



For Lease

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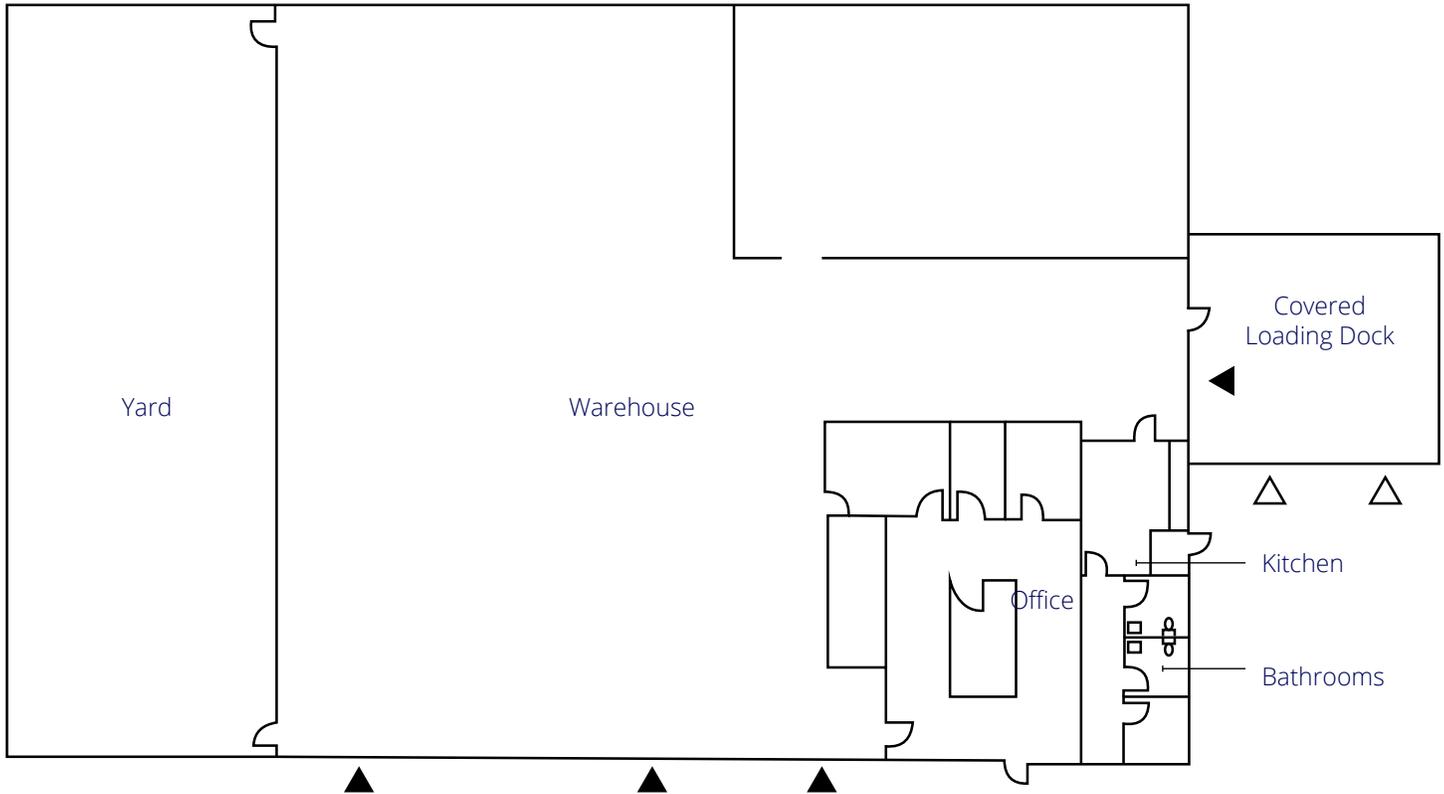
3324 Paine Ave. Everett, WA 98201

