



PowderMill Business Center

AT SEAWAY CENTER — EVERETT, WA

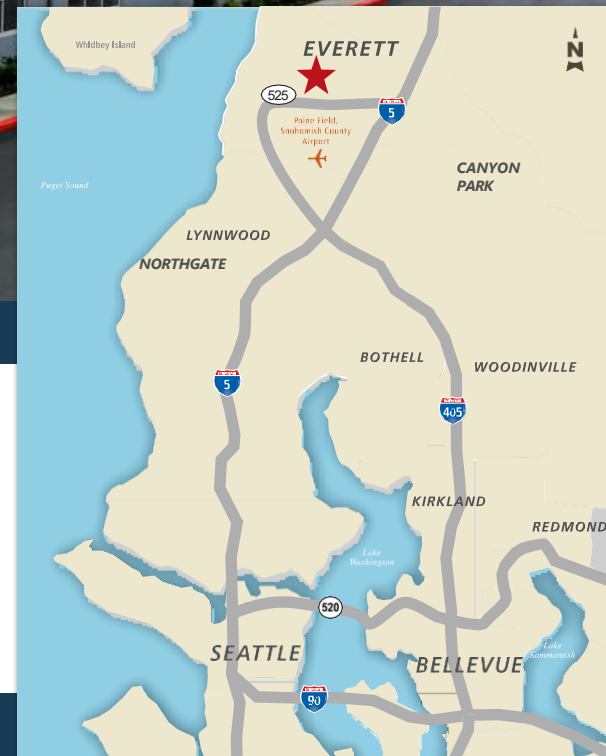
6301-6311 36th Ave West, Everett, WA

FOR MORE INFORMATION CONTACT:

BRENT JACKSON
+1 425 449 2715
brent.jackson@jll.com

GABE SMITH
+1 206 450 0898
gabe.smith@jll.com

ALEC GOODWIN
+1 424 421 9245
alec.goodwin@jll.com





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Project Scope

- 36-acre industrial park
- 4 Buildings - 373,000 s.f.
- Building sizes from 62,000 s.f. - 119,000 s.f.
- Space sizes from +/- 12,000 s.f.

Building Features

- 30' clear height
- 120' - 180' truck courts
- ESFR fire protection system
- Dock high and grade level loading
- 50' - 55' typical bay spacing
- R-21 roof insulation and insulated shell
- Skylights
- 480 volt 3-phase electrical service
- 6" reinforced slab

Property Features

- Class A industrial space
- Institutional ownership
- Professional property management
- Zoned LI-2 (City of Everett)
- Corporate neighbors include: Boeing, Amazon, Campbell's Soup, Food Services of America, Helion, and Zap Energy

Distance to Significant Locations

- | | |
|------------------------|------------|
| • The Boeing Company | 1.8 miles |
| • SR-526 | 2.3 miles |
| • I-5 | 4.9 miles |
| • Port of Everett | 7.4 miles |
| • I-405 | 11.4 miles |
| • Port of Seattle | 32.7 miles |
| • SeaTac Int'l Airport | 42.7 miles |

