



For Sale / Lease

**RAM 2 Building** | 4201 Russell Road, Mukilteo, WA 98275  
(Former Speedway Properties Building)



[www.4201russellroad.com](http://www.4201russellroad.com)



**Colliers Puget Sound**  
601 Union Street, Ste 5300, Seattle, WA 98101  
11225 SE 6th Street, Ste 240, Bellevue, WA 98004  
[colliers.com](http://colliers.com)

**David Gunther**  
Vice President | Seattle  
+1 206 745 9713  
[david.gunther@colliers.com](mailto:david.gunther@colliers.com)

**For Sale / Lease**

# RAM 2 Building

4201 Russell Road, Mukilteo, WA 98275

**Colliers**

## Property Highlights

Nestled within Snohomish County's coveted Northend industrial market, 4201 Russell Road presents a unique industrial opportunity. This spacious building, strategically located along the bustling Mukilteo Speedway and easily accessible via major thoroughfares, mass transit, and Paine Field airport, offers an opportunity for a diverse mix of occupiers and investors. With its heavy power, the property is well-equipped to accommodate a variety of operations, catering to the needs of industries ranging from aerospace to manufacturing. Whether for investors or owner-occupiers, the asset's adaptable layout and strategic positioning make it attractive within the area's dynamic industrial market.

## Building Fundamentals

Parcel #	4414-000-050-00
Lot Area	37,897 SF (0.87 AC)
Building Area	21,600 SF
Year Built	1987
Renovated	New Roof and Exterior Renovations in 2017
Zoning	CB (S) Snohomish County
Clear Height	18' - 23'
Power	1000a/240v 3p
Doors	4 Grade Level Doors
Parking	30 Parking Stalls
Last Sale Date	8/30/2017
<b>Asking Price</b>	<b>\$6,200,000</b>