- ±12,221 SF Total
 - » ± 10,221 SF Warehouse
 - » ± 2,000 SF Office
 - » ± 1,500 SF Mezzanine Storage (not included in total SF)
 - » ± 5,300 SF Fenced yard area on south side of building
- Zoning: LI-MU
(Light Industrial – Mixed Use, City of Everett)
- Loading: Four grade-level doors, and covered dock platform with two dock positions with pit levelers
 - » Three 18' x 12.5' doors, and one 10' x 12.5 door
- Clear Height: 16' – 32'
- Heavy 3-phase power service
- Fully sprinklered and insulated warehouse space - Clear span (no columns)
- Parking: 10 striped stalls on-site (fully fenced), plus additional street parking available
- Immediate access to I-5 and US-2
- Available August 1, 2026, or potentially sooner. Please inquire with Listing Brokers.
- Asking Rent: \$17,750.00 per month + NNN expenses (2026 NNN est = \$4,161.00 per month)

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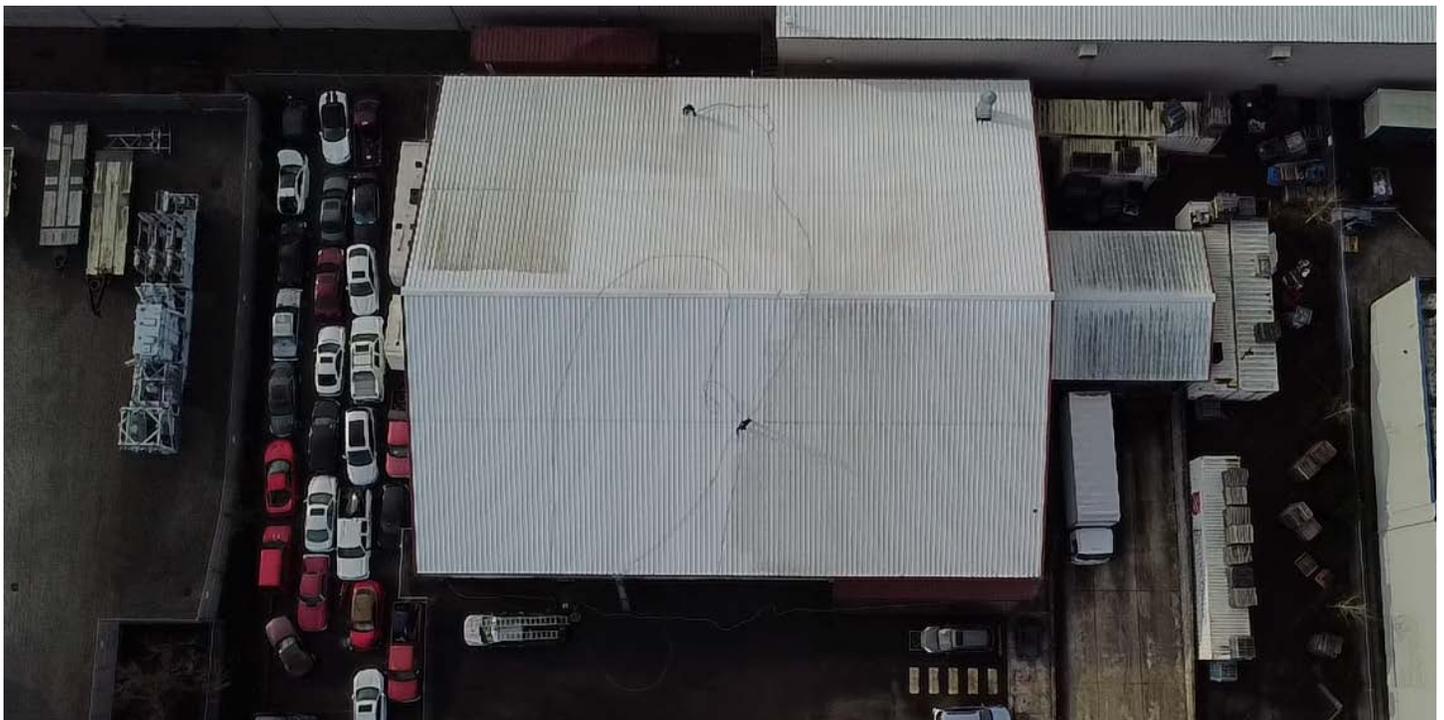
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Floor plan



