



Colliers

For Lease

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Colliers Bellevue

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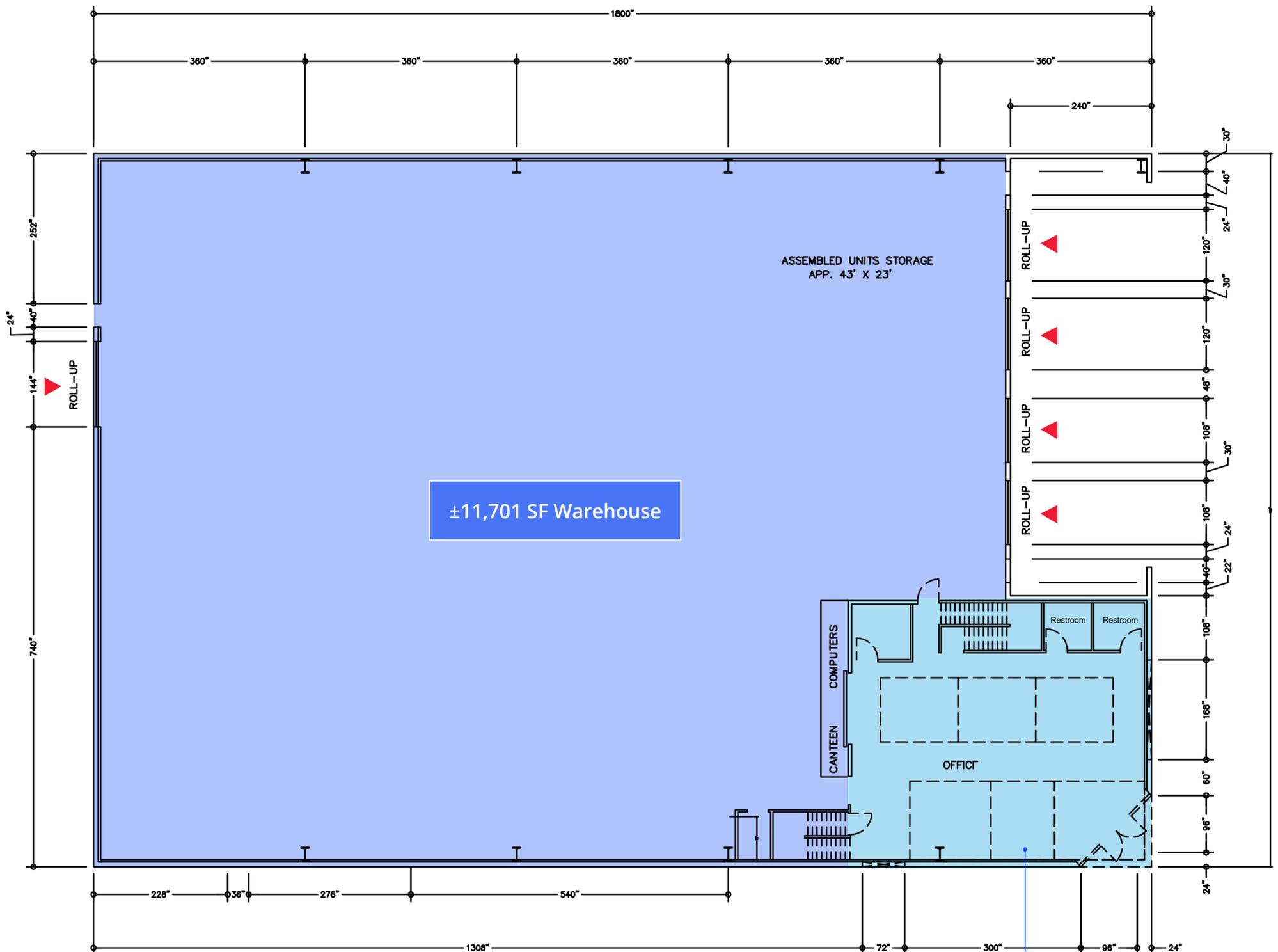
10910 Holly Drive

