

For Sale

Investment Opportunity with Existing Income & Lease-Up Potential

13000 HWY 99 EVERETT, WA 98204



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NAI Puget Sound
Properties

Property Highlights

ADDRESS	13000 Hwy 99 Everett, WA 98204
TOTAL SF	9,938 SF
LOT SIZE	2 AC
FRONTAGE	Hwy 99
ZONING	MUC (Mixed-Use Corridor/Center)
YEAR BUILT	2017
TRAFFIC COUNT	Hwy 99: 36,000 AADT
ACCESS	Dual sided access from North and South off of Hwy 99
SIGNAGE	Double-sided 15' x 10' LED Signage
LOADING	7 Grade Level Doors
OCCUPANCY	Seller to lease back the building and front portion of the property following closing on a 5 or 10 year lease. The rear 1 acre yard area is available for lease to a separate third party, providing an opportunity for additional income. Lease terms and occupancy details available upon request.

Rare Hwy 99 Owner-User / Investment Opportunity with Seller Leaseback. Situated on 2.0 acres, the property features a 9,938 SF building constructed in 2017. The facility includes a modern showroom, multiple private office suites, and a fully equipped repair facility with four service bays, plus a separate bay and paint booth area. The service bays and paint booth are designed to accommodate large vehicles, RVs, and boats.

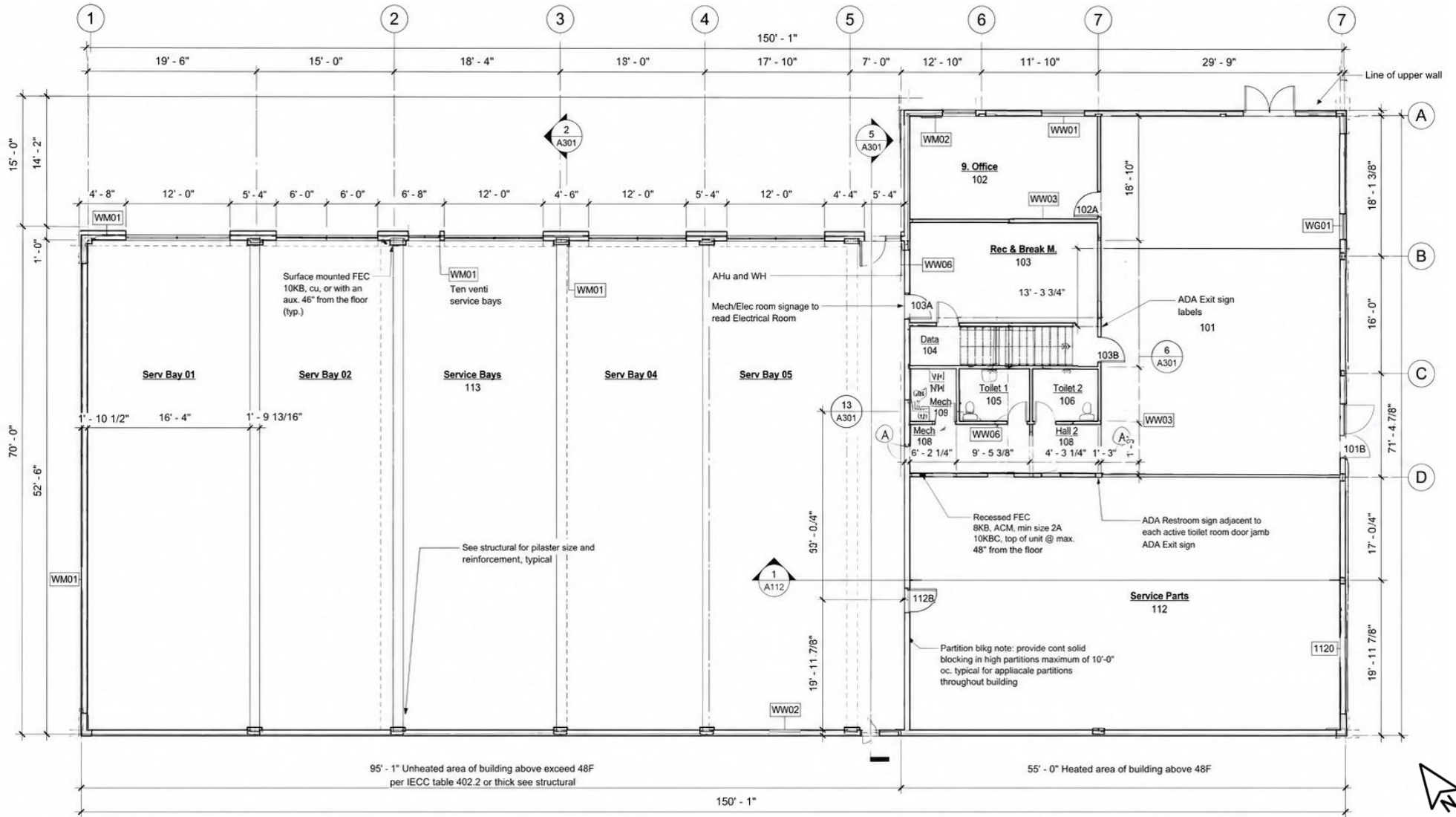
Please contact brokers for occupancy details, existing tenant to occupy the building and front lot area.