**Available for Lease**  
**Suite A: 5,634 SF**  
**Suite B: 8,982 SF**  
**Suite D: 2,562 SF**  
*Call Broker for Rate*



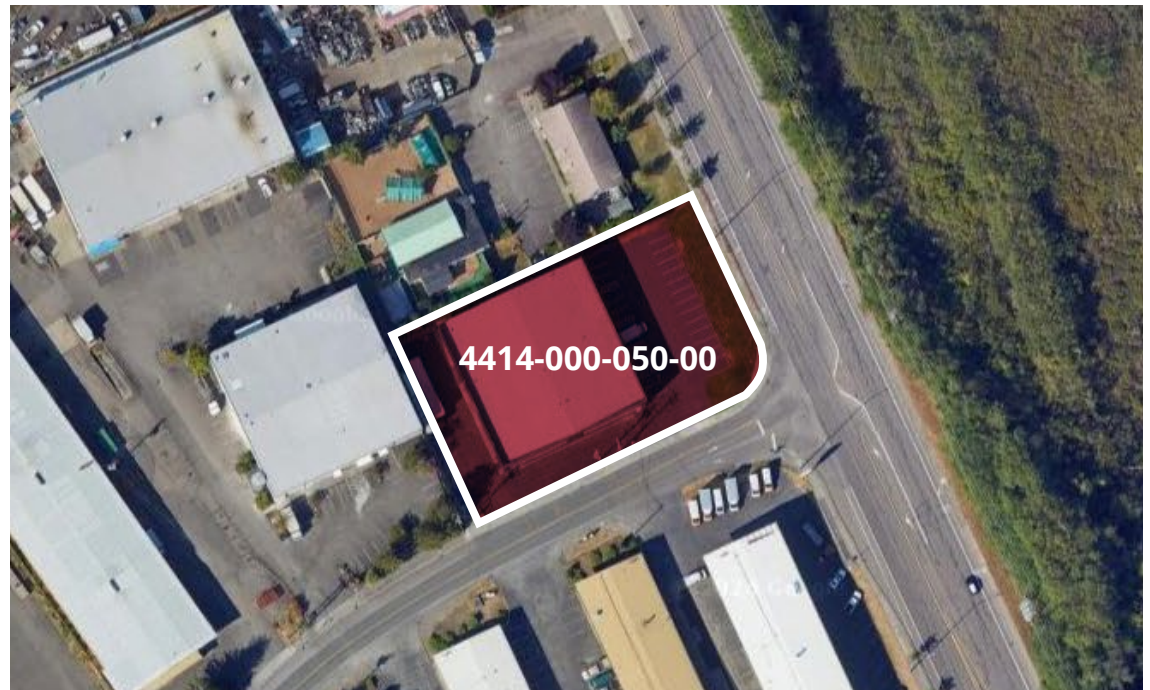
21,600 SF building area on 0.87 acres



Centered among the region's largest employers



Adjacent to Paine Field airport



For Sale / Lease

# RAM 2 Building

4201 Russell Road, Mukilteo, WA 98275

Colliers

## First Floor Plan

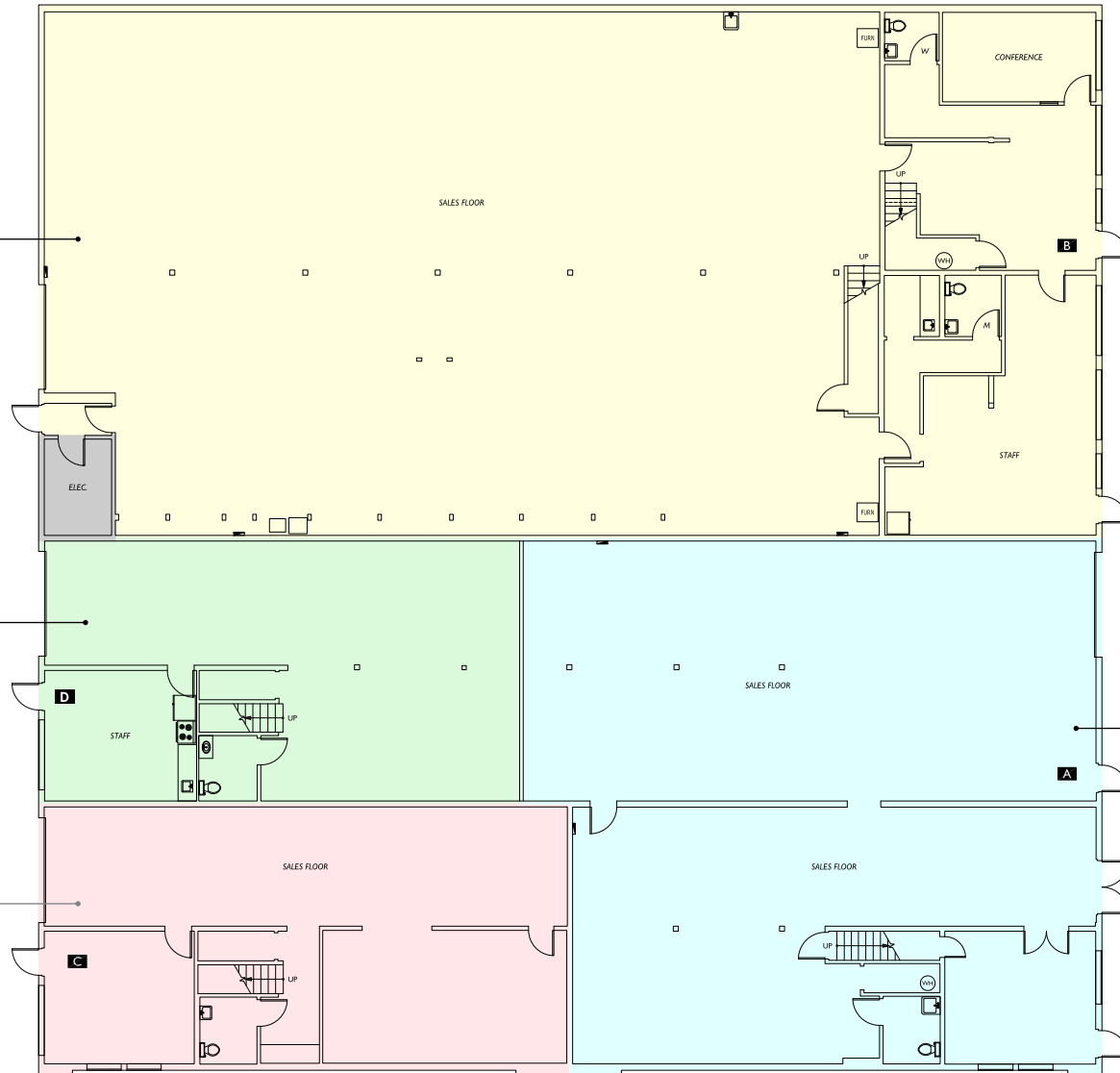
±14,430 RSF Total

**Suite B**  
7,170 RSF

**Suite D**  
1,728 RSF

**Suite C**  
1,818 RSF  