Everett, WA 98204

- ±22,281 SF total (potential to demise)
 - » Building A: ±14,674 SF Total (±11,701 SF warehouse / ±2,973 SF office)
 - » Building B: ±7,607 SF Total (pure warehouse with shared restrooms and break area)
- Fully fenced and secured site with ±11,690 SF surplus yard area
- Six (6) grade-level loading doors and dock-high loading platform
- Clear Height: 22' – 26', fully insulated
- Clear span, fully sprinklered space with power and air drops throughout
- Zoning: LI-1 (Light Industrial, City of Everett jurisdiction)
- Heavy 3-phase power service
(600 amps 480v service & 400 amps 240v service)
- High image building with easy access to I-5, Hwy 99, and SR 525
- Available immediately
- Asking Rent: \$33,450.00 per month + NNN expenses
(2026 NNN Est = \$5,918.61/Mo.)

Building A Highlights

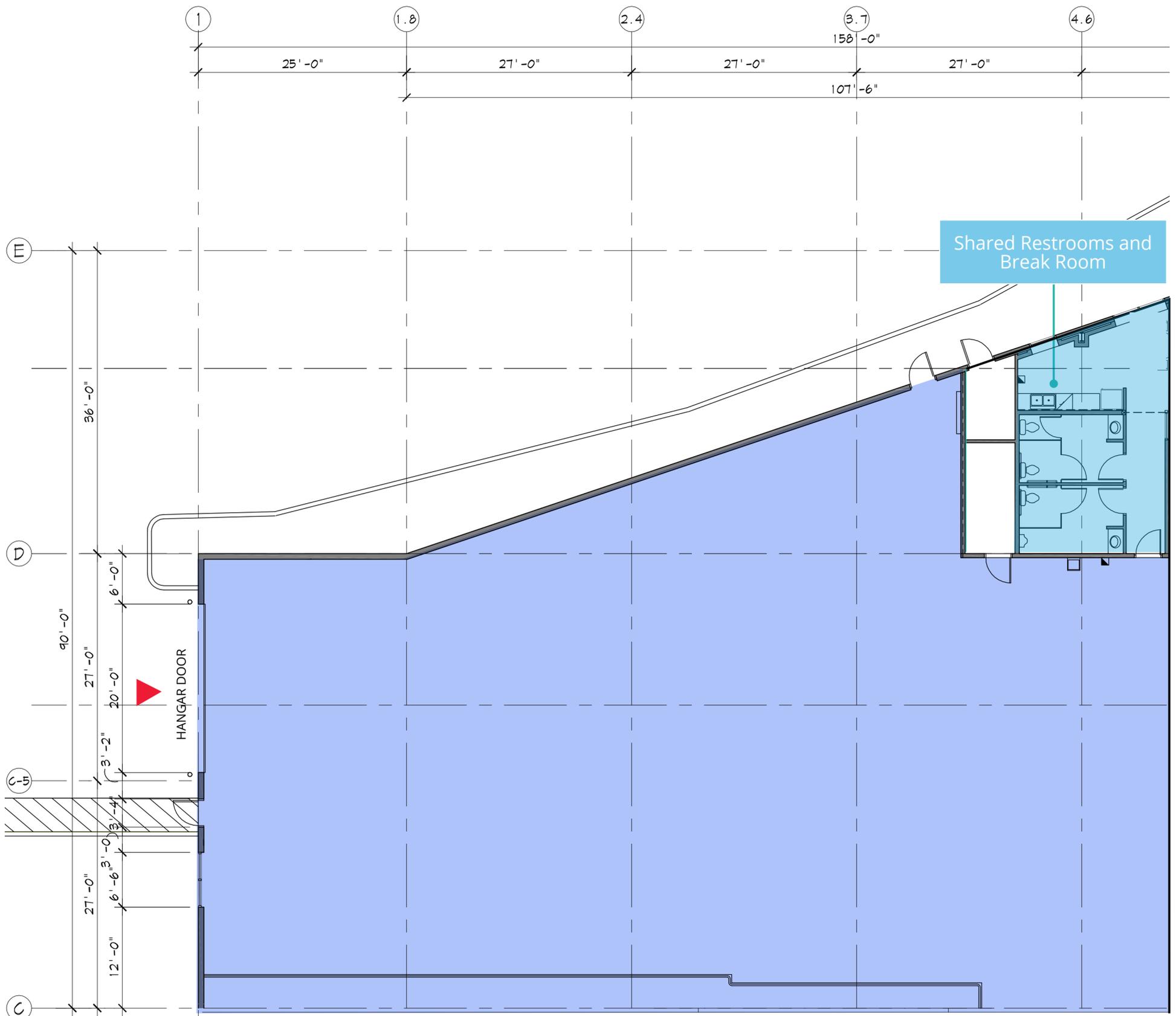
- ±14,674 SF Total (±11,701 SF warehouse / ±2,973 SF office)
- Five (5) grade-level loading doors (two 10' x 12', two 10' x 14', one 12' x 14') and dock-high loading platform
- Clear height: 22' – 26', fully insulated
- Power: 400amps 240v 3-phase
- Clear span with power and compressed air drops throughout
- Available immediately
- Asking Rent: \$21,750.00 per month + NNN expenses (2026 NNN Est = \$3,753.43/Mo.)



