

1118

80TH STREET SW
EVERETT, WA



Stand-alone 48,740 SF Industrial Building with
1.40 AC Secure Yard
Available for Lease

CBRE **B&D**
HOLDINGS

PROPERTY OVERVIEW

Strategically located in the heart of Everett's established Seaway Center industrial corridor, the property offers a truly unique opportunity for a stand-alone building with surplus yard area. Convenient access to SR-526 and I-5, make it ideal for manufacturing, warehousing, or distribution operations. The building features a robust 1,200-amp, 208Y/120V three-phase electrical service, energy-efficient LED lighting throughout the warehouse, and a wet sprinkler system covering both office and warehouse areas. The site is fully fenced, including secure truck access, ensuring operational safety and privacy.

The larger overall site and current building configuration support a wide range of potential uses, offering convenient access to the paved, secured yard and the ability to expand the yard area in the northwest portion of the site.

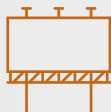
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|----------------------------|----------------------------------------------------|
| TOTAL BUILDING SIZE | ±48,740 SF |
| OFFICE SIZE | ±10,400 SF (2 Story) |
| YARD SIZE | ±1.40 AC |
| TOTAL LOT SIZE | 5.81 AC |
| YEAR BUILT | Original 1971, Updated Multiple Times |
| ZONING | HI (Heavy Industrial, City of Everett) |
| ROOFING | TPO Roof System - New in 2019 |
| CONSTRUCTION | Pre-Engineered Metal |
| LOADING | 7 Grade Level & 6 Dock High with In-Floor Levelers |
| CLEAR HEIGHT | 18' - 24', Pitched Ceiling |
| POWER | 1,200 Amp, 120/208 3-Phase |
| AVAILABLE DATE | April 2026 |
| LEASE RATE | Contact Brokers for Building & Yard Rates |



