

EVERETT LAND SITE / ADAPTIVE RE-USE OPPORTUNITY

FORMER VEHICLE MAINTENANCE FACILITY WITH EXCESS LAND RIPE FOR REDEVELOPMENT TO MULTIFAMILY AND/OR MIXED USE

6300 Glenwood Ave | Everett, WA

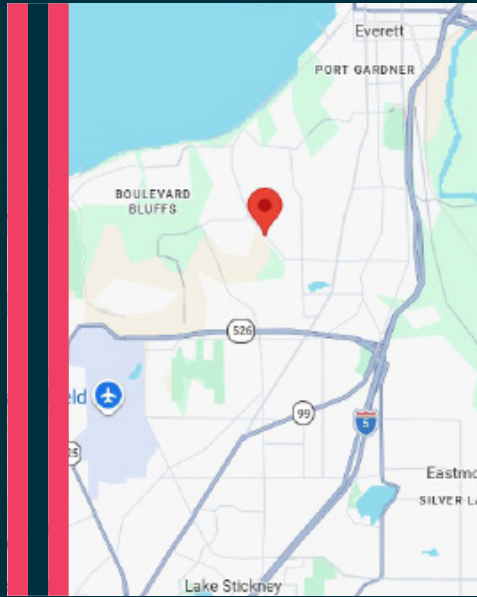


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EXECUTIVE SUMMARY



LOCATION HIGHLIGHTS

- 200k - 5 mile population with high average income
- Over 200k jobs within 10 miles
- Strong high-skilled labor force in submarket
- Nearby Amazon DC, Boeing, and other aerospace
- High unmet demand for rental housing
- Central location for all of Snohomish County
- Convenient access to waterfront park & Mukilteo Ferry nearby
- Excellent transit access - direct route to Link station
- Approximately 5 minutes to Highway access
- Approximately 5 minutes to Paine Field

PROPERTY ATTRIBUTES

TOTAL SIZE: 17,986 SF on 7 acres

ZONING: Split zoning, MU7 in North portion, UR7 on South portion (parking lot)

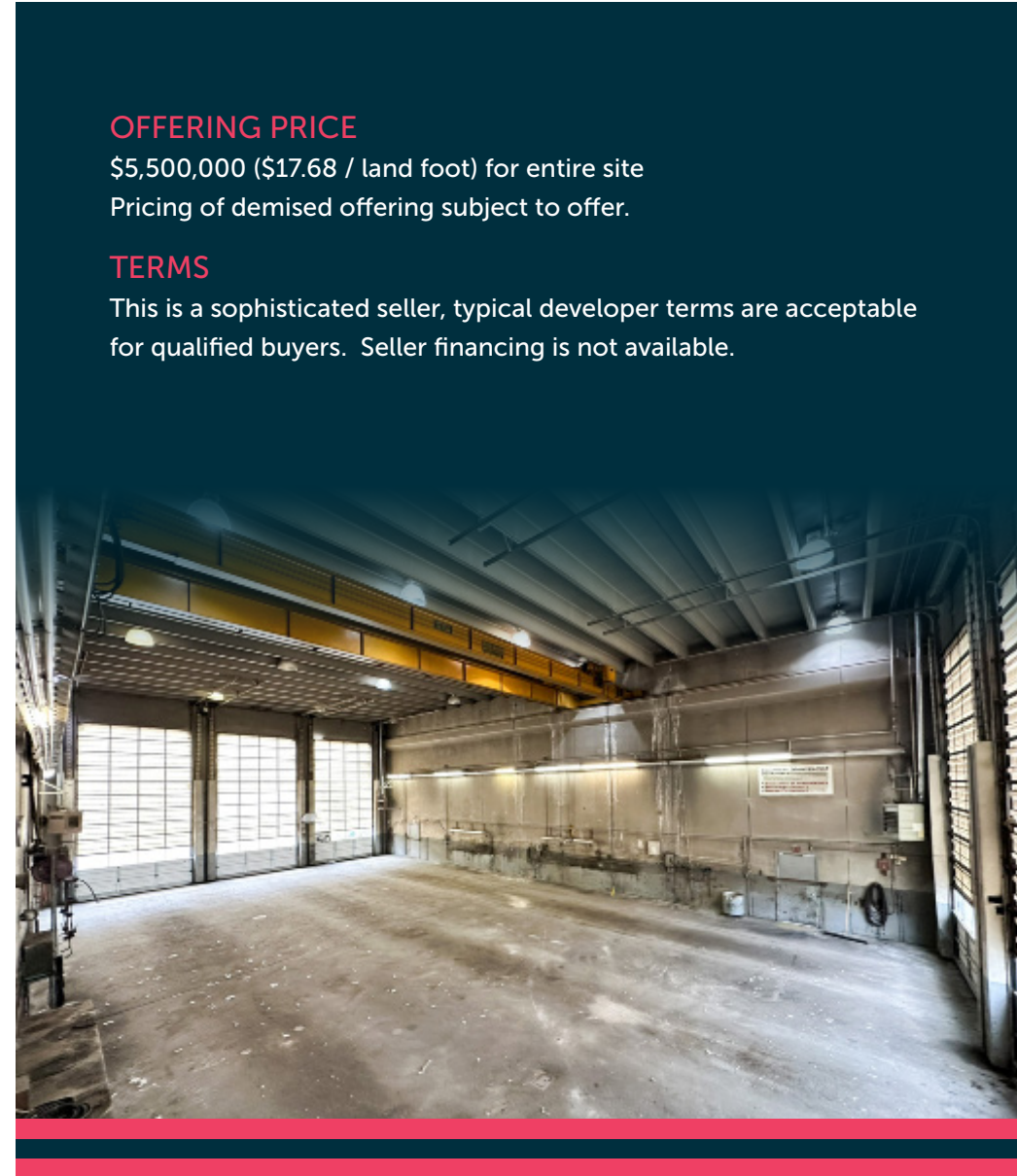
- Ownership willing to demise north and south portions in separate sales
- Existing improvements include bridge cranes, 18-28 ft clear height, 16-24 ft grade-level doors, service pit, air and fluids infrastructure, heavy power, and more
- Fully paved and fenced site
- Underlying zoning allows 7-story development height with no maximum density or minimum unit size
- Everett has specific Adaptive Reuse zoning provisions offering flexibility in land use to reactivate nonperforming structures, inquire for more detail



