

INDUSTRIAL FOR LEASE

I-5 CORPORATE PARK

802 134TH STREET SW, EVERETT, WA 98204



PROPERTY OVERVIEW

TOTAL SF:	13,570 SF
OFFICE AREA:	4,000 SF
CLIMATE CONTROLLED PRODUCTION AREA:	9,570 SF
CLEAR HEIGHT:	16' with drop ceiling 24' without drop ceiling
LOADING:	4 Dock High (one mechanical pit leveler) 1 Grade Level
PARKING:	Over 2 Stalls/1,000 SF
SPRINKLERS:	Yes
AVAILABILITY:	March 2026
LEASE RATES:	Call Broker

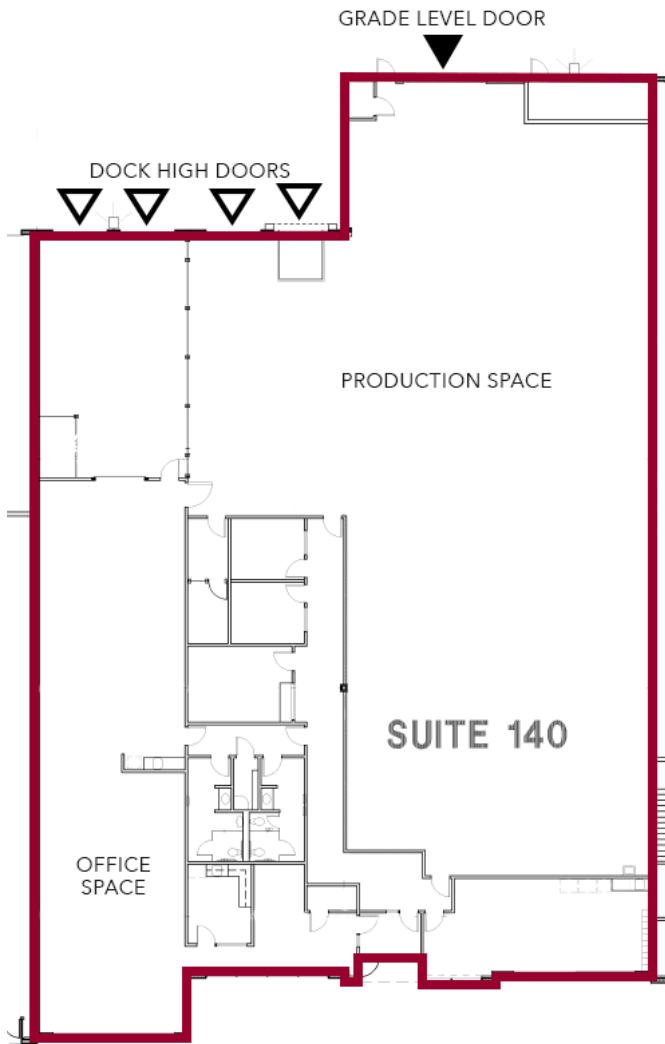
COMMENTS

4,000 SF of office with 9,570 SF of climate-controlled warehouse with 16' drop ceiling and LVP floor. High image Office/Warehouse space in I-5 Corporate Park. Functional office space. Convenient access, less than 1 mile from I-5.



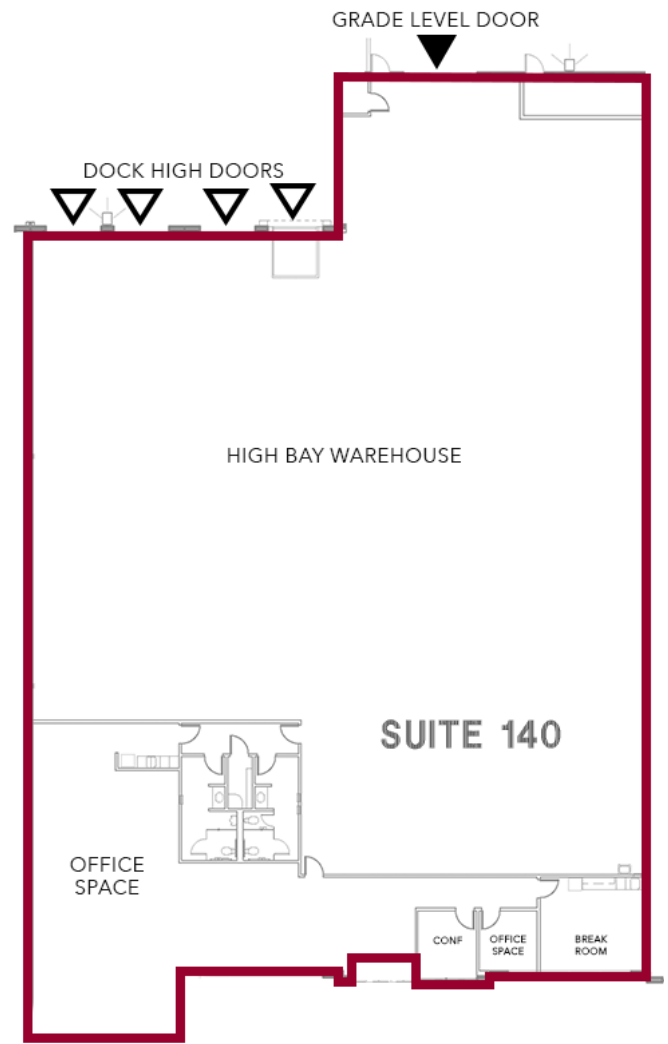
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CURRENT SPACE PLAN

