

**USER SALE  
OR  
LEASE**

**40,000 SF BUILDING**  
OFFICE | ASSEMBLY | WAREHOUSE



# HARBOUR POINTE CORPORATE BUILDING

**11015 47th Avenue W | Mukilteo, WA**

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# SALE PRICE: \$9,855,000

## LEASE RATE (NNN):

\$1.45/SF Corporate Office

\$1.10/SF HVAC Lab/Tech/Assembly

\$0.75/SF High Bay Warehouse

## SQUARE FOOTAGE:

Corporate Office 12,309 SF (Second Floor)

HVAC Lab/Tech/Assembly 9,812 SF

High Bay Warehouse 17,879 SF

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**Total 40,000 SF**

## PROPERTY FEATURES:

- Ample Parking
  - 5 Stalls/1,000 SF (2nd Floor Office)
  - 1.8 Stalls/1,000 SF (Warehouse & Lab/Tech/Assembly)
- Ability to Expand Building by 12,000 SF
- 18,000 SF Fenced Yard Area
- Elevator
- 24' Ceiling Height
- Grade-Level & Dock-High Loading
- 2,000 amps of 480/277v
- 625 amps of 120/208

## OWNER/USER DETAILS:

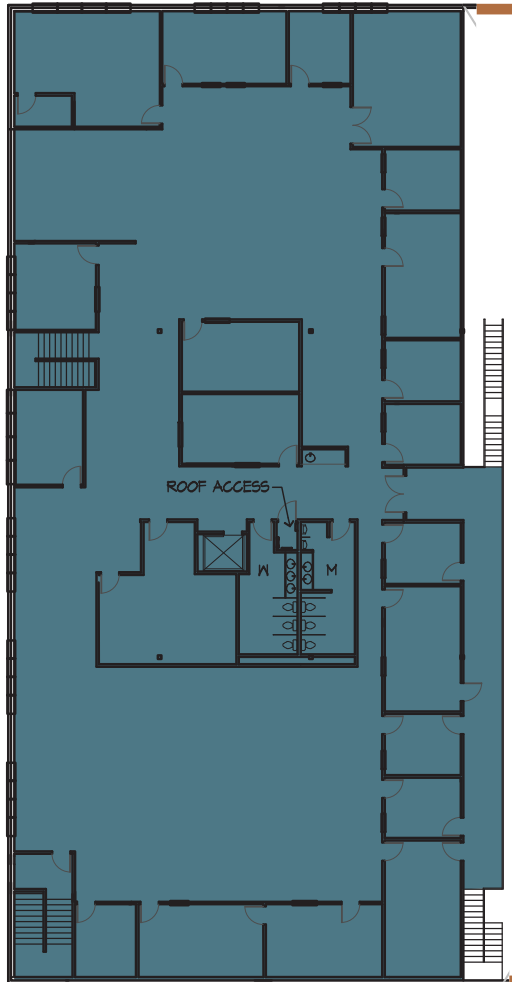
- 10.1% Return with Principal Pay Down Year One\*
- Monthly Mortgage Payment \$37,000\*
- Monthly Rent \$42,000\*

\*assumes 25% down payment, 3.5% interest, 25-year amortization & \$1.05/SF/Month blended owner/user lease rate on 40,000 SF

