



PowderMill Business Center

AT SEAWAY CENTER — EVERETT, WA

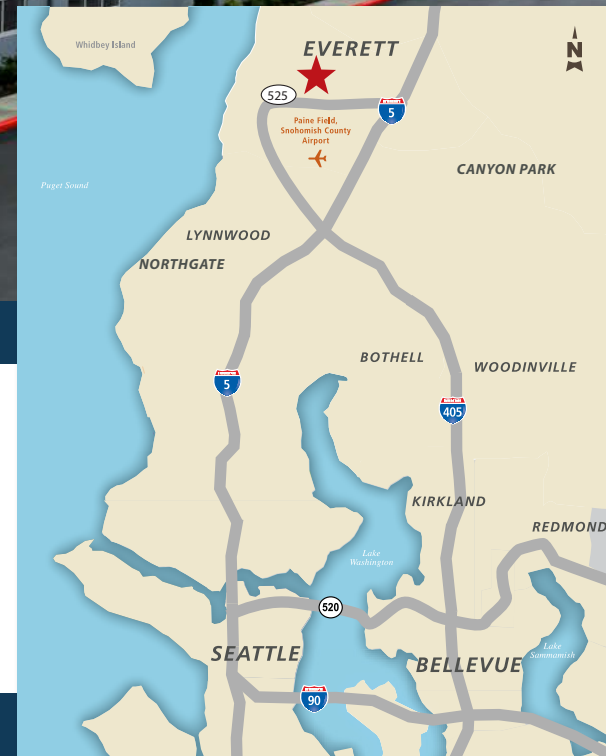
6301–6311 36th Ave West, Everett, WA

FOR MORE INFORMATION CONTACT:

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Project Scope

- 36 acre industrial park
- 4 Buildings - 373,000 s.f.
- Building sizes from 62,000 s.f. - 119,000 s.f.
- Space sizes from +/- 12,000 s.f.

Building Features

- 30' clear height
- 120' - 180' truck courts
- ESFR fire protection system
- Dock high and grade level loading
- 50' - 55' typical bay spacing
- R-21 roof insulation and insulated shell
- Skylights
- 480 volt 3-phase electrical service
- 6" reinforced slab

Property Features

- Class A industrial space
- Institutional ownership
- Professional property management
- Zoned LI-2 (City of Everett)
- Corporate neighbors include: Boeing, Amazon, Fluke, Campbells Soup, Food Services of America, and Seattle Genetics

Distance to Significant Locations

- | | |
|------------------------|------------|
| • The Boeing Company | 1.8 miles |
| • SR-526 | 2.3 miles |
| • I-5 | 4.9 miles |
| • Port of Everett | 7.4 miles |
| • I-405 | 11.4 miles |
| • Port of Seattle | 32.7 miles |
| • SeaTac Int'l Airport | 42.7 miles |



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BUILDING B - 6305 36th Ave W, Everett

- Space Available (SF) - 50,868 SF
- 11 dock high doors
- 2 grade level ramps
- Parking - 1.27 stalls/1,000 SF
- Power - 480/277v power available
- Buildout includes a restroom / kitchenette core (304 SF); will BTS additional office

BUILDING C - 6307 36th Ave W, Everett

- Building Area (SF) - 32,362
- 11 dock high doors
- 1 grade level ramps
- Parking - 1.54/1,000 SF
- Power - 400 amps of 480/277v available
- Buildout includes restroom / kitchenette core (304 SF each); will BTS additional office



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