TOTAL SF:	13,570 SF
OFFICE AREA:	4,000 SF
CLIMATE CONTROLLED PRODUCTION AREA:	9,570 SF
CLEAR HEIGHT:	16' - 18'



CONCEPTUAL SPACE PLAN

TOTAL SF:	13,570 SF
OFFICE AREA:	3,000 SF
WAREHOUSE:	10,570 SF
CLEAR HEIGHT:	24'

CONTACT

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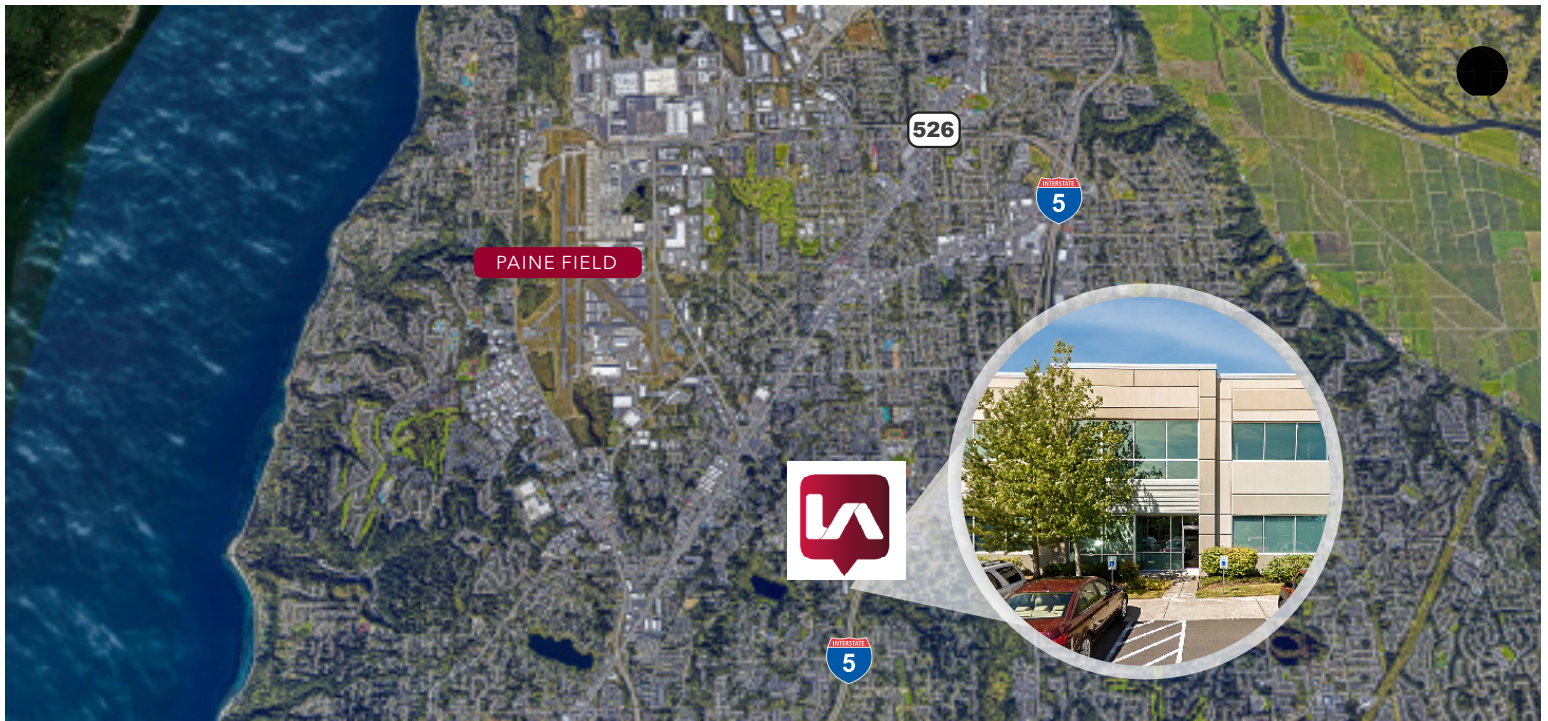
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COMMERCIAL REAL ESTATE SERVICES



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