

For Lease

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Colliers Bellevue

11225 SE 6th Street, #240
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Yard with Two-Story Office Building and Storage Building

12800 – 12822 Highway 99, Everett, WA 98204

- Yard Area: ± 1.42 acres ($\pm 61,677$ SF)
- Building Area: $\pm 3,810$ SF total between two structures
 - $\pm 3,160$ SF office building
 - ± 650 SF open storage building
 - Additional Quonset Hut for covered storage (can remain or be removed)
- Paved and graveled yard area on fully fenced and lit property
- Highly functional office layout (remodeled in 2025)
- Zoning: Mixed Use Corridor – Snohomish County Jurisdiction ("MUC")

[Snohomish County Permitted Use Table](#)

- Located along Hwy 99 with excellent access to SR 525, I-5, and I-405
- Available Immediately
- Asking Rent: Please call listing brokers



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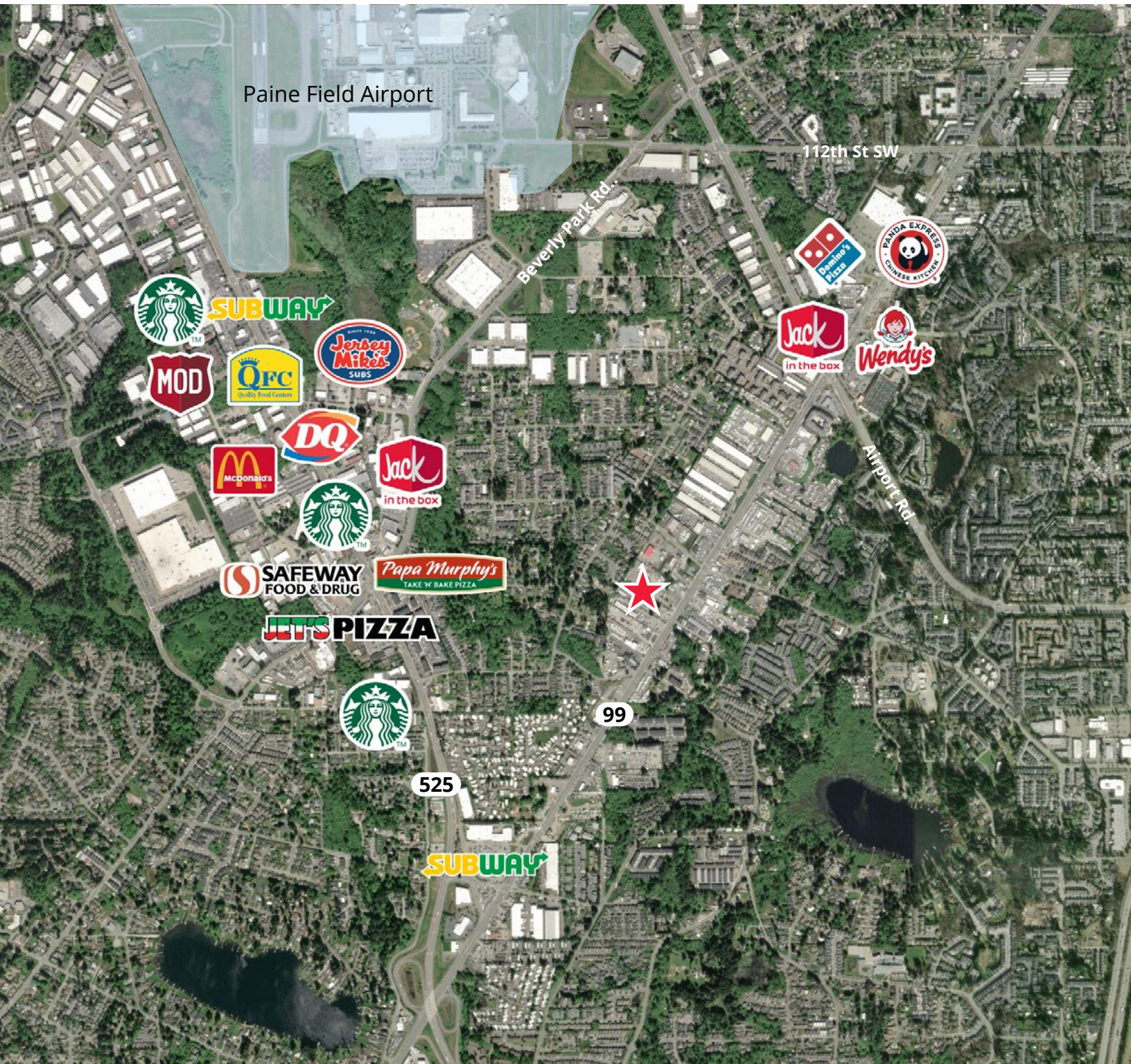
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