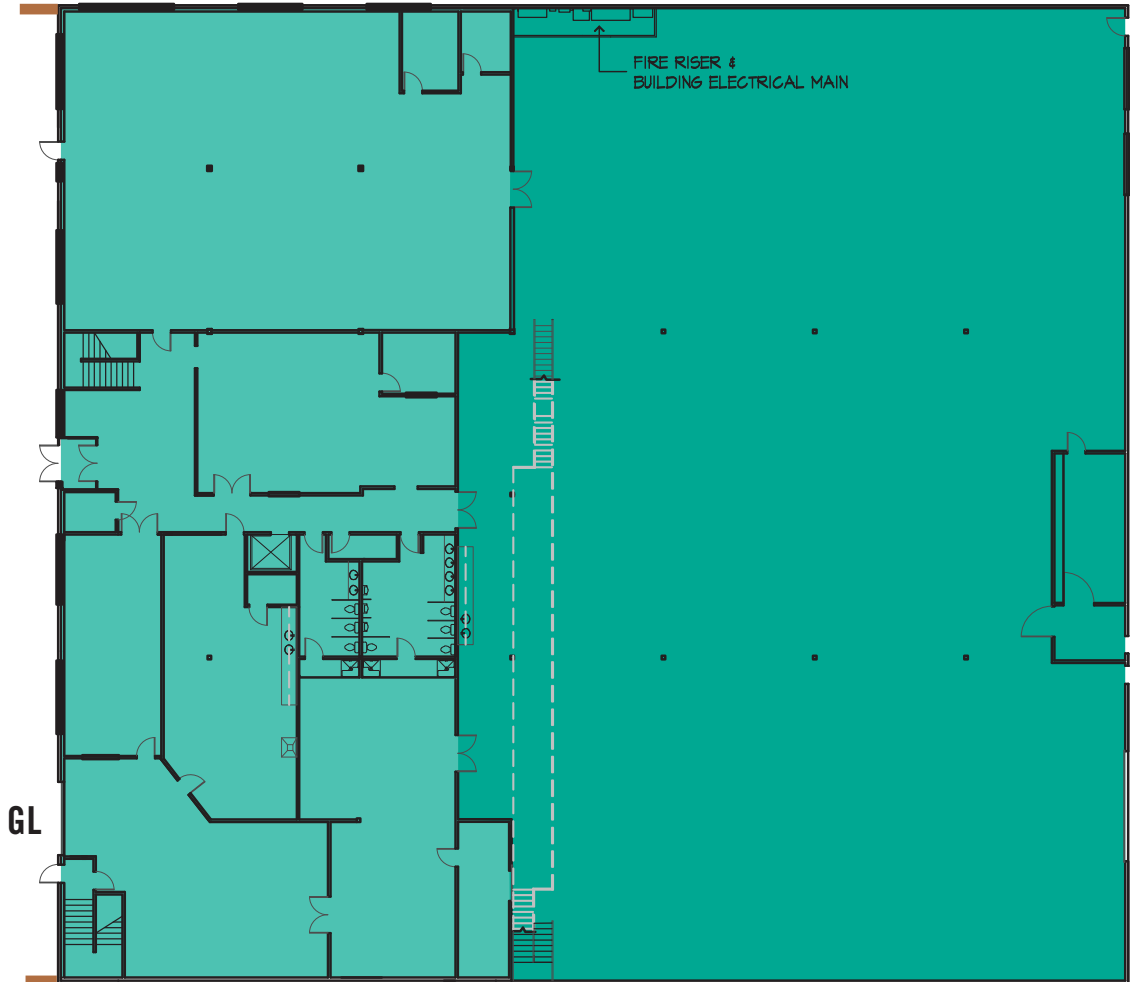


# FLOOR PLAN

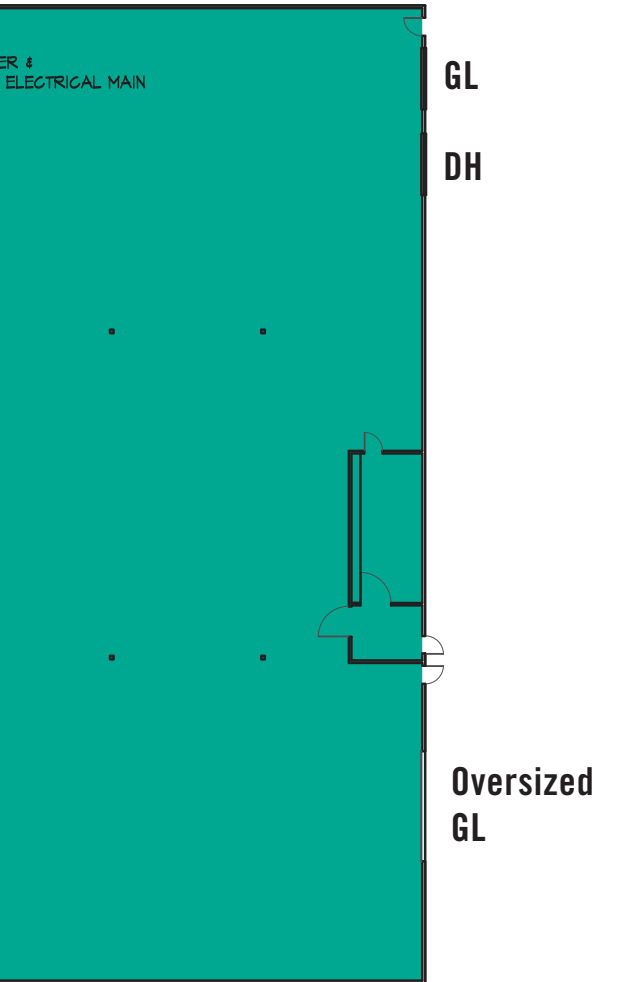
Second Floor Office:  
\$1.45/SF



First Floor Lab/Tech/Assembly:  
\$1.10/SF



First Floor Warehouse:  
\$0.75/SF



Office: 12,309 SF

HVAC Lab/Tech/Assembly: 9,812 SF

Warehouse: 17,879 SF



# PROPERTY DETAILS

**YEAR BUILT:**

1987

**EXTERIOR:**

Concrete Tilt Up - Slab on Grade

**ROOF:**

Multi-Layer Built Up

**PARKING:**

2.9 Stalls per 1,000 SF

\*\*50 more stalls than required by code

**INTERNET:**

Comcast

**ZONING:**

IP - Industrial Park

**PARCEL:**

00715100003600