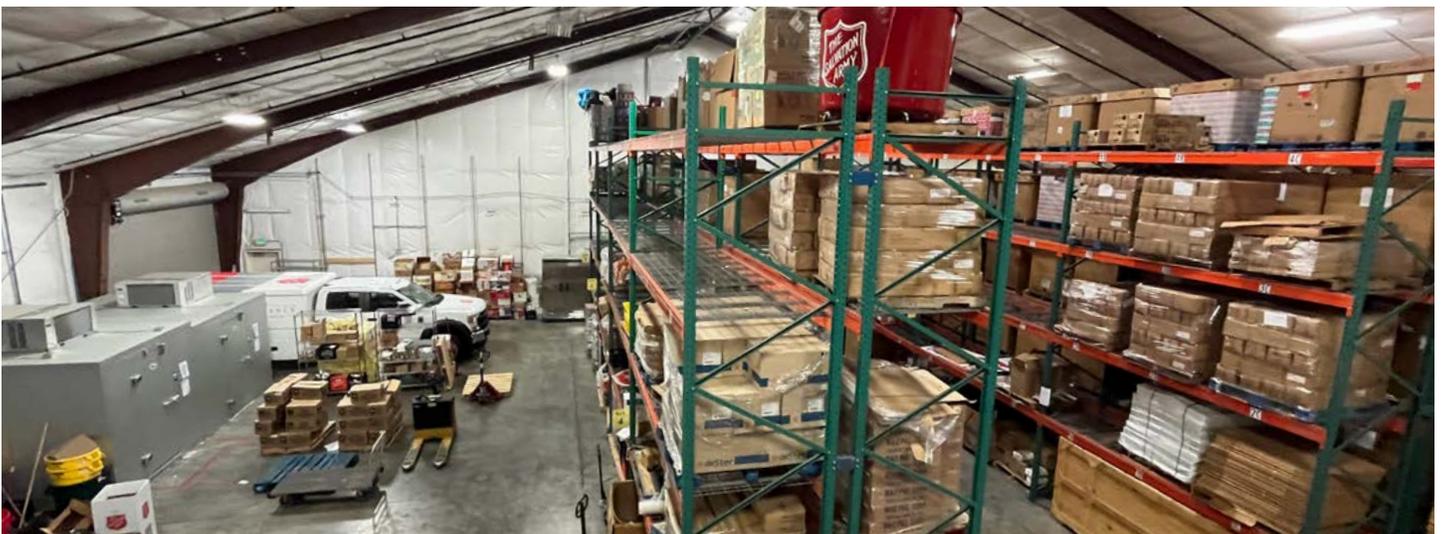
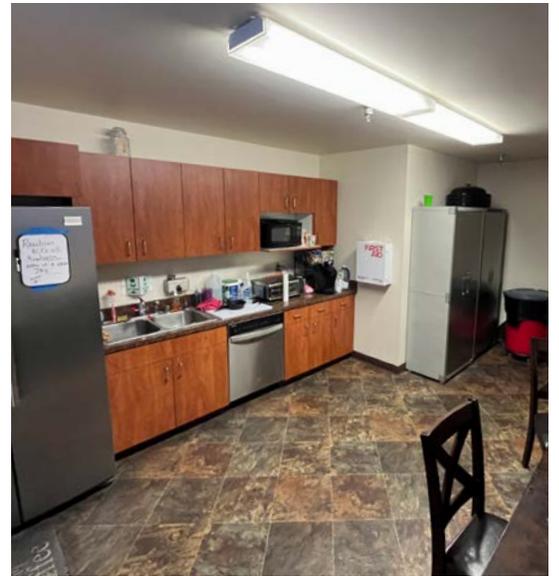
▲ GL door

