

BEGIS BUSINESS PARK

13131 Mukilteo Speedway, Mukilteo, WA 98087

Asking Price: \$2,600,000 | Five (5) Industrial Suites



Five-suite small-bay industrial investment offering in-place cash flow and a clear path to future owner-user occupancy.

NEWMARK

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INVESTMENT HIGHLIGHTS:

Acquire a fully leased small-bay industrial asset with diversified cash flow, future occupancy flexibility, and a product type that has become increasingly difficult to develop in today's market.



Future Owner-User Flexibility

Four of the property's five leases expire by 2027, and all leases include landlord termination rights ranging from 30 to 180 days, providing a clear path to recapturing space for future occupancy.



Strategic Mukilteo Location

Rising land values, construction costs, and development economics have made projects of this scale increasingly uncommon throughout the Puget Sound region.



Diversified In-Place Cash Flow

The property's five-suite configuration provides stable in-place income from five tenants. As leases mature, ownership may have opportunities to improve expense recoveries by transitioning tenants from gross lease structures toward truer NNN leases, providing potential NOI growth beyond contractual rent increases.



Scarce Small-Bay Industrial Product

Small-bay industrial assets have become increasingly difficult to develop as new construction has shifted toward larger warehouse and distribution facilities, limiting future supply of projects like Begis Business Park.



PROPERTY OVERVIEW:

Property Name:	Begis Business Park
Property Type:	Multi-Tenant Industrial
Building Area:	6,750 SF
Site Area:	59,677 SF (1.37 Acres)
Zoning:	Business Park
Power Capacity:	1000 Amps 3-Phase Power (200 amps/unit)
Drive in Doors:	7 grade level loading doors
Configuration:	4,500 SF Warehouse / 2,250 SF Office
Clear Height:	20'
Suite Count/Size:	Five (5) / 1,350 SF each
Occupancy:	100%
Asking Price:	\$2,600,000

IDEAL FOR:

- Private investors
- 1031 exchange buyers
- Contractors
- Trade businesses
- Industrial owner-users
- Family offices and syndicators



RENT ROLL & FINANCIAL SUMMARY:

Suite	Tenant	SF	Monthly Rent	Annual Rent	Monthly \$/SF	Annual \$/SF	Expiration
101	Dave Skorgerson	1,350	\$3,500.00	\$42,000.00	\$2.59	\$31.11	04/30/2028
102	24 Golf Club	1,350	\$3,500.00	\$42,000.00	\$2.59	\$31.11	04/01/2027
103	Solomon Roofing	1,350	\$3,800.00	\$45,600.00	\$2.81	\$33.72	Month-to-Month*
104	Sound Protective Films	1,350	\$3,500.00	\$42,000.00	\$2.59	\$31.11	11/01/2027
105	Western Mechanical Controls	1,350	\$3,500.00	\$42,000.00	\$2.59	\$31.11	11/01/2027
Total		6,750	\$17,800.00	\$213,600.00	\$2.63	\$31.63	

INVESTMENT SUMMARY:

REVENUE:

Scheduled Gross Rental Income:	\$213,600.00
Less Vacancy Reserve (5%):	(\$10,680.00)
Effective Gross Income:	\$202,920.00

NET OPERATING INCOME:

\$151,354.00

OPERATING EXPENSES:

Property Taxes:	\$16,271.00
Insurance:	\$5,175.00
Utilities:	\$21,750.00
Professional Fees:	\$2,443.00
Accounting:	\$1,428.00
Repair & Maintenance:	\$4,499.00
Total Operating Expenses:	(\$51,566.00)

