



Colliers

For Lease



360°  
View Virtual  
Tour

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# 2812 Rucker Avenue

## Everett, WA 98201

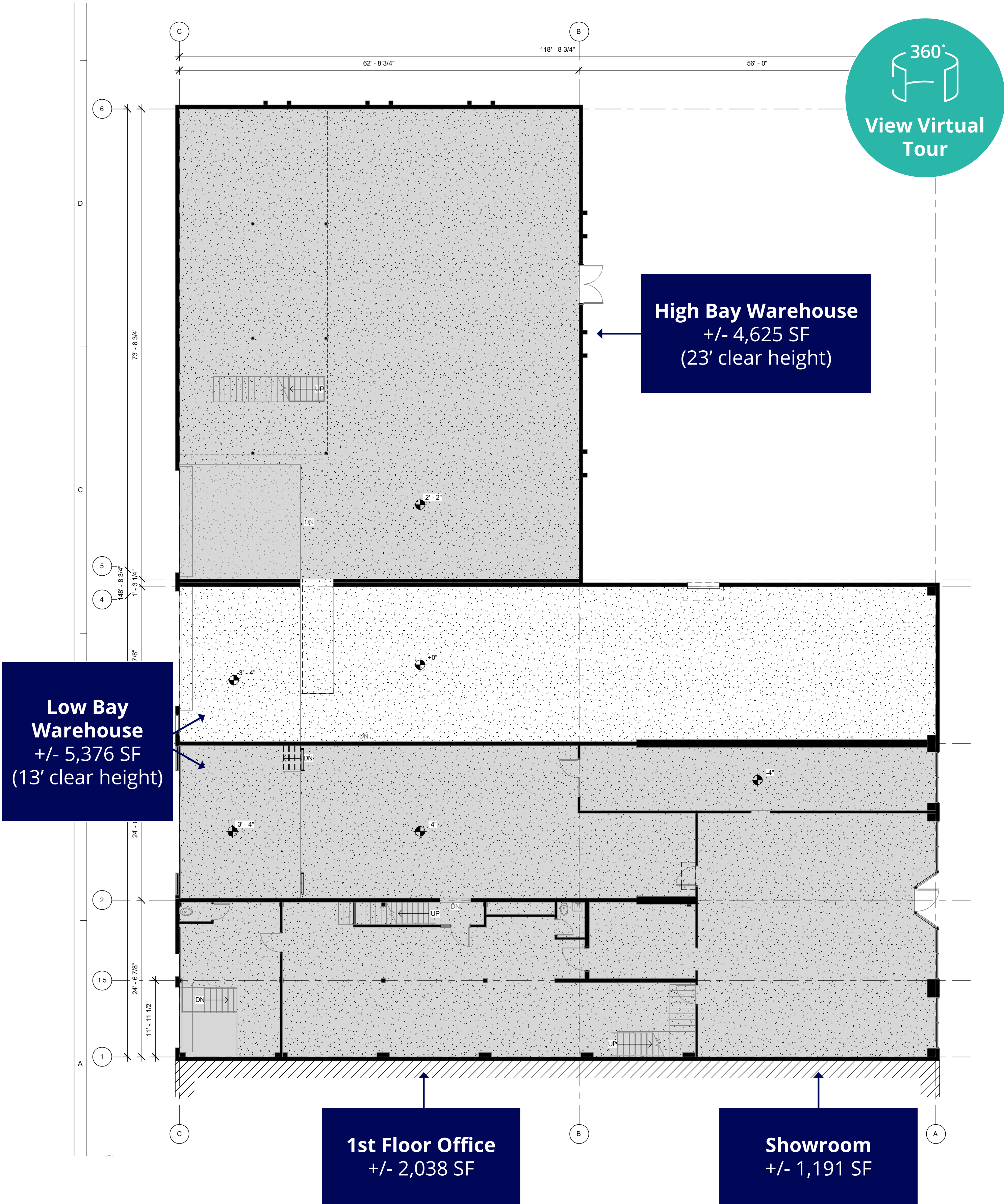
- ± 15,810 SF Total - Standalone Building
  - » +/- 10,001 SF Warehouse
  - » +/- 3,868 SF Office between 2 Floors
  - » +/- 1,191 SF Showroom
  - » +/- 750 SF Finished Basement
- Zoning: MU25 (Mixed Use, 25 Floors – City Center), City of Everett jurisdiction
- Parking: 12 striped parking stalls on site with additional street parking available
- Loading: 4 Grade Level Loading Doors (2 with interior dock platform)
- 3-phase power service and existing 3-ton bridge crane in high bay warehouse
- Highly visible downtown Everett location with several retail amenities within walking distance
- Available January 1, 2026
- Asking Rent: \$19,050.00 per month + NNN Expenses (2026 NNN Est = \$2,744.17/Mo.)