RARE STAND-ALONE
BUILDING + YARD

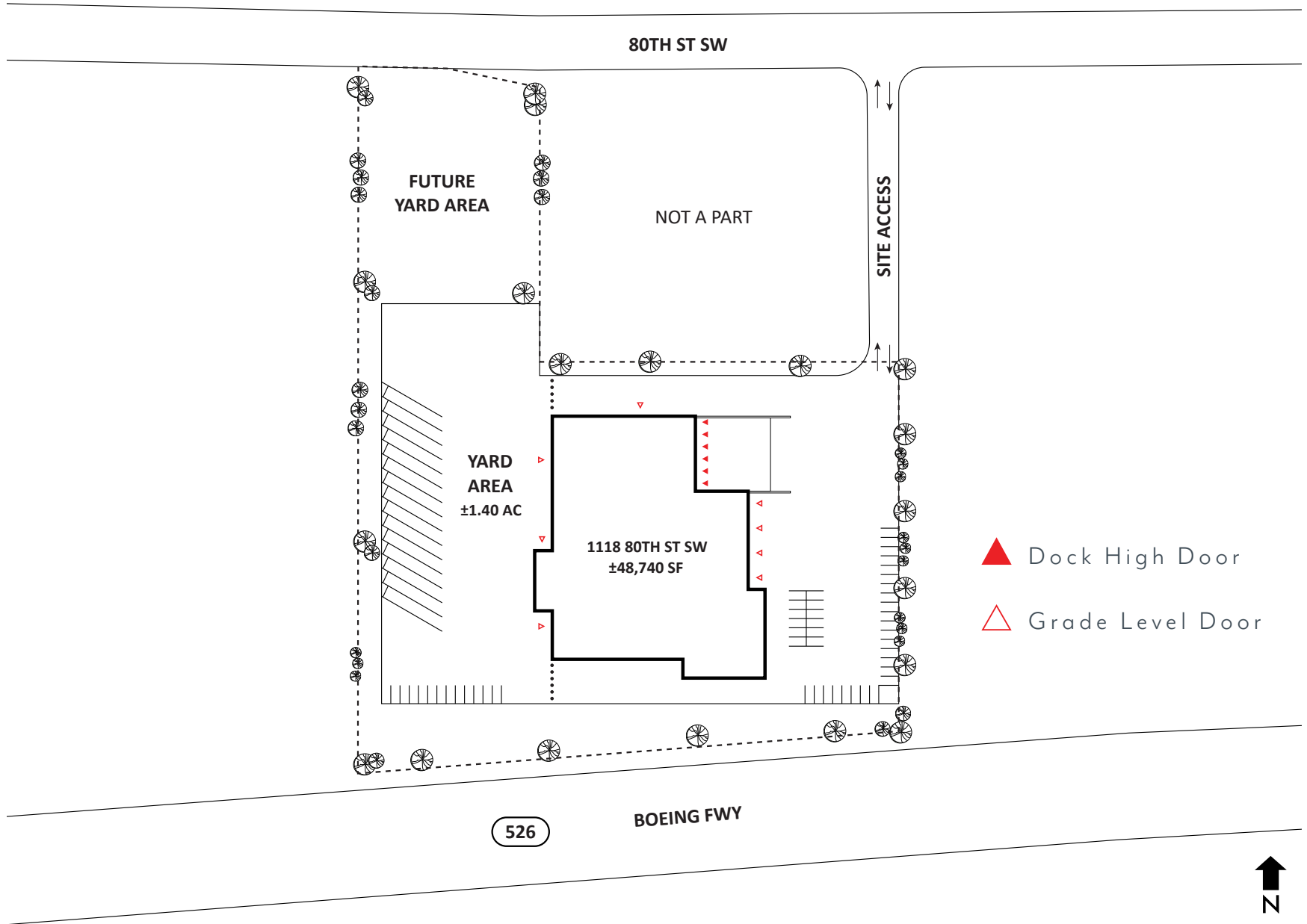


FULLY FENCED &