△ Dock position



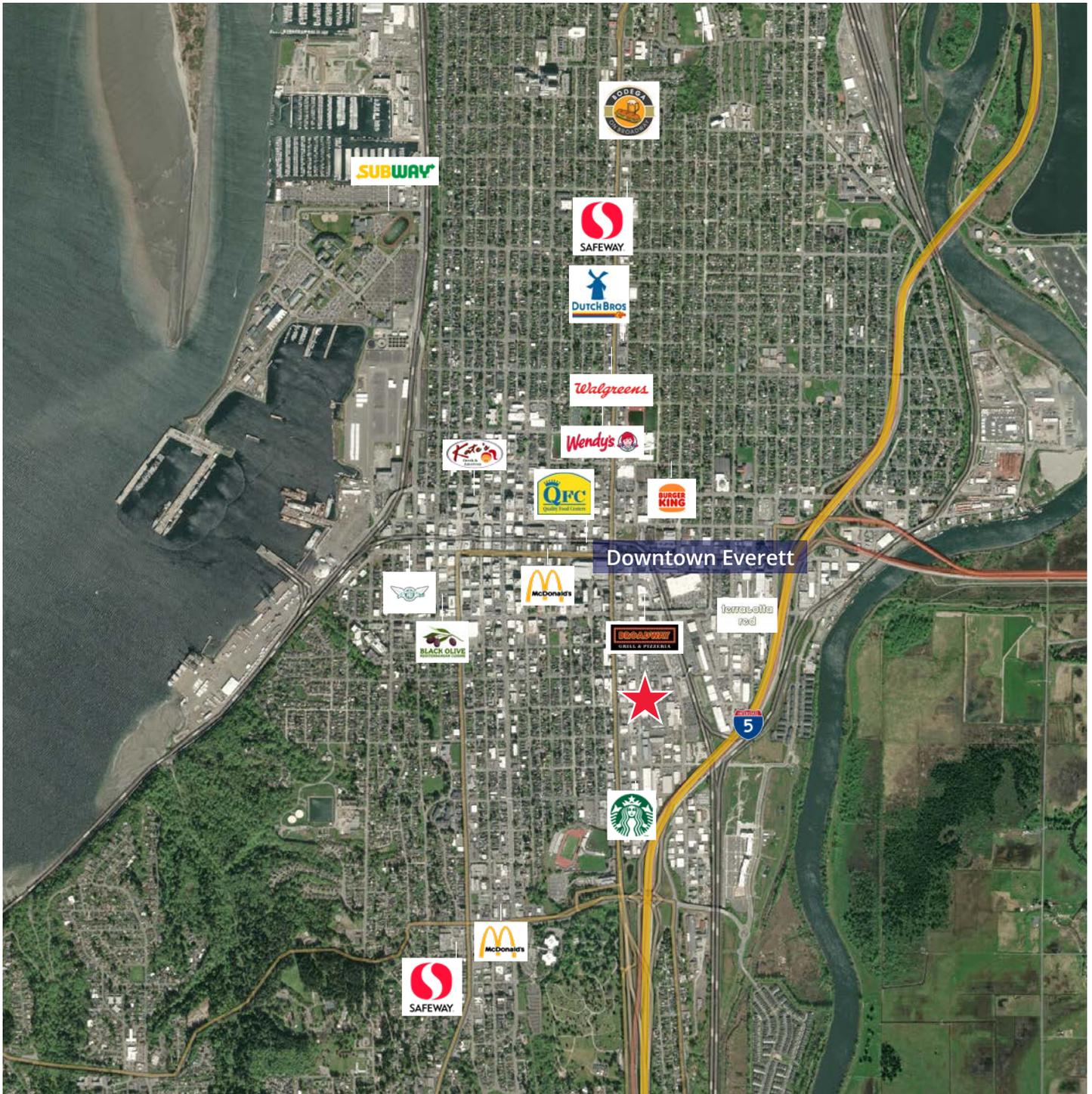
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