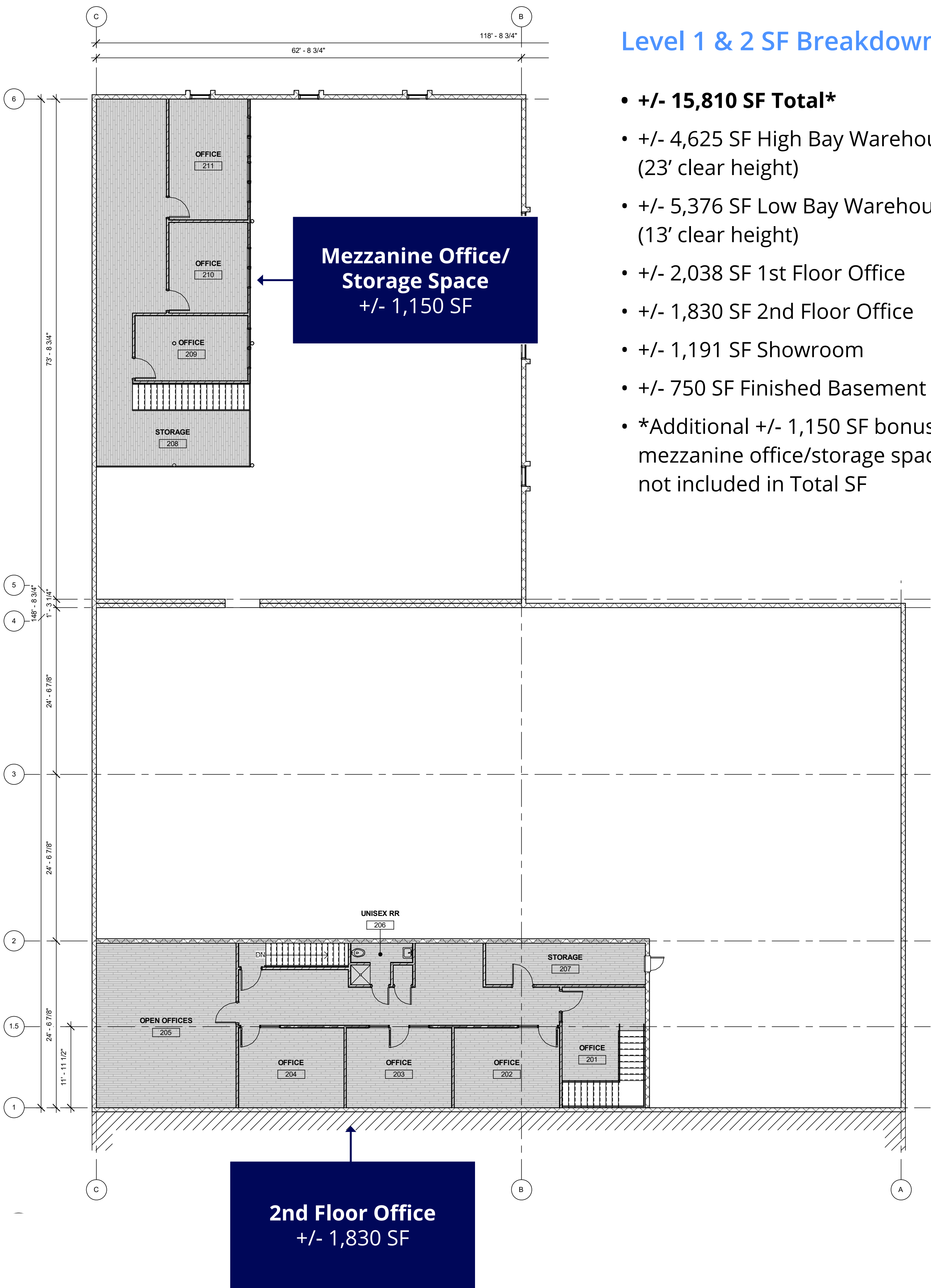
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# Floor Plan: 1st Floor