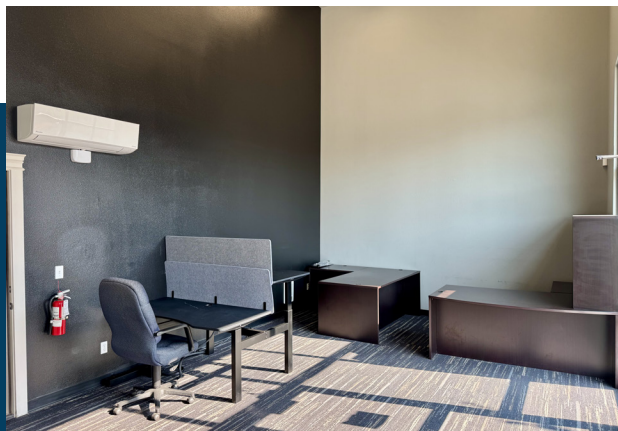
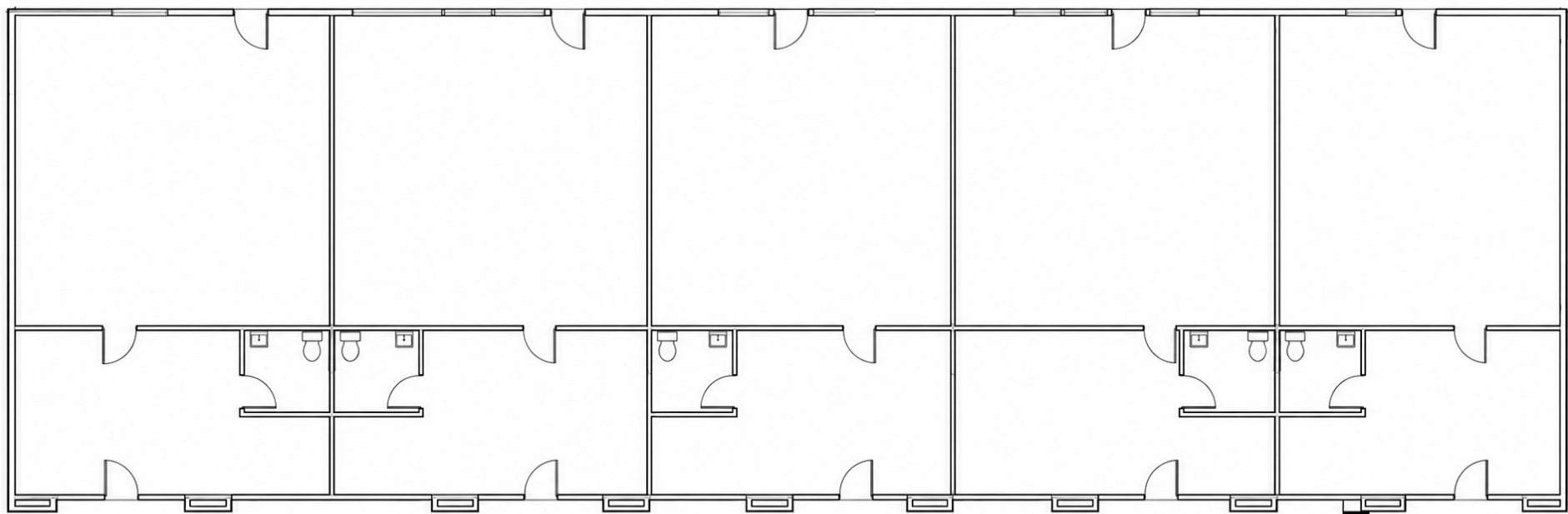
ASKING PRICE:

\$2,600,000.00

CAP RATE:

5.82%

FLOOR PLAN:



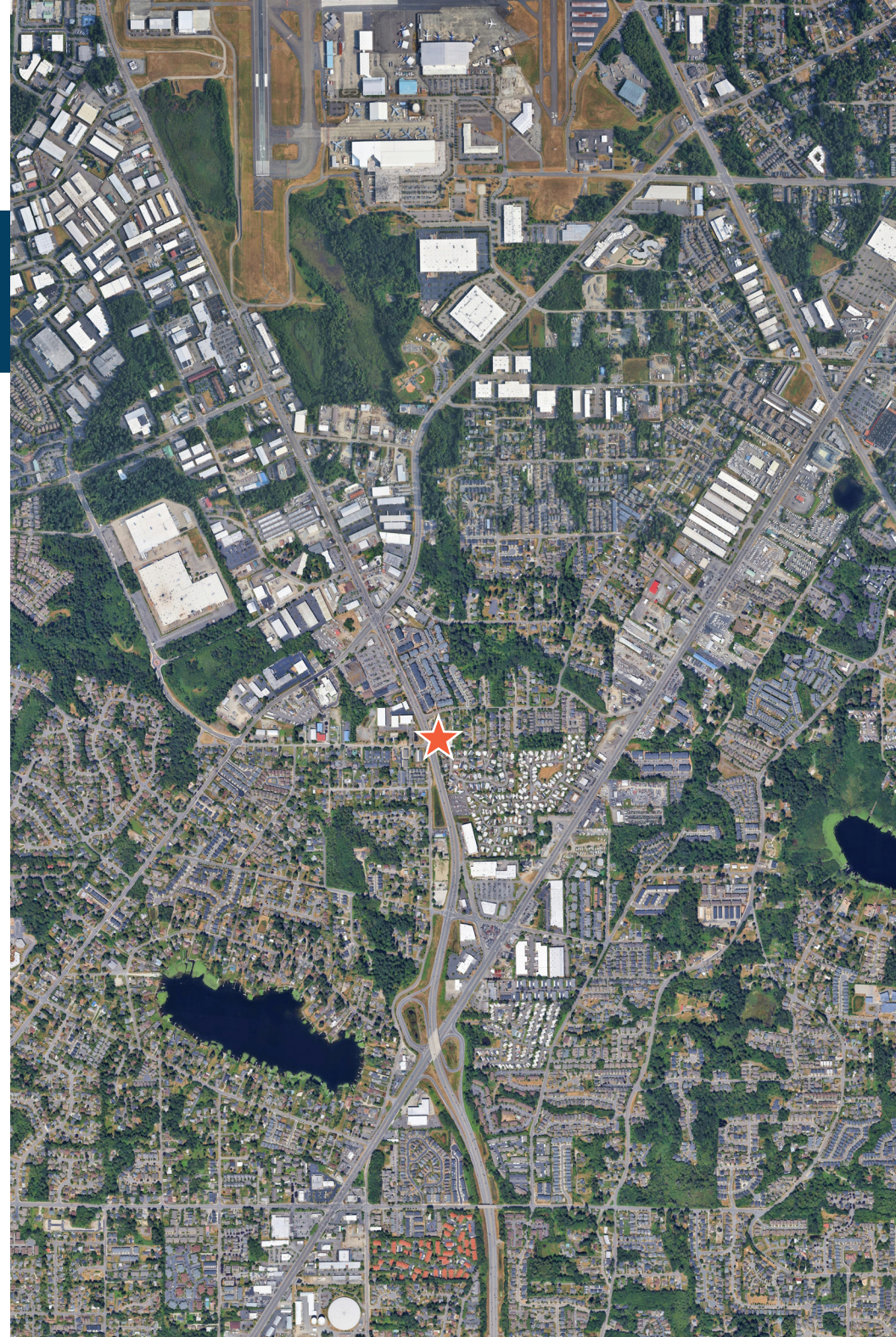
LOCATION & MARKET OVERVIEW:

Strategically Located in the Mukilteo Industrial Market

Begis Business Park offers convenient access to Highway 526, Interstate 5, Paine Field Airport, and Boeing's Everett operations, placing tenants within one of Snohomish County's most established industrial corridors.

Location Advantages

- Direct access to Highway 526 and Interstate 5
- Minutes from Paine Field Airport and Boeing Everett
- Established aerospace, manufacturing, and industrial employment base
- Strong demand from contractors, trades, and industrial service businesses



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