LEASED

**Suite A**  
3,714 RSF



For Sale / Lease

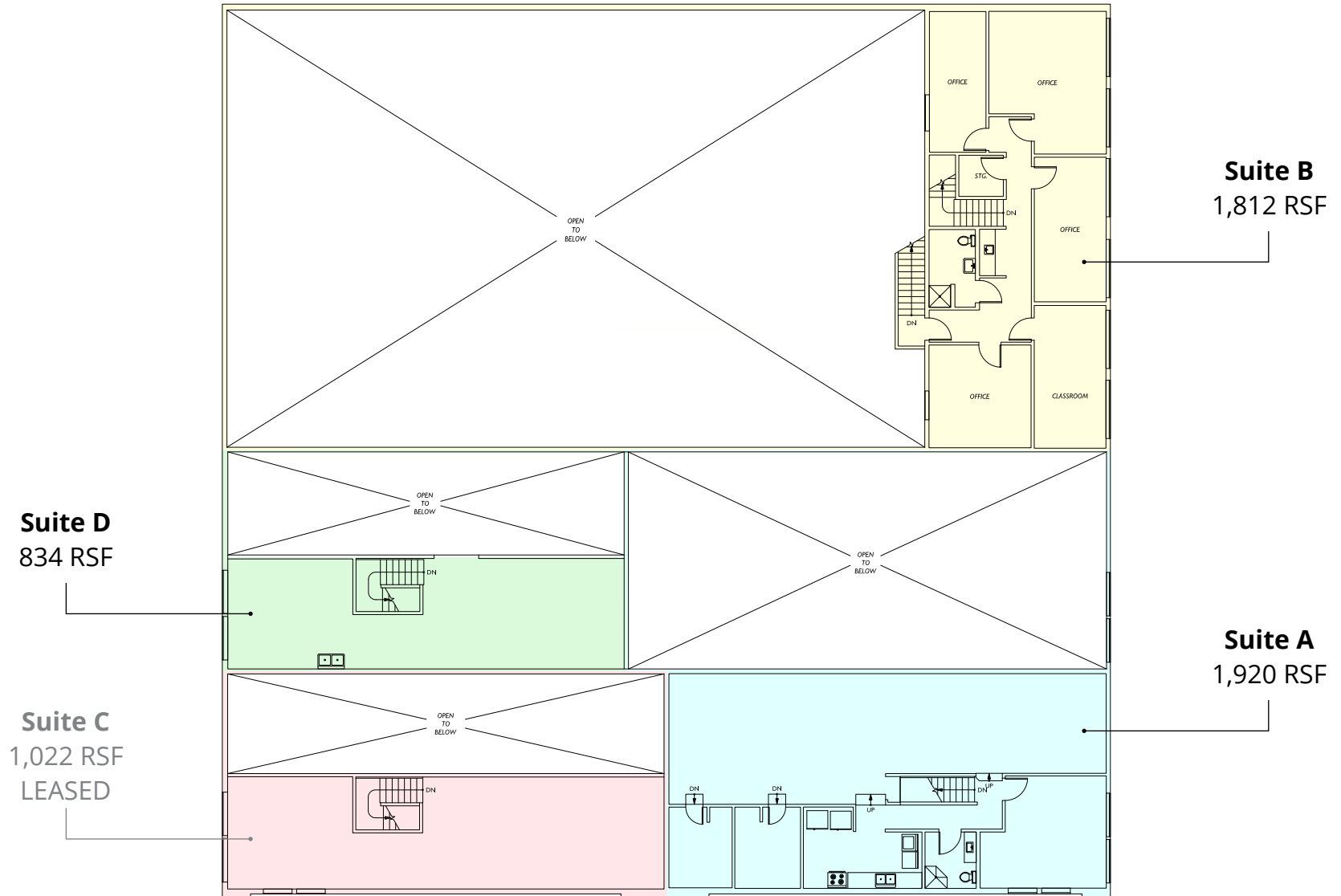
# RAM 2 Building

4201 Russell Road, Mukilteo, WA 98275

Colliers

## Second Floor Plan

±5,588 RSF Total



**For Sale / Lease**

# RAM 2 Building

4201 Russell Road, Mukilteo, WA 98275



## Colliers Puget Sound

601 Union Street, Ste 5300, Seattle, WA 98101  
11225 SE 6th Street, Ste 240, Bellevue, WA 98004  
colliers.com

## David Gunther

Vice President | Seattle  
+1 206 745 9713  
david.gunther@colliers.com