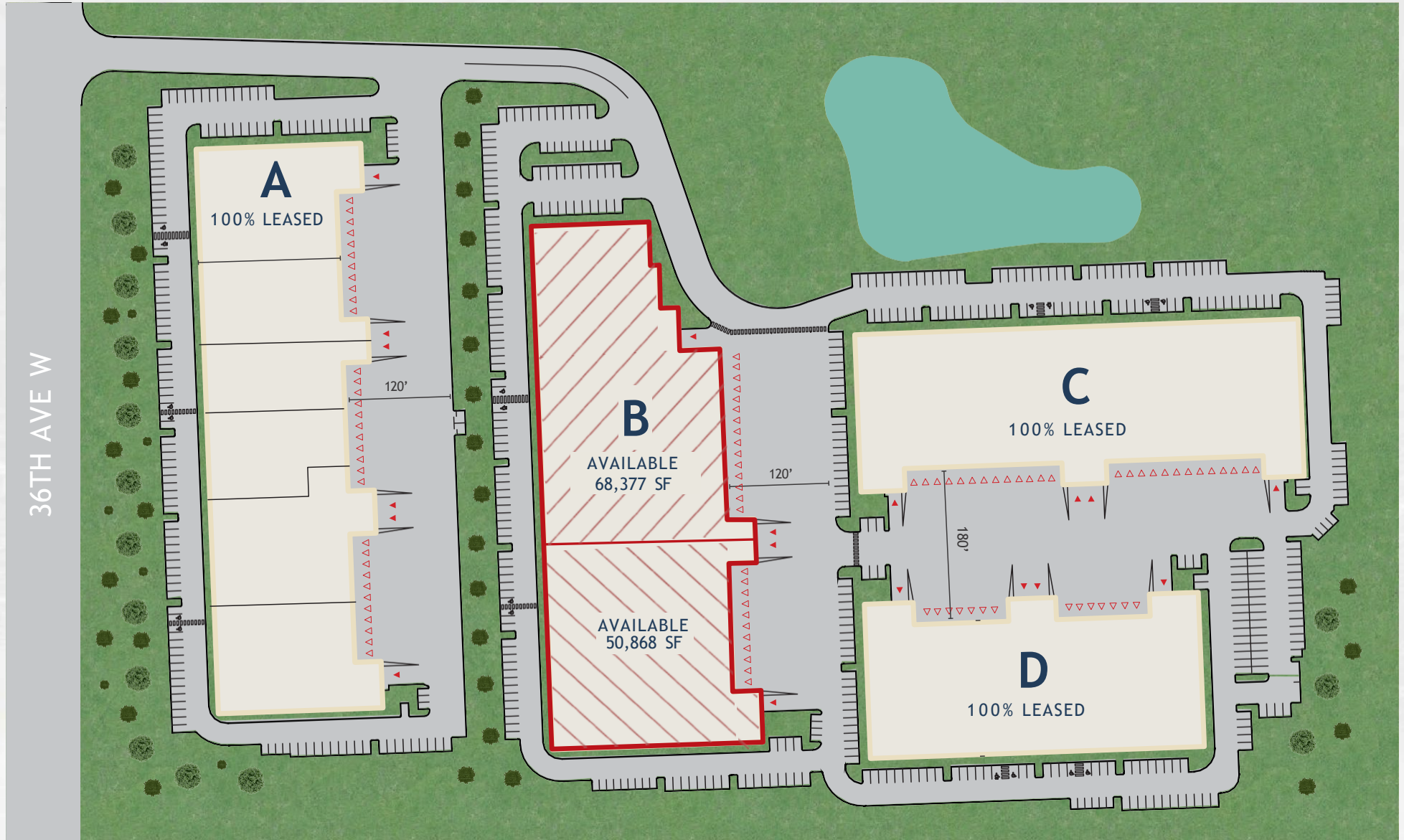


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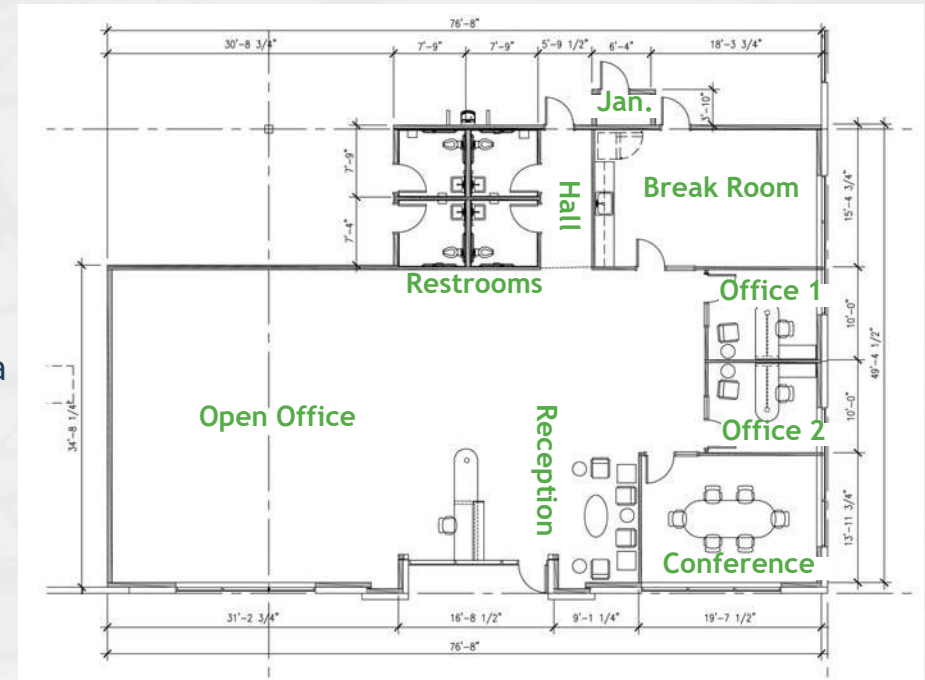
Site Plan



