

Colliers

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REAL ESTATE

For Lease

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**Colliers Bellevue**

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## 3303 McDougall Ave. Everett, WA 98201

- ± 21,789 SF Total
  - ± 15,048 SF Warehouse
  - ± 2,221 SF Office
  - ± 4,520 SF Covered Loading Area
- Zoning: LI-MU  
(Light Industrial – Mixed Use, City of Everett)
- Loading: 1 drive-in ramp, and 6 dock positions with pit levelers
- Two 12' x 14' doors into warehouse from dock platform
- Clear Height: 18' – 22'
- Parking: 12 striped stalls on-site (fully fenced), plus additional street parking available
- Fully sprinklered and insulated
- Immediate access to I-5 and US-2
- Available June 1, 2026
- Asking Rent: \$24,850.00 per month + NNN Expenses  
(2026 NNN Est = \$5,566.00 per month)

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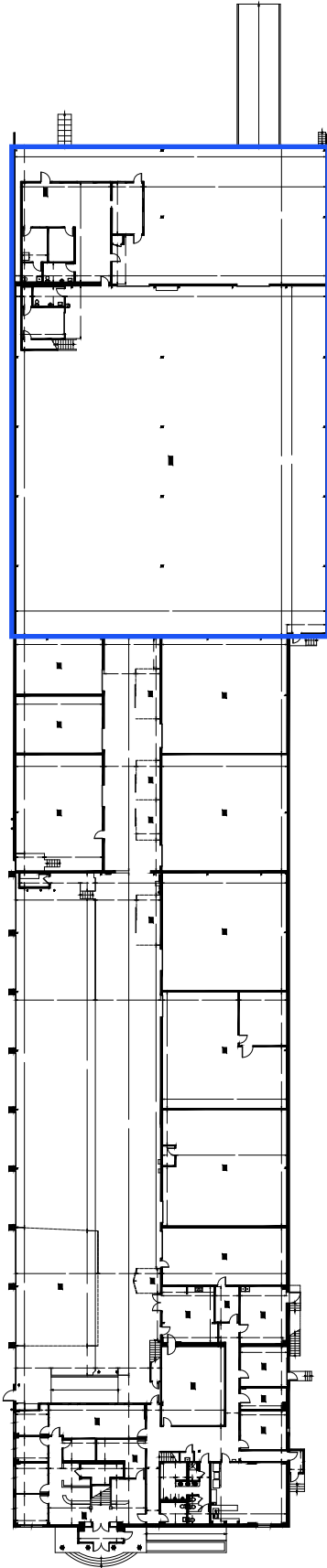
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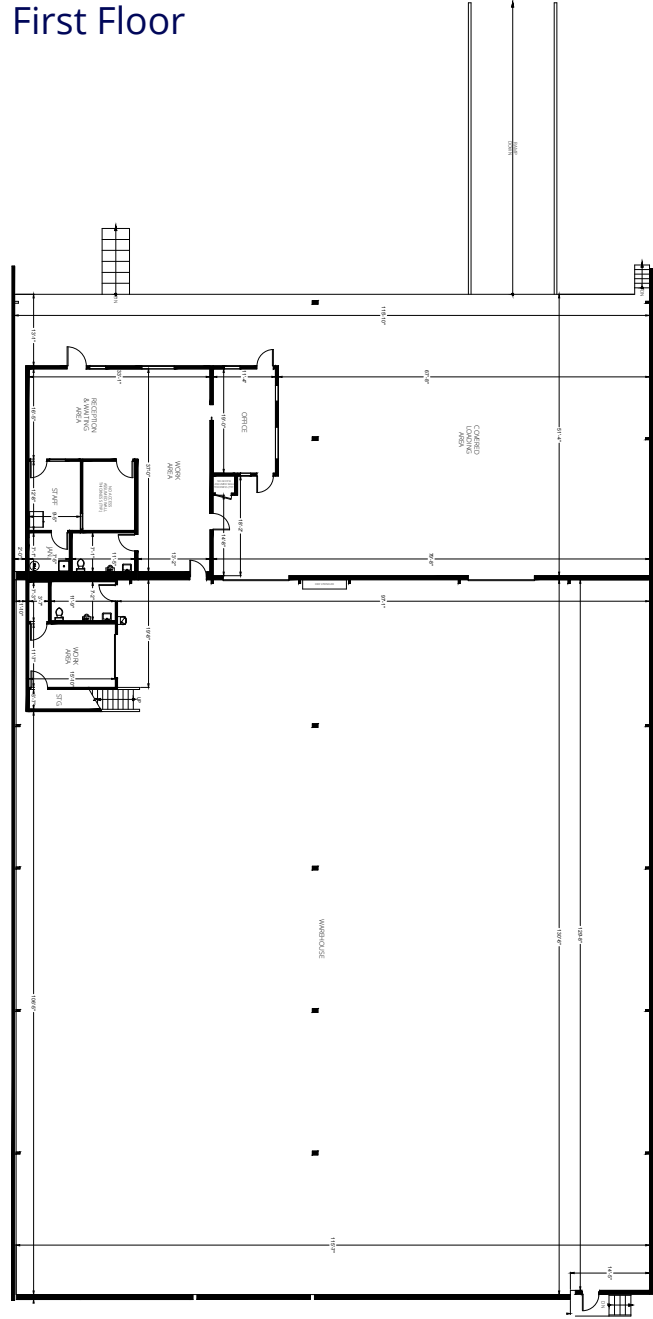
### Site Plan