Floor Plan: 2nd Floor



Level 1 & 2 SF Breakdown

- +/- 15,810 SF Total\*
- +/- 4,625 SF High Bay Warehouse (23' clear height)
- +/- 5,376 SF Low Bay Warehouse (13' clear height)
- +/- 2,038 SF 1st Floor Office
- +/- 1,830 SF 2nd Floor Office
- +/- 1,191 SF Showroom
- +/- 750 SF Finished Basement
- \*Additional +/- 1,150 SF bonus mezzanine office/storage space not included in Total SF



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Interior Photos



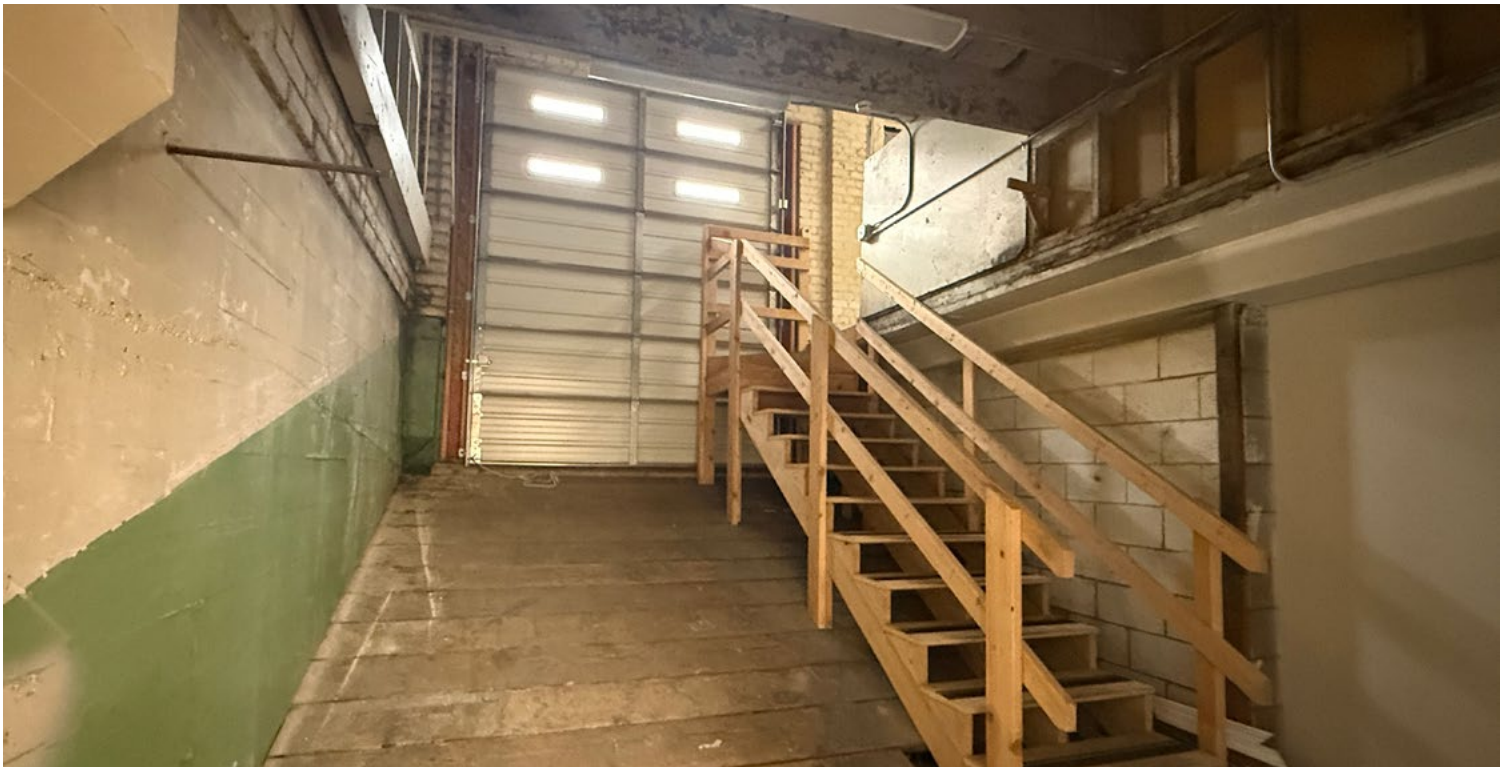
Storefront on Rucker Ave



1st Floor Office



1st Floor Office



GL Ramp to Basement



Basement Break Area/Bullpen



Showroom Office



2nd Floor Office