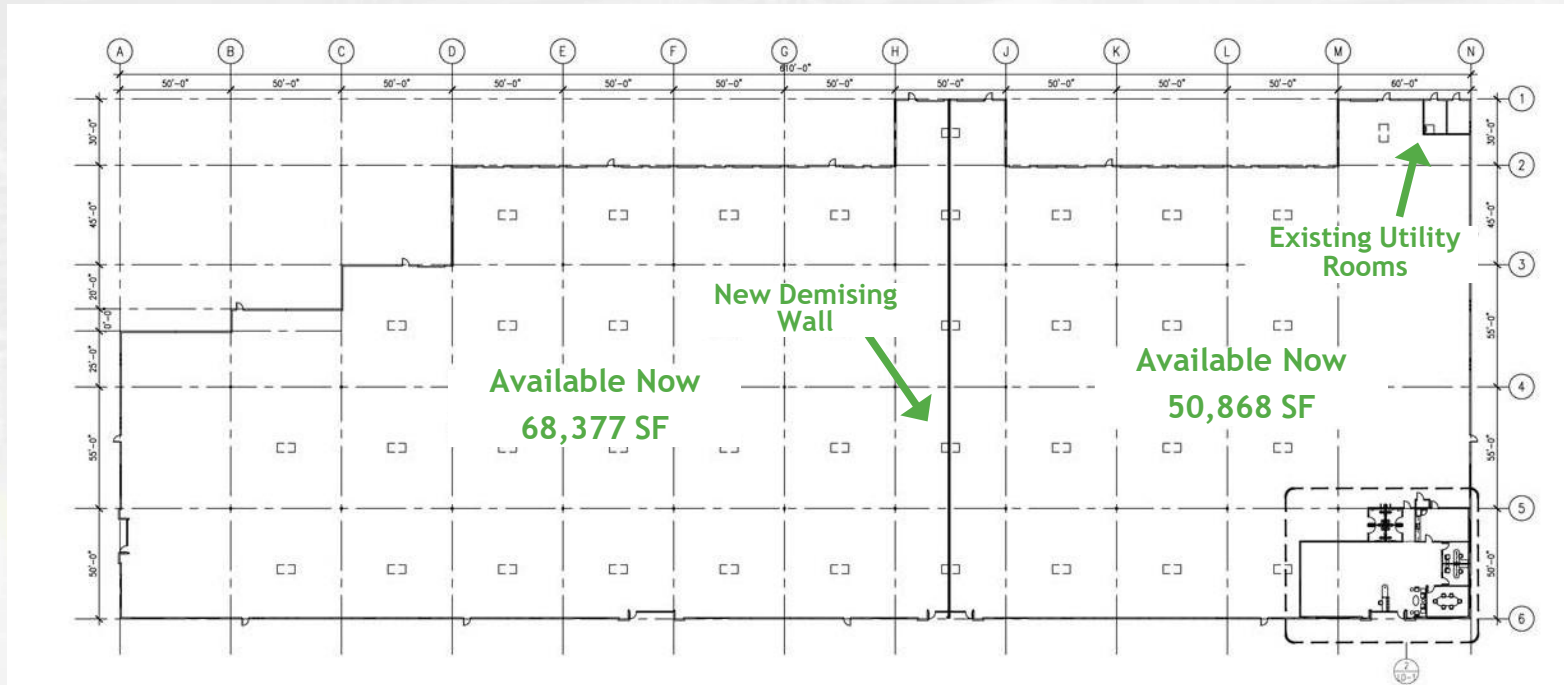
Building B - 6305 36th Ave W, Everett

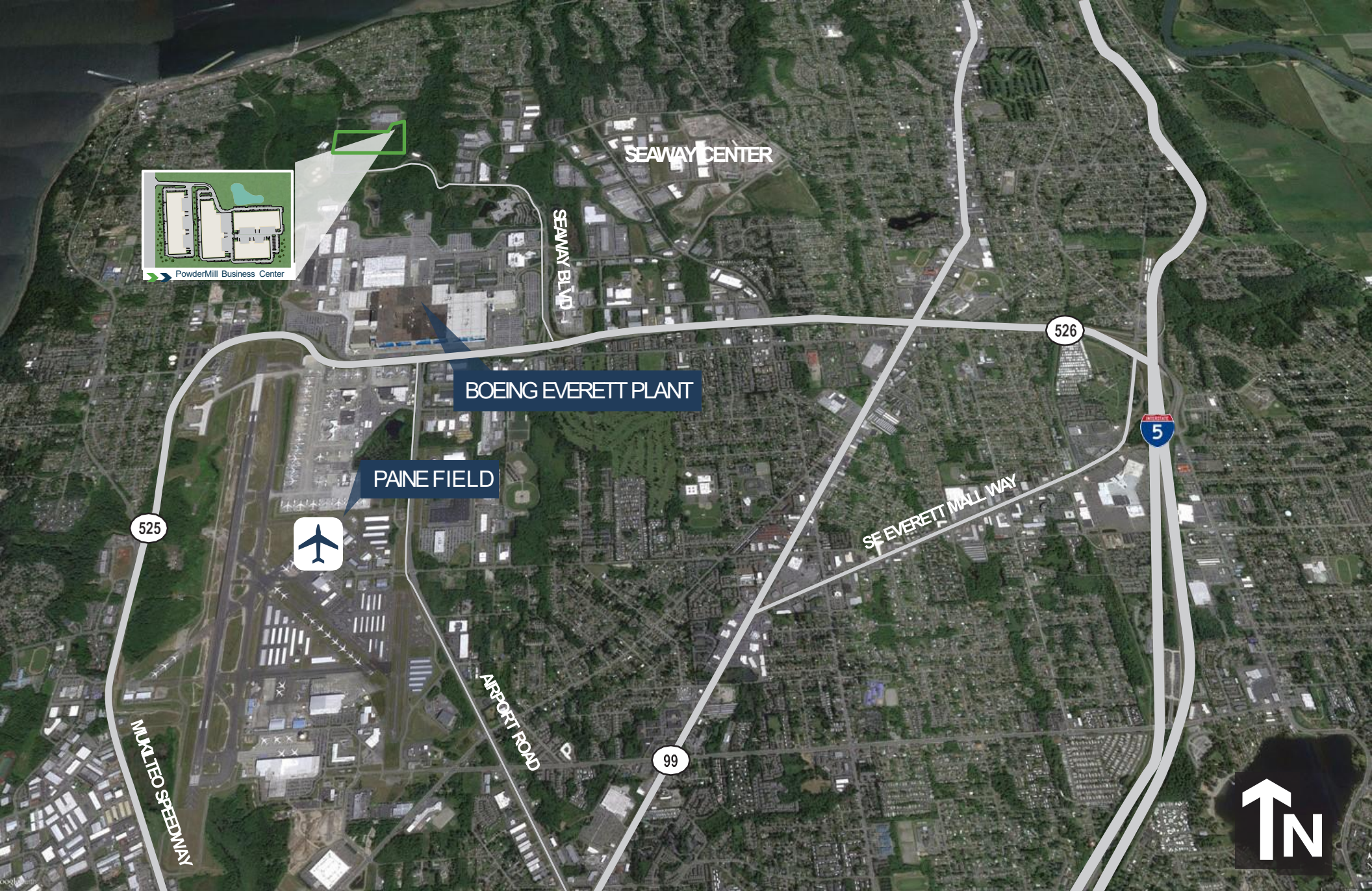
- » Space Available - 50,868 SF with 3,299 SF of new Spec Office
 - 11 dock high doors, (8 doors with dock levelers)
 - 2 grade level ramps
 - Parking - 1.27 stalls/1,000 SF
 - ESFR Sprinklers
 - Power - 600 amps of 480/277v
- » Space Available - 68,377 SF with 306 SF restroom/breakroom area
 - Build to Suit Office
 - 14 dock high doors, (9 doors with dock levelers)
 - 2 grade level ramps
 - ESFR sprinklers
 - Power - 200 amps of 480/277v with capacity to upgrade

Spec Office



Floor Plan





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