33rd Street

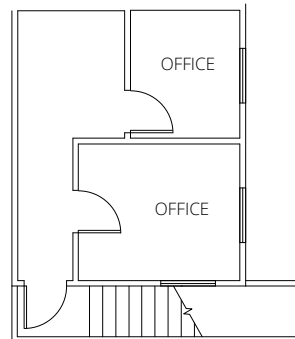
McDougall Ave



### First Floor

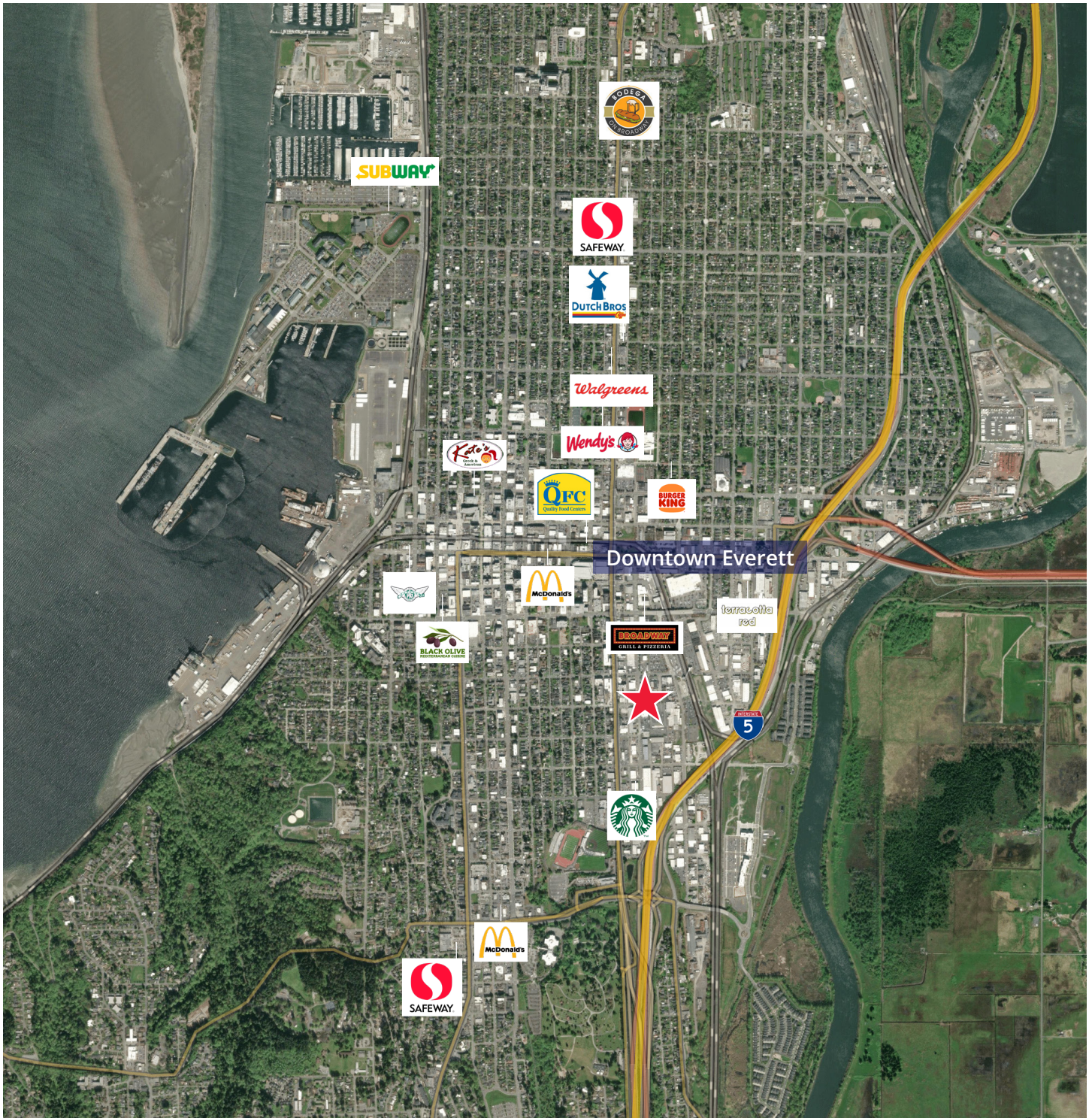


### Second Floor



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