

SUBLEASE

FARRELL INDUSTRIAL

2120 37th St Everett, WA 98201



OFFERING SUMMARY

Lease Rate:	\$1.10 SF/month (NNN)
Available SF:	13,500 SF
Lot Size:	0.53 Acres
Year Built:	1969
Zoning:	C-2 Heavy Comm/Light Industrial

PROPERTY OVERVIEW

11,285 sq.ft. Warehouse/Dist/Manufacturing with 2,215 sq. ft. of office space. 14' (min) 16' (max) height clearance, 20' x 45' column spacing. One OH dock high door, one semi-dock high (ramp). Just off Broadway in South Everett, 2 minutes to Interstate 5. Easy access to Boeing, Paine Field Airport located within 7.6 miles/12 min drive, Port of Everett BNSF railroad located within 1.4 miles/4 min drive, 30 minute drive to Seattle. Available February 2024. 3 years remaining on existing Lease. Opportunity to renew.

PROPERTY HIGHLIGHTS

- 11,285 sq.ft. Warehouse/Dist/Manufacturing
- 2,215 sq. ft. of office space
- Just off Broadway in South Everett (2 min to I-5)
- Available February, 2024

Michael Fear
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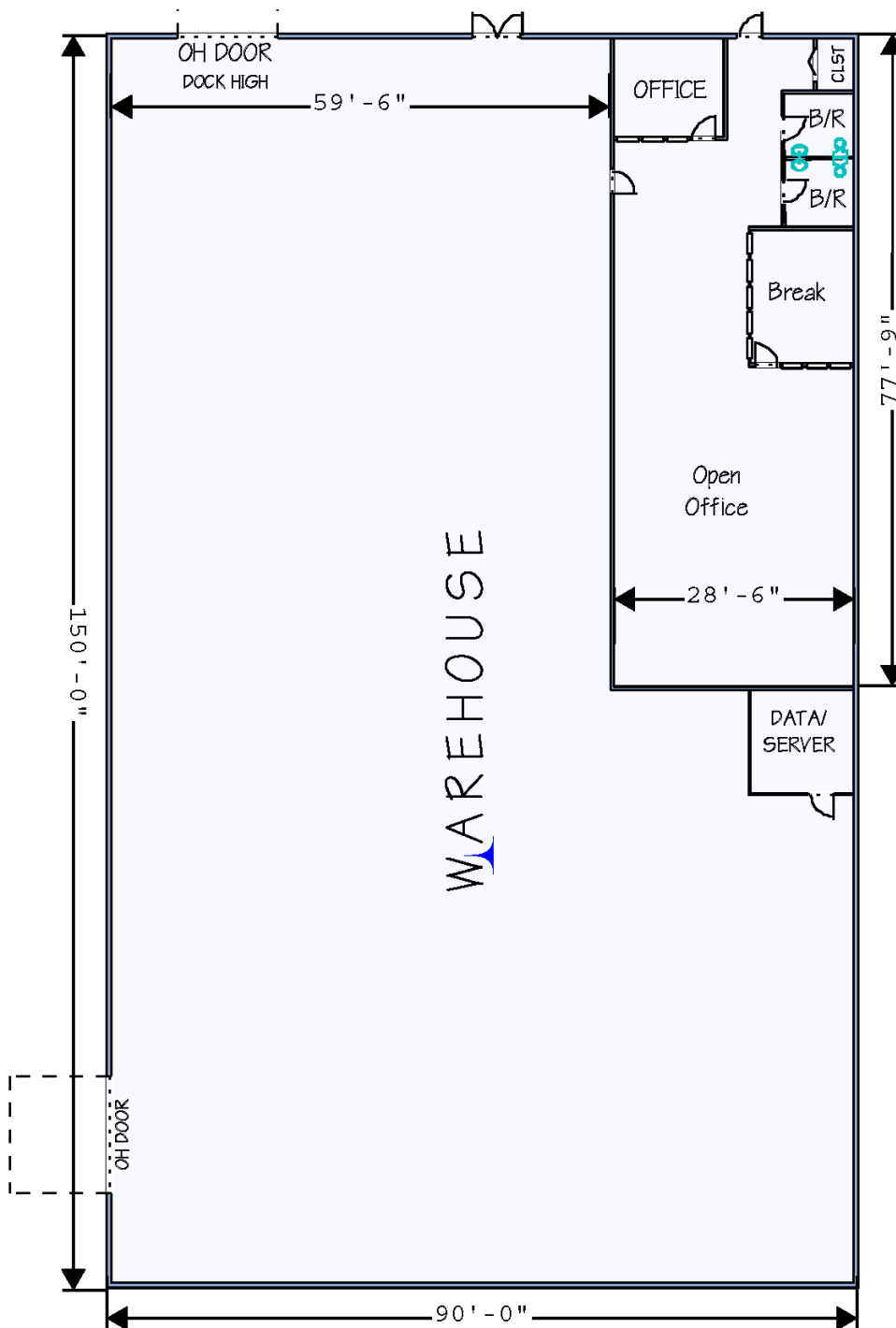