Office: 1,486.5 SF (x2 stories) = ±2,973 SF

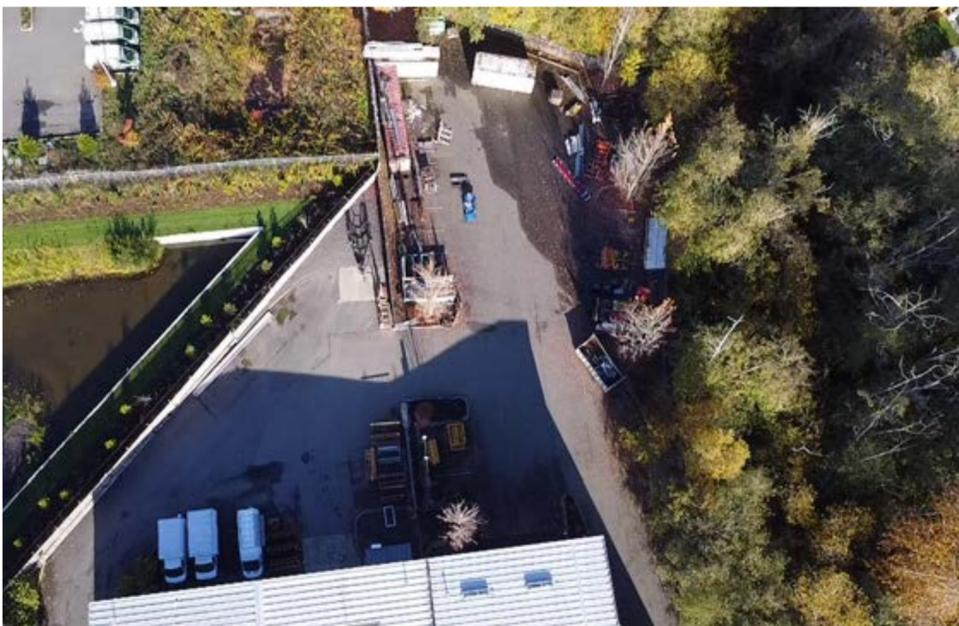
Building B Highlights

- ±7,607 SF Total
- Pure warehouse space with access to common restrooms and break room
- 1 grade-level loading door (28' x 20' hangar-style door)
- Clear height: 22'-26', fully insulated
- Power: 600 amps 480v 3-phase
- Existing 3-ton double bridge crane
- Available immediately
- Asking Rent: Please inquire with listing brokers for Building B Asking Rent
(2026 NNN Est = \$2,165.19/Mo.)