SECURED SITE



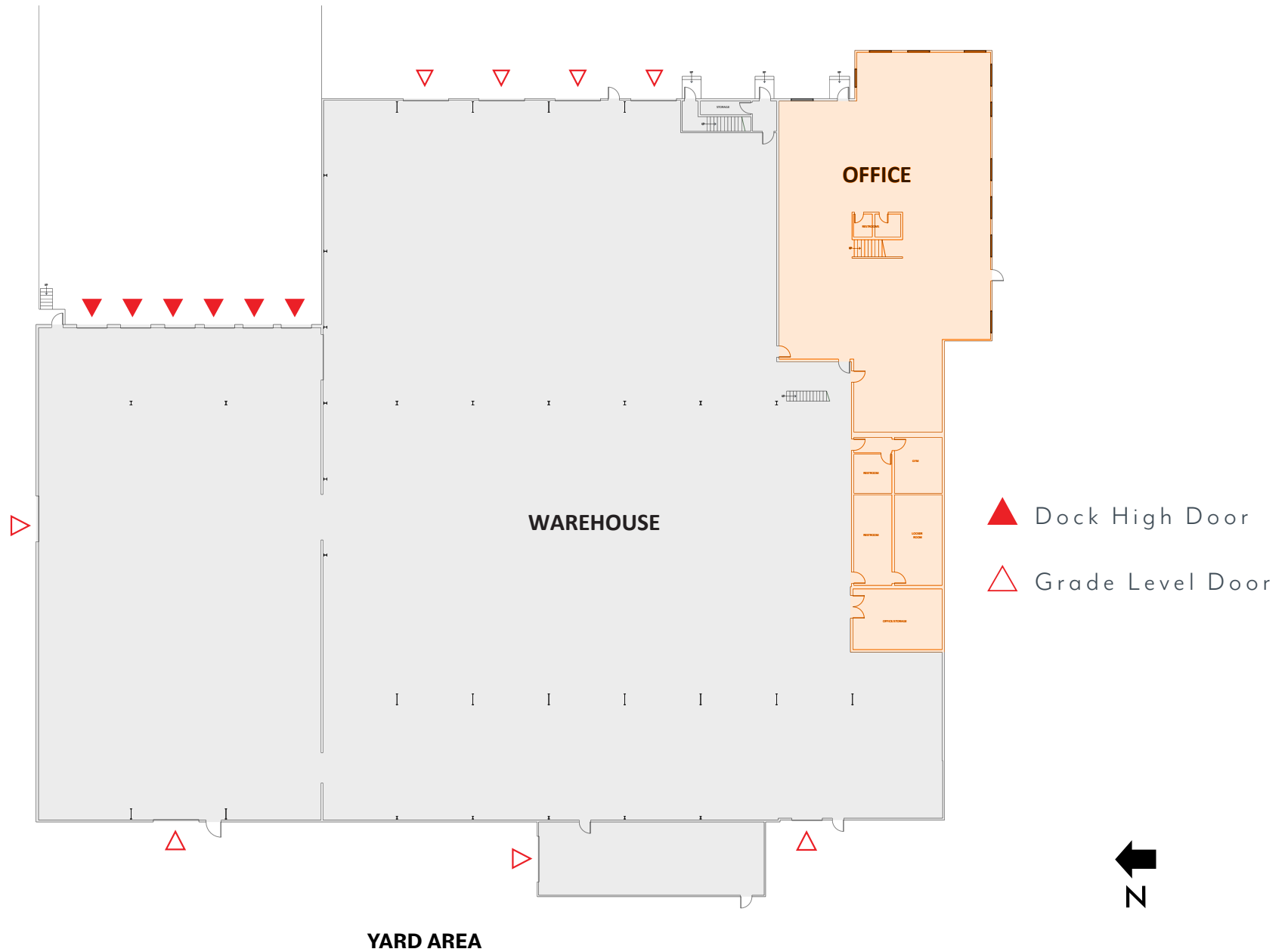
HIGH VISIBILITY SIGNAGE
OPPORTUNITY TO SR-526