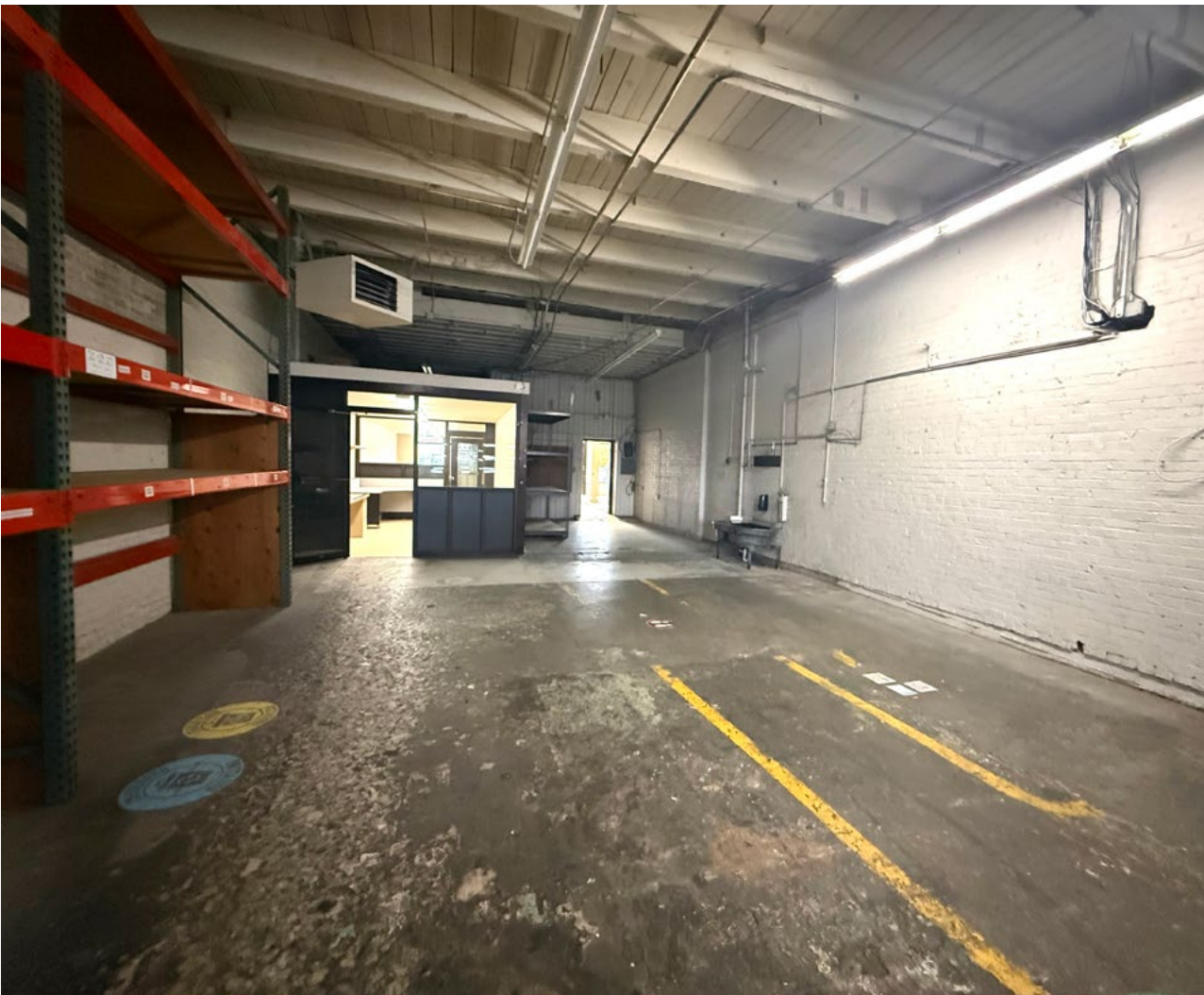
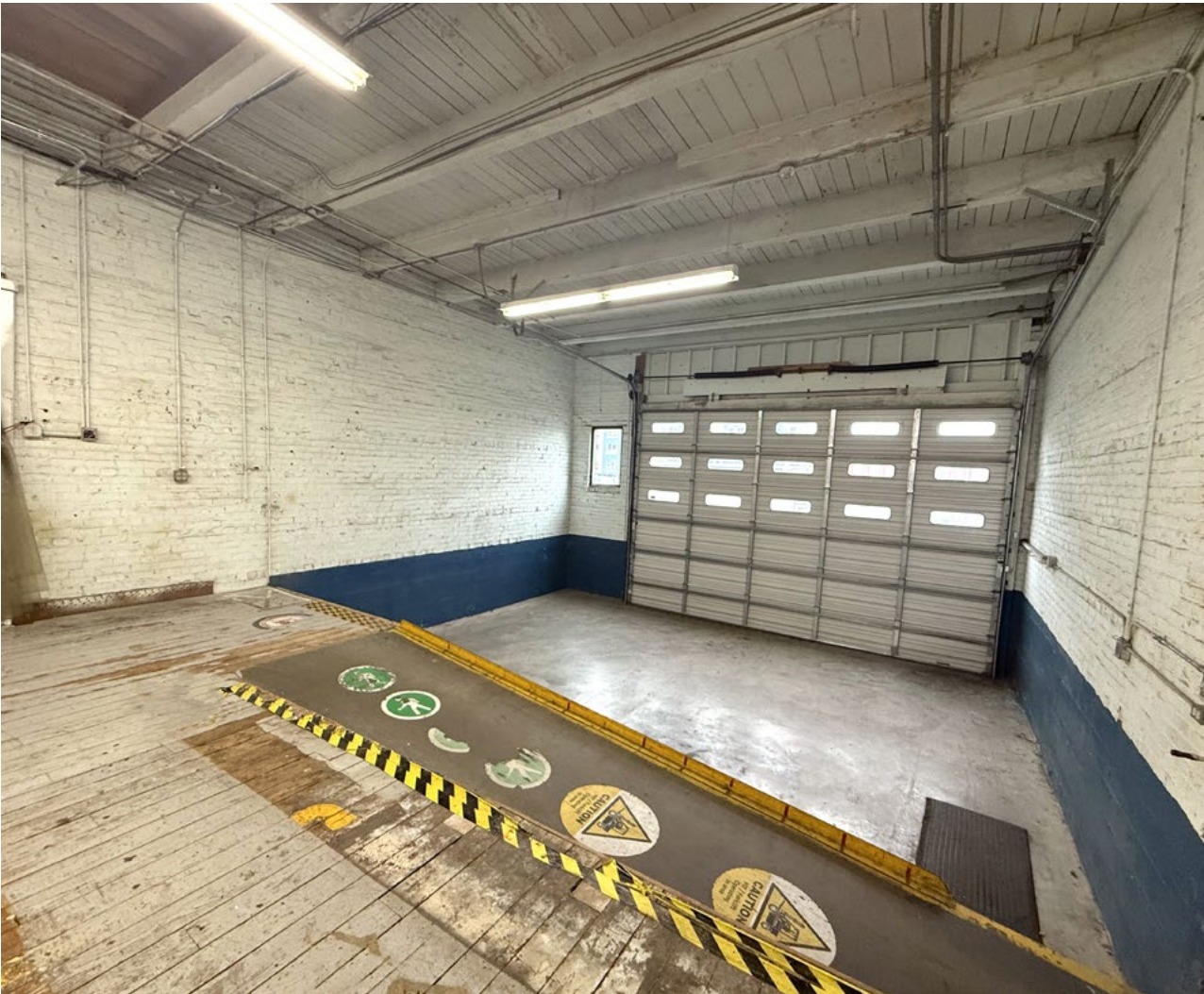
2nd Floor Office



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Travel Time From

I-5 Freeway	5 minutes
Marysville	11 minutes
Paine Field Airport	15 minutes
Port of Seattle	40 minutes
SeaTac Airport	60 minutes



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