

JAMCO AMERICA BUILDING

1122 80th Street SW | Everett, WA





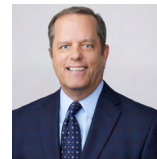
**CONTACT:
LOGISTICS SOLUTIONS NORTHWEST**



Taylor Hudson
Director
Direct: +1 425 260 6761
taylor.hudson@cushwake.com



Tom Wilson
Senior Director
Direct: +1 425 417 2374
tom.wilson@cushwake.com



Ben Conwell
Senior Managing Director
Direct: +1 425 485 6325
ben.conwell@cushwake.com

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EXECUTIVE SUMMARY

Cushman & Wakefield's **Logistics Solutions Northwest Team**, as the exclusive advisor, is pleased to present **1122 80th St SW (the "Property")** — a prime investment opportunity in Everett, one of the Puget Sound region's most sought-after industrial submarkets. This single-tenant industrial building comprises 26,160 SF on a 2.43-acre site and offers a rare Industrial Outdoor Storage (IOS) component. The Property features efficient ingress and egress, a highly functional warehouse layout, grade-level and dock-high loading options, and ample parking.

In addition to its appeal as an investment asset, the offering presents a rare and valuable opportunity for an owner/user to immediately occupy and customize the space to fit their operational requirements.

Strategically located near Paine Field, Everett's airport began offering commercial air service in early 2019, providing 24 daily flights to key destinations along the West Coast and beyond, enhancing the area's connectivity and logistical advantage.

PROPERTY PROFILE





PROPERTY OVERVIEW

Located in the Everett submarket, **1122 80th St SW** offers an unparalleled opportunity for businesses seeking a rare Industrial Outdoor Storage (IOS) opportunity. With exclusive close proximity to Paine Field (PAE), this 26,160 square foot property is designed to elevate your operations to new heights.

Industrial-Grade Design: Designed to accommodate industrial requirements, this property provides the ideal backdrop for your a variety of industrial occupiers with its robust infrastructure.

Power Capabilities: he building is equipped with 800 amps of 3-phase power, ensuring robust electrical capacity to support high-demand operations.

Efficient Operations: This facility boasts four dock-high doors for streamlined loading and unloading, complemented by two grade-level doors, enhancing operational flexibility for diverse business needs.

Strategic Location: The property benefits from a strategic location with excellent connectivity. Ideally positioned within the Everett industrial submarket.



26,160 SF
TOTAL SIZE



2,556 SF
OFFICE SIZE



2.43 ACRES
(105,851 SF)



CLOSE PROXIMITY
PAINE FIELD (PAE)



1974
YEAR BUILT



15'
CLEAR HEIGHT



LOADING
4 DOCK HIGH
2 GRADE LEVEL



POWER
800 AMPS 3-PHASE

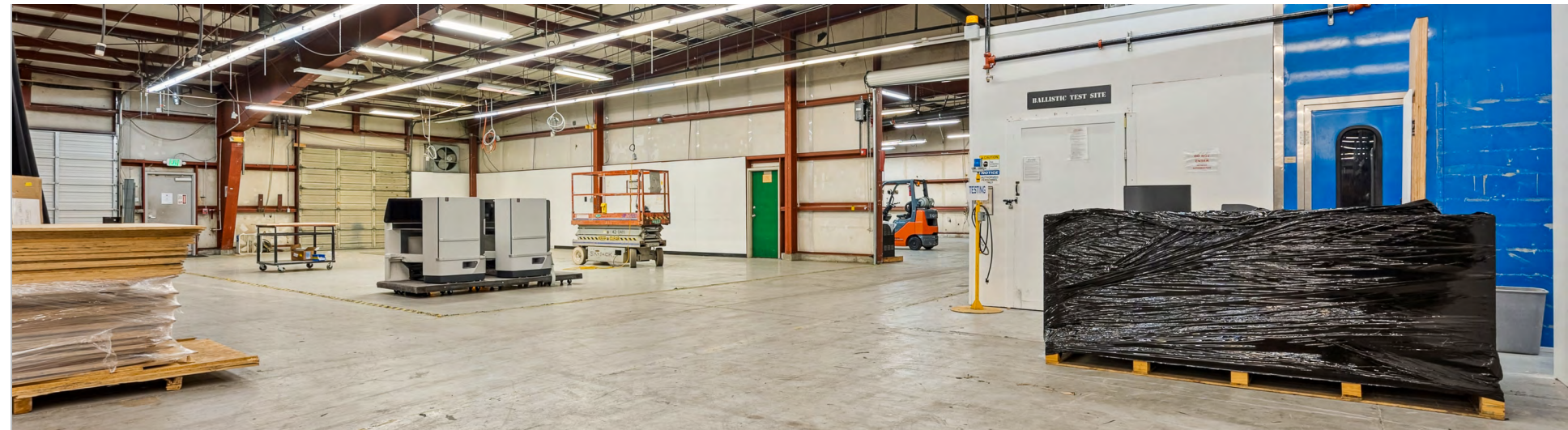
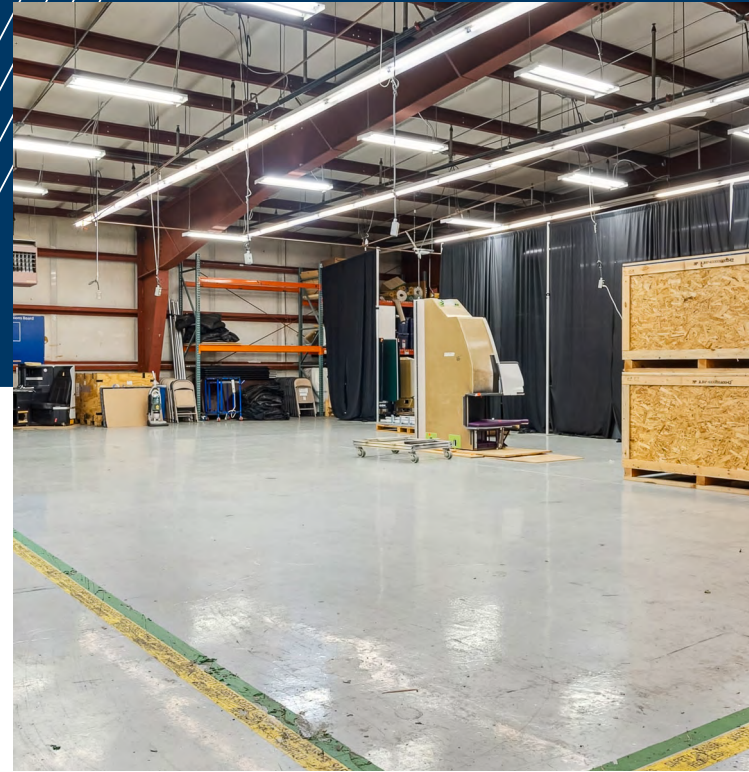


OUTDOOR STORAGE OPPORTUNITY
24.71% LOT COVERAGE



ZONING
LI2 (CITY OF EVERETT)







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tom.wilson@cushwake.com

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Director
Direct: +1 425 260 6761
taylor.hudson@cushwake.com

Ben Conwell

Senior Managing Director
Direct: +1 425 785 6325
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