SITE PLAN

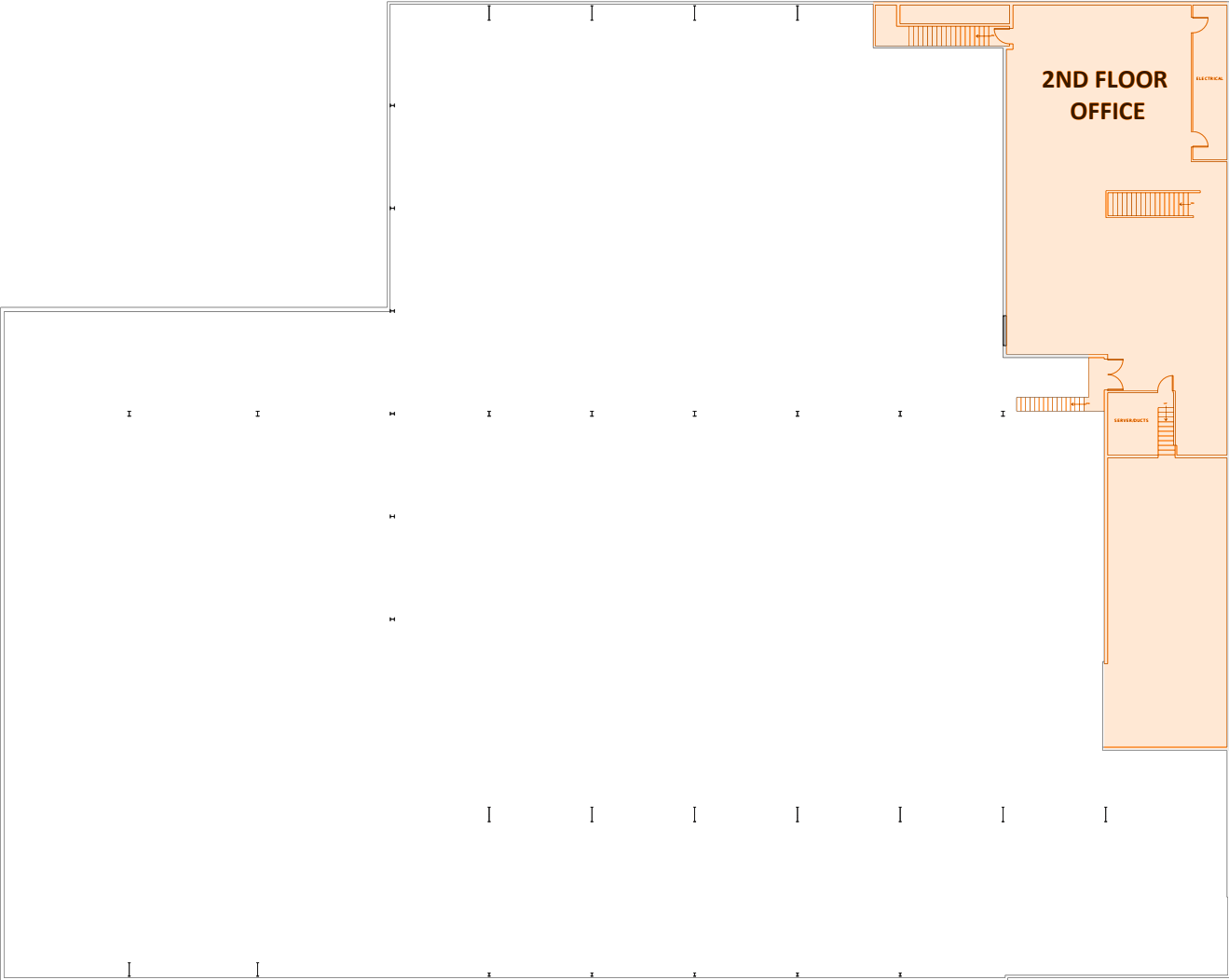


- ▲ Dock High Door
- △ Grade Level Door

1ST FLOOR SPACE PLAN



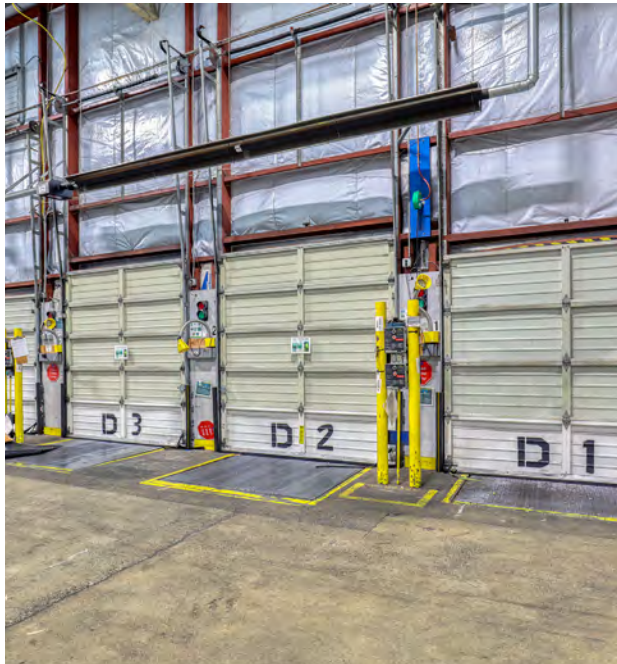
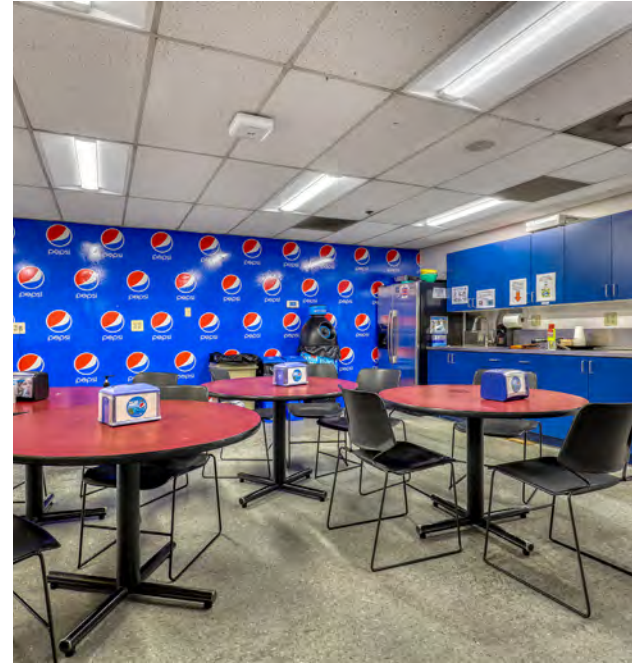
2ND FLOOR SPACE PLAN



AERIAL PHOTOGRAPHY



INTERIOR PHOTOGRAPHY



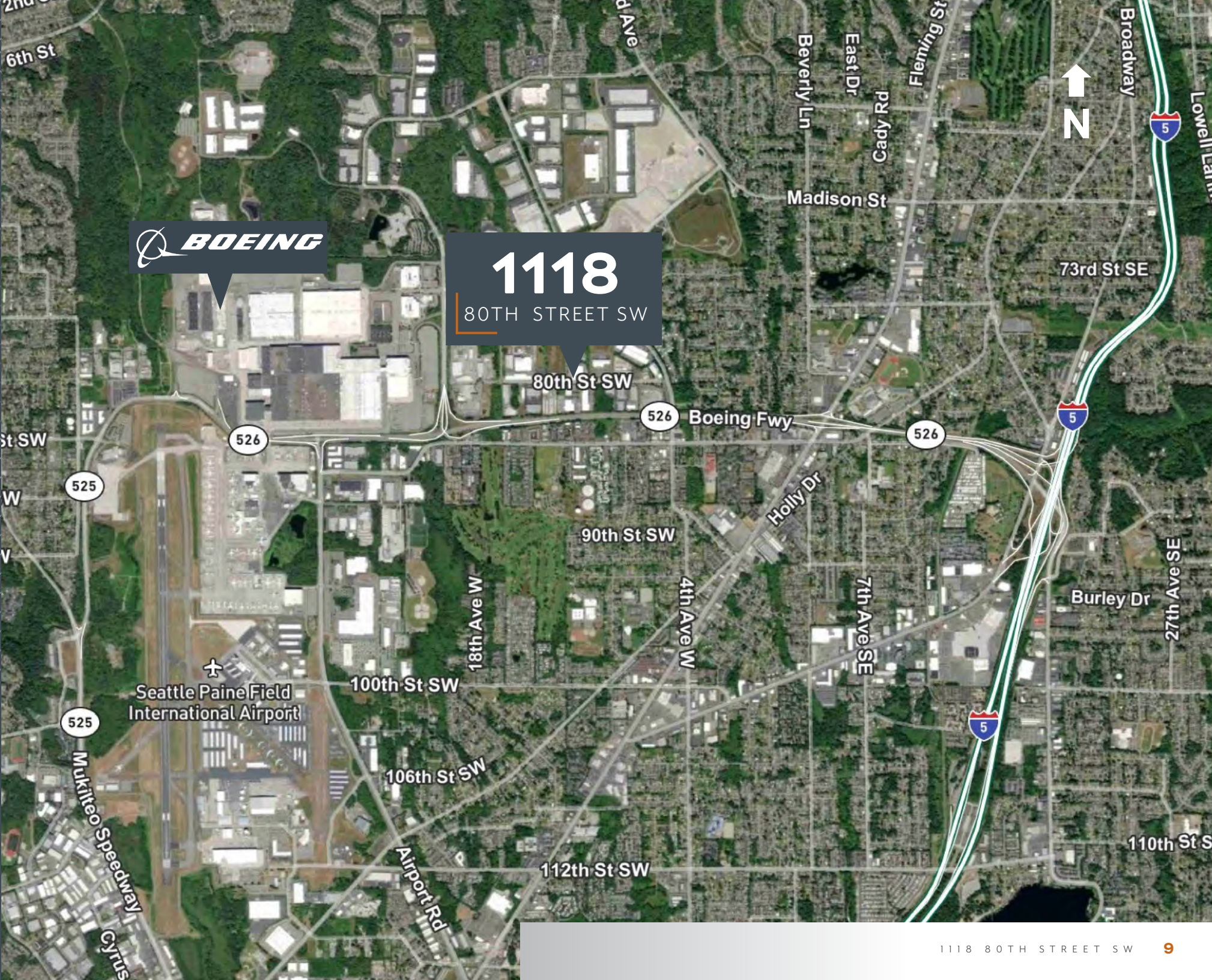
EXTERIOR PHOTOGRAPHY





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