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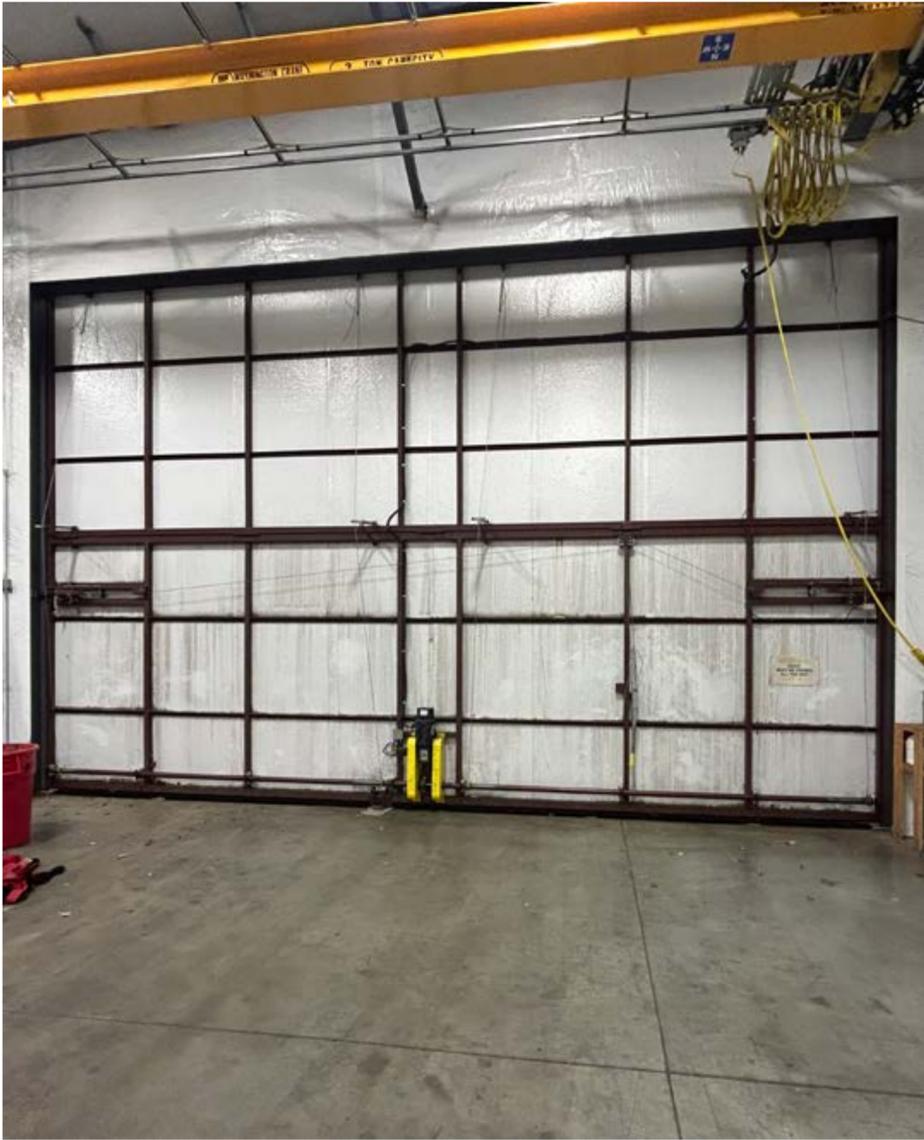
Building A Photos



