

# Boeing / Paine Field Area Land +/- 16.33 Acres

75th Street SW at Hardeson Road

Everett, Washington 98203

CenturyPacific, LLLP is pleased to offer for sale +/- 16 gross acres of land in Everett, WA, ideal for single or multi-tenant development.



## Site Characteristics

- 4 miles to Interstate 5
- Excellent traffic, employment and demographic metrics
- High-visibility, strong identity location at the corner of 75th Street SW and Hardeson Road.
- Proven business location: Boeing, Cascade Coffee, Comcast, Fluke, Food Services of America, Intermecc, JanSport, Stockpot Soups, Trader Joe's, Zumiez, etc.

OFFERED AT:		\$2,775,000
M-M Zoning	\$4.50/USF	\$1,960,000
C-Z Zoning	\$15.00/USF	\$815,000

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## Property Specifics

- +16 gross acres, +11 usable acres
- Binding site plan, approved by City of Everett, pending recordation
- Zoned M-M (10 usable acres) and C-2 (1.3 usable acres)
- Conceptual site plan: 129,000 SF (commercial/warehouse), 8,000 SF (commercial/retail)
- Site programmed for efficient development and operation, with designated wetland/surface water management tract
- Competitively priced to sell, with seller financing available