1.73 AC 13,000 SF Building
also available for sale



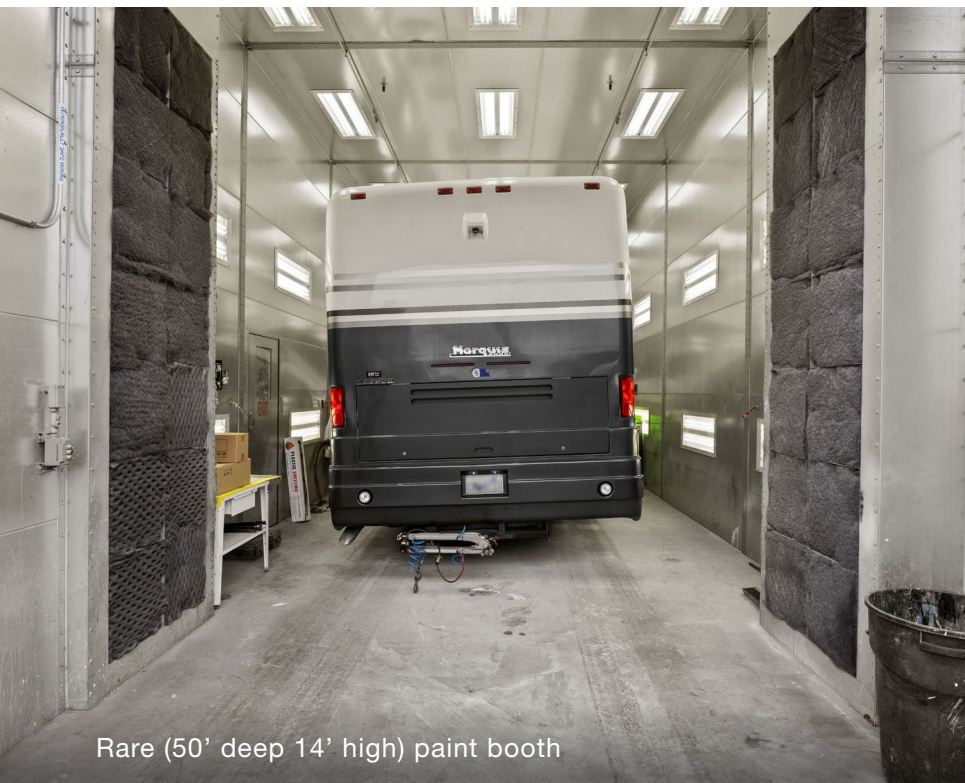
**SUBJECT
PROPERTY**

Site Plan





LED Signage with 33,000 ADT exposure



Rare (50' deep 14' high) paint booth



Premium High-Exposure Location

 **36,000**
VEHICLES PER DAY

 **4.3 Miles**
TO PAINE FIELD AIRPORT
10-MIN DRIVE

 **2.6 Miles**
TO I-5 ACCESS (EXIT 189)
6-MIN DRIVE



AUTOMOTIVE

- + Chevrolet / GMC
- + Nissan of Everett
- + Maple Grove RV
- + Les Schwab Tire Center
- + O'Reilly Auto Parts
- + AutoZone
- + Jiffy Lube

RETAIL

- + Costco Wholesale
- + Everett Mall
- + Walmart Supercenter
- + Home Depot
- + Lowe's
- + Safeway
- + Starbucks
- + Chick-Fil-A
- + Panda Express
- + McDonald's
- + Walgreens
- + CVS

EMPLOYMENT DRIVERS

- + Boeing
- + Amazon Fulfillment Center
- + Everett Community College
- + Providence Regional Medical Center

Everett Market Overview

+ PORT OF EVERETT

The Port of Everett is a deep-water seaport and multimodal transportation hub supporting aerospace manufacturing, maritime commerce, and international trade. The Port also operates the largest public marina on the West Coast and continues to invest in waterfront redevelopment and infrastructure improvements that contribute to the region's economic growth.

+ MAJOR EMPLOYERS

Everett serves as the economic center of Snohomish county and is supported by a diverse employment base including aerospace, healthcare, maritime, government, logistics, and advanced manufacturing. Major employers include Boeing, Providence, Port of Everett, Snohomish County, and more.

+ PAINE FIELD AIRPORT

Paine Field Airport is a public-use airport located in southwest Everett serving commercial passenger, corporate, and general aviation operations. The airport is home to Seattle Paine Field International Airport's passenger terminal and is adjacent to Boeing's Everett manufacturing facility, one of the largest aerospace production centers in the world. Together, the airport and surrounding aerospace corridor support a significant concentration of aviation, manufacturing, engineering, and technology employment within Snohomish County.



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FOR INVESTMENT DETAILS PLEASE CONTACT:

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