OFFERING SUMMARY



EXISTING BUILDING IS AN EXCELLENT CANVAS FOR ADAPTIVE REUSE. CONCEPTS INCLUDE MIXED-USE COMMUNITY CENTER, CREATIVE MAKER SPACE, BREWERY, NIGHTCLUB, RESTAURANTS, PUBLIC MARKET, RELIGIOUS FACILITY, SCHOOLS, ETC.



OFFERING PRICE

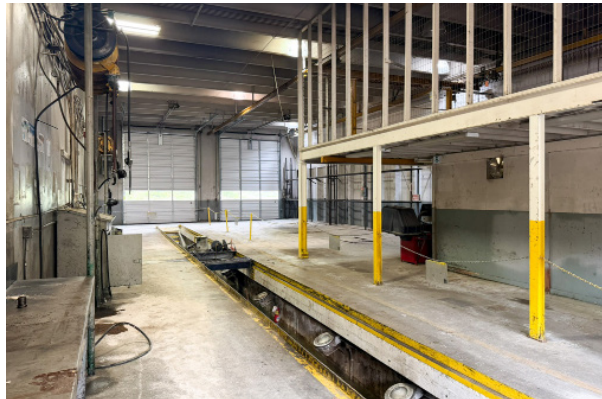
\$5,500,000 (\$17.68 / land foot) for entire site
Pricing of demised offering subject to offer.

TERMS

This is a sophisticated seller, typical developer terms are acceptable for qualified buyers. Seller financing is not available.

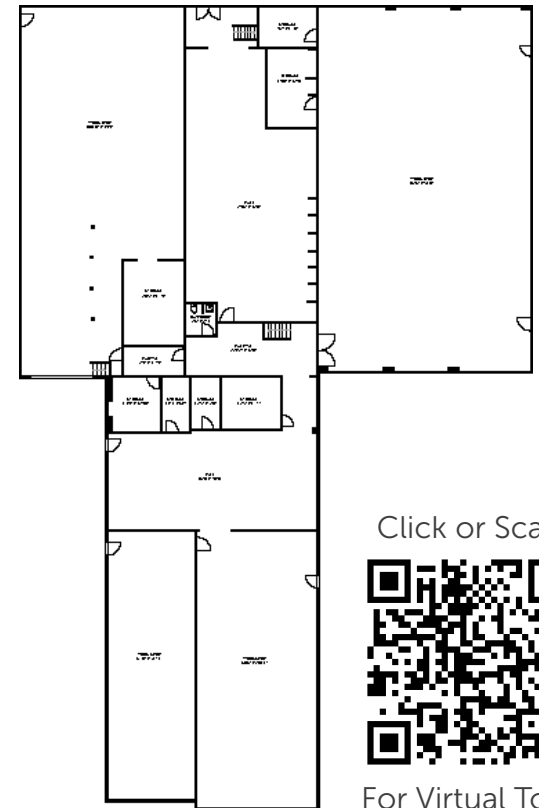
The above are AI-generated renderings presented only as representative concepts. Buyers must conduct their own feasibility study to determine development potential.

EXISTING IMPROVEMENTS



ATTRIBUTES

- 20-28 foot clear heights
- Oversized GL doors up to 26 ft wide
- Bridge cranes in all service bay areas
- Full length maintenance pit
- Fueling infrastructure
- Heavy power
- Mezz. space not depicted on floor plan
- Proximity to Paine Field & associated aerospace industry



The existing improvements offer an extremely capable vehicle maintenance facility that could be brought back in to repair for its original use, or adapted to a new concept utilizing Everett's specific Adaptive Reuse zoning provisions ([link](#)).

<https://everett.municipal.codes/EMC/19.05.035>

The City wishes to see this property reactivated and is open to engage on reasonable proposals that include light industrial, indoor recreation, retail, commercial mixed use, religious or educational institutions, and more. This could also be an excellent opportunity to meet common area amenity space goals to serve a high density development on the remainder of the site.

HYPOTHETICAL REDEVELOPMENT SCENARIOS



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