900

Legal Descriptions:

TRACT 19, PLAT OF PAINE FIELD NO. 5, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 85, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Parcel Number 00535400001300:

LOT 13, PLAT OF OLIVIA PARK, DIVISION NO. 3, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 17, RECORDS OF SHOHOMISH COUNTY. EXCEPT THAT EAST 65 FEET OF THE SOUTH 225 FEET THEREOF.

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER, THROUGH AND ACROSS THE EAST 20 FEET OF THE EAST 65 FEET OF THE SOUTH 225 FEET OF SAID LOT 13, SITUATE IN THE CITY OF EVERETT, COUNTY OF SNOHOMISH, STATE OF WASHINGTON

Property Owner: Mr. Mike Carson 13806 Highway 99 Lynnwood, WA 98087 (425) 697-6969 Cell (206) 697-3848

Site Address:

2233 106th Street SW, Everett, Washington 98204

t Opheim Archit 8 Gladstone Drive land, Washington (360) 572-4905 Robert 668 c

Site Plan

A1



AI

ZONING: MM PROPOSED USE: LEASABLE LIGHT INDUSTRIAL

PROPOSED CONSTRUCTION TYPE: III-B Site Plan

Information herein is from sources deemed reliable, but is provided without representation, warranty or guarantee, expressed or implied. Prospective Buyers or Tenants should conduct an independent investigation and verify all matters concerning any information herein, attached to or associated with this document. You are strongly advised to consult your attorney, accountant, or other professional advisor.

USE TABLES

Table 5.2 Nonresidential uses.

THIS TABLE HAS BEEN EDITED TO REMOVE MOST "NON-PERMITTED" USES

ZONE		R-S	D.4	R-1(A)	D 0(1)	R-3	R-4	D.4	Б.	D 0/D)	D 0 (00)	D.M.I.	F 4	мио	0.4	0.45	0.0	0.050 (00)	W 0	M-S		M-1	M 0 (70)
USE	A-1	R-2	R-1	R-2(A)	R-3(L)	R-3	R-5	B-1	B-2	B-2(B)	B-3 (66)	BMU	E-1	MUO	C-1	C-1R	C-2	C-2ES (60)	W-C	IVI-S	M-M	IVI-1	M-2 (70)
Barber/beauty shop							l(1)	Т	Т	I	I	I	-1	Ι	1	I	- 1	I	I(54)		-1	-	I
Broadcast studio								I(52)	I(52)	I(52)	I(52)	I(52)	I(52)	I(52)	I(52)	I(52)	I(52)	I(52)			I(52)	I(52)	I(52)
Business park									I(2)	I(2)		l(2)	l(2)		I(2)	I(2)	I	- I	I(2) (54)		Т	Ι	I
Financial institution								l(4)	I(5)	I(5)	I(6)	I(5)	I(5)	I(5)	I(5)	I(5)	I(5)	I(6)	I(4) (54)		I(5)	I(5)	I(5)
Food bank									Ι		I(66)	ı	I	Ι	I		I	I			-1	T	I
Offices						I(10)	I(10)	_	_	- 1	- 1	Т	- 1	-	T	- 1	- 1	- 1	I(54)		- 1	I	Ι
Self-serve storage facility									I(23)						I(23)		I(23)				I(23)	I(23)	I(23)
ZONE	A-1	R-S	R-1	R-1(A)	R-3(L)	R-3	R-4	B-1	B-2	B-2(B)	B-3 (66)	BMU	E-1	MUO	C-1	C-1R	C-2	C-2ES (60)	w-c	M-S	М-М	M-1	M-2 (70)
USE	Α-1	R-2	13-1	R-2(A)	IX-3(L)	14-5	R-5	D-1	D-2	D-2(D)	D-3 (00)	DIVIO	1	WIGO	0-1	O-IIX	0-2	G-2L3 (00)	W-C	IVI-3	141-141	141-1	WI-2 (70)
INDUSTRIAL USES																							
Aircraft assembly																							I
Bakery, wholesale															I(57)		I	I(62)			- 1		I
Bottling plant															I(57)		I	I(62)			П	- 1	I
Brewery, distillery, winery															I(19)		I(19)	I(19)			I(19)	I(19)	I(19)
Dienery, alcamery, minery															-57		.(10)	.(.0)			.(10)	.()	.(,
Cabinet shop															I(57)		-1	I(62)		-1	-1	ı	I
Dry cleaning, laundry plant															I(57)		I	I(62)			- 1		I
Electronic instruments manufacture															I		I	I(62)			- 1		I
Food products processing	III(2												I(22)		I(22)		I(22)	I(22)		1(22)	I(22)	1(22)	I(22)
. doa producto processing	2)												.(==)		-57		.(/	-62		.(==)	.(22)	.(==)	.()
Light manufacturing															I(57)		I	I(62)		I(21)	- 1	I	I
Outdoor storage of bulk materials or large															I(23)		I(23)			1(24)	I(25)	1(26)	I(23)
equipment															-57		.(20)			.(= .)	.(20)	.(20)	.(20)
Research, testing labs									ı	- 1		- 1	I	Ι	I	Ι	I	I(62)	I(55)	ı	- 1	_	I
Warehouse, wholesale distribution															I(57)		- 1	I(62)		I(27)	- 1		I
Welding, fabrication or machine shop															I(57)		-1	I(62)		1	- 1	_	I
LODGING		7																					
Hotel, motel									ı		I	ı	ı	ı	I		I	I	ı		- 1		I
MEDICAL USES			<u>_</u>																				
Blood or plasma donation									I	I	I(66)	- 1	- 1	I	I	Ι	I	I			- 1	_	I
Olinic						I(29)	I(29)	ı	ı	1	I	ı	ı	-	ı	1	1	I	I(29) -54		1	١	ı
Medical-related activities						I(29)	I(29)	ı	ı	ı	ı	ı	ı	ı	ı	1	I	ı	I(29)		1	1	ı
	_					<u> </u>	Ľ.						1/50		1/50				-54			<u> </u>	
Opiate substitution treatment facility													I(56)		I(56)							<u> </u>	



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