For Lease

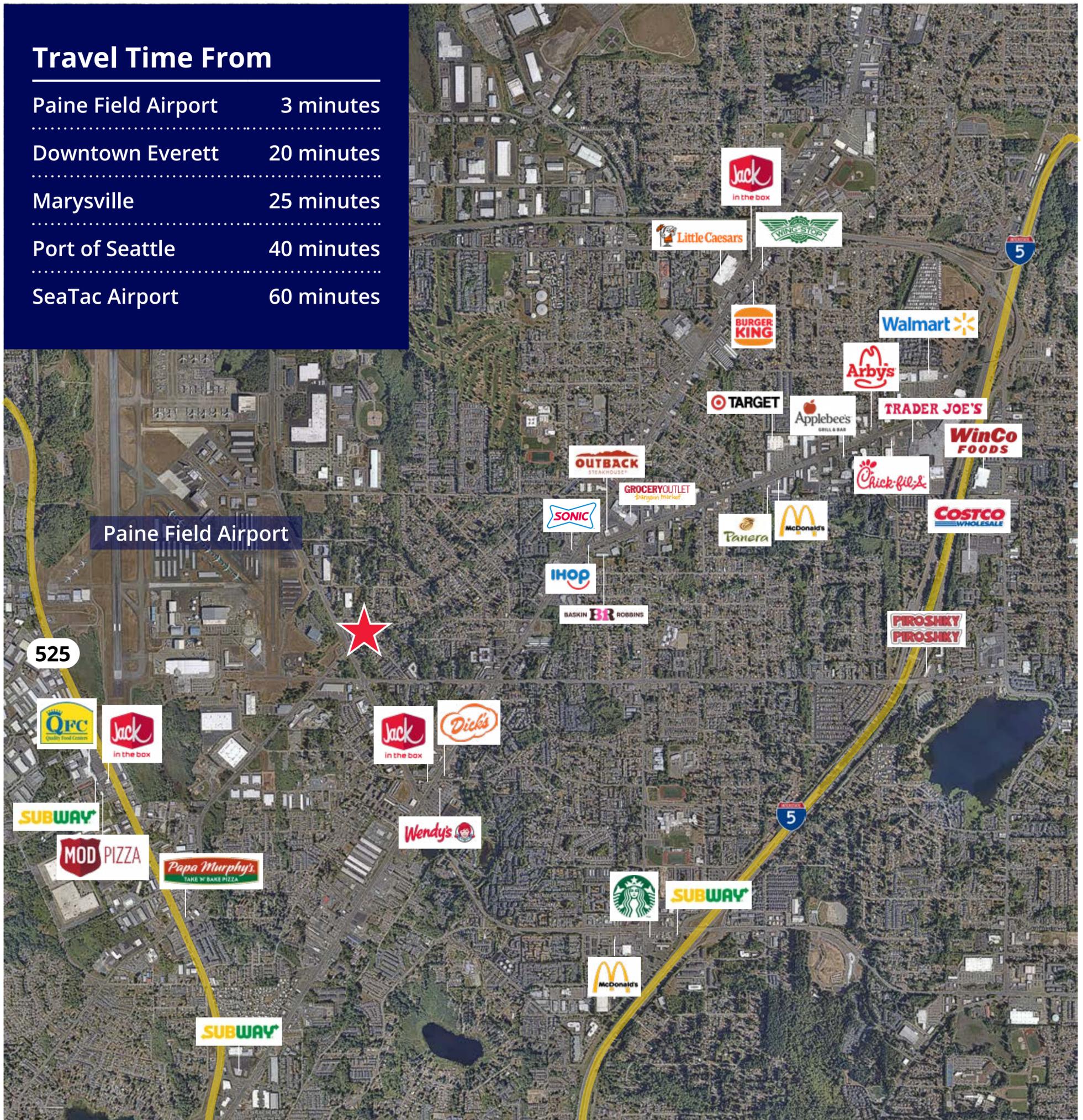
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Building B Photos



Travel Time From

Paine Field Airport	3 minutes
Downtown Everett	20 minutes
Marysville	25 minutes
Port of Seattle	40 minutes
SeaTac Airport	60 minutes



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