

THE EVERGREEN BUILDING

Carlsborg Warehousing, Distribution, and Manufacturing

301

Business Park



SEQUIM
WA | 98382

IDEAL
REAL ESTATE

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This Memorandum provides selected information about the Property and the Owner, and is not intended to be exhaustive or contain all the details that potential investors might require to evaluate a purchase of the Property. The information included has been sourced from what are believed to be reliable sources but has not been verified for accuracy, completeness, or suitability for any specific purpose. All information is presented "as is" without any representation or warranty of any kind. This includes estimates based on forward-looking assumptions regarding the general economy, market conditions, competition, and other factors subject to uncertainty, which may not reflect the current or future performance of the Property. All references to acreages, square footage, and other measurements are approximations. This Memorandum summarizes certain documents, such as leases and other materials, but these summaries may not be complete or accurate descriptions of the full agreements referenced. Additional information and opportunities to inspect the Property may be available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, consult with independent legal and financial advisors, and thoroughly investigate the economic aspects of this transaction and the Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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EXECUTIVE SUMMARY

301
Business Park



THE OFFERING

Available Now - 9,540 SF industrial building in one of Sequim's best locations. Located in the Carlsborg Business Park, this property offers a prime warehousing, manufacturing, or distribution facility opportunity.

1,274 sq ft of office space, and 8,266 sq ft of open industrial space. Ample parking and easy semi access.

Great opportunity!



PROPERTY HIGHLIGHTS



Close to major arterial roadways



Perfectly positioned to ensure success



Paved parking and rear lot



Easy access and great visibility



Part of a professional business district



2003 construction



301 BUSINESS PARK LOOP

02

PROPERTY DESCRIPTION

301
Business Park



PROPERTY DESCRIPTION



ADDRESS

301 Business Park Loop
Sequim WA 98382



LOT SIZE

0.99 AC, 43,124 SF



MARKET/SUBMARKET

Clallam County
Sequim - Port Angeles



YEAR BUILT

2003



SQUARE FOOTAGE

9,540 SF



OCCUPANCY

Vacant, available now



ZONING - PARCEL NUMBER

CI - Carlsborg Industrial
043015449050



OFFERED AT

\$10.68 per sq ft
Annually



301 BUSINESS PARK LOOP

03

LOCATION OVERVIEW

301 Business Park



LOCATION OVERVIEW & BENEFITS

Sequim is a place of natural beauty, located on the Olympic Peninsula in Washington. Known as one of the nation's premiere retirement communities, it is popular for its dining, outdoor recreation, proximity to the Olympic National Park, mild climate with plentiful sunshine, and the abundant lavender fields. With picturesque views every where you look, it provides something for everyone.

An easy trip across the Puget Sound on the Washington State Ferry puts you on the doorstep of Sequim. From there, you are mere minutes away from shopping, healthcare, parks, nature centers, and trails. All this combines to make Sequim one of the most amazing places to live and work.



AMENITIES



301 Business Park Loop
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AERIAL ROADS



301 Business Park Loop

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BUILDING PERFORMANCE

301
Business Park



BUILDING PERFORMANCE

Located in the finest business park in Carlsborg, this industrial building is perfectly positioned for a broad range of tenants. Past use of the building was a drywall distribution center. With 3-Phase power available, many other uses are possible. CNC machining, fabricating, warehousing, and many more available uses!

Tenant will enjoy the close proximity to major road ways, with easy access for semi truck loading and unloading. The large rear yard offers plenty of room for trucks as well as outdoor storage. Ample parking in the front of the building for customers and employees.



THE EVERGREEN BUILDING

**301 BUSINESS
PARK LOOP**

SEQUIM WA 98382

OFFERED BY

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REAL ESTATE