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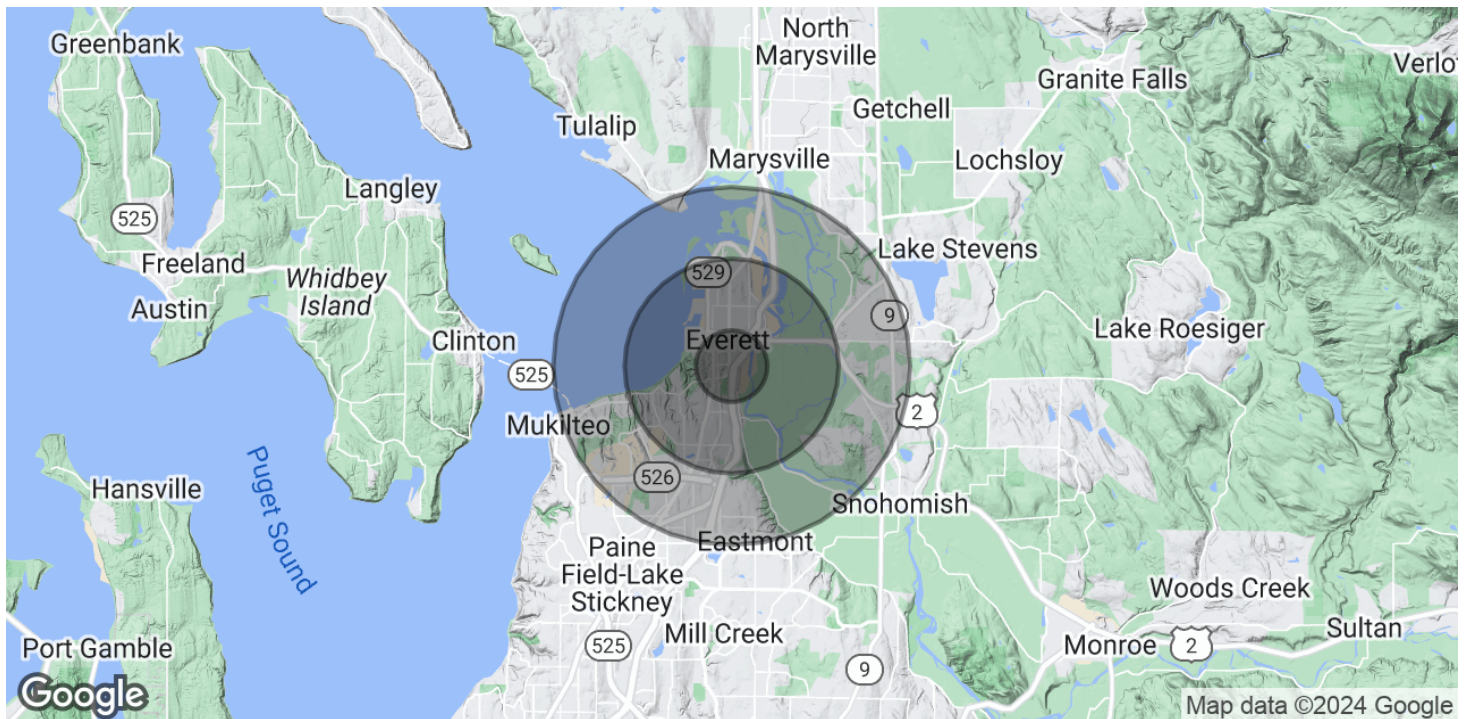


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,615	65,872	131,118
Average Age	37.9	36.1	34.9
Average Age (Male)	36.9	35.5	33.7
Average Age (Female)	39.8	37.1	36.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,588	26,967	51,290
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$50,542	\$56,017	\$61,505
Average House Value	\$270,695	\$298,173	\$309,254

* Demographic data derived from 2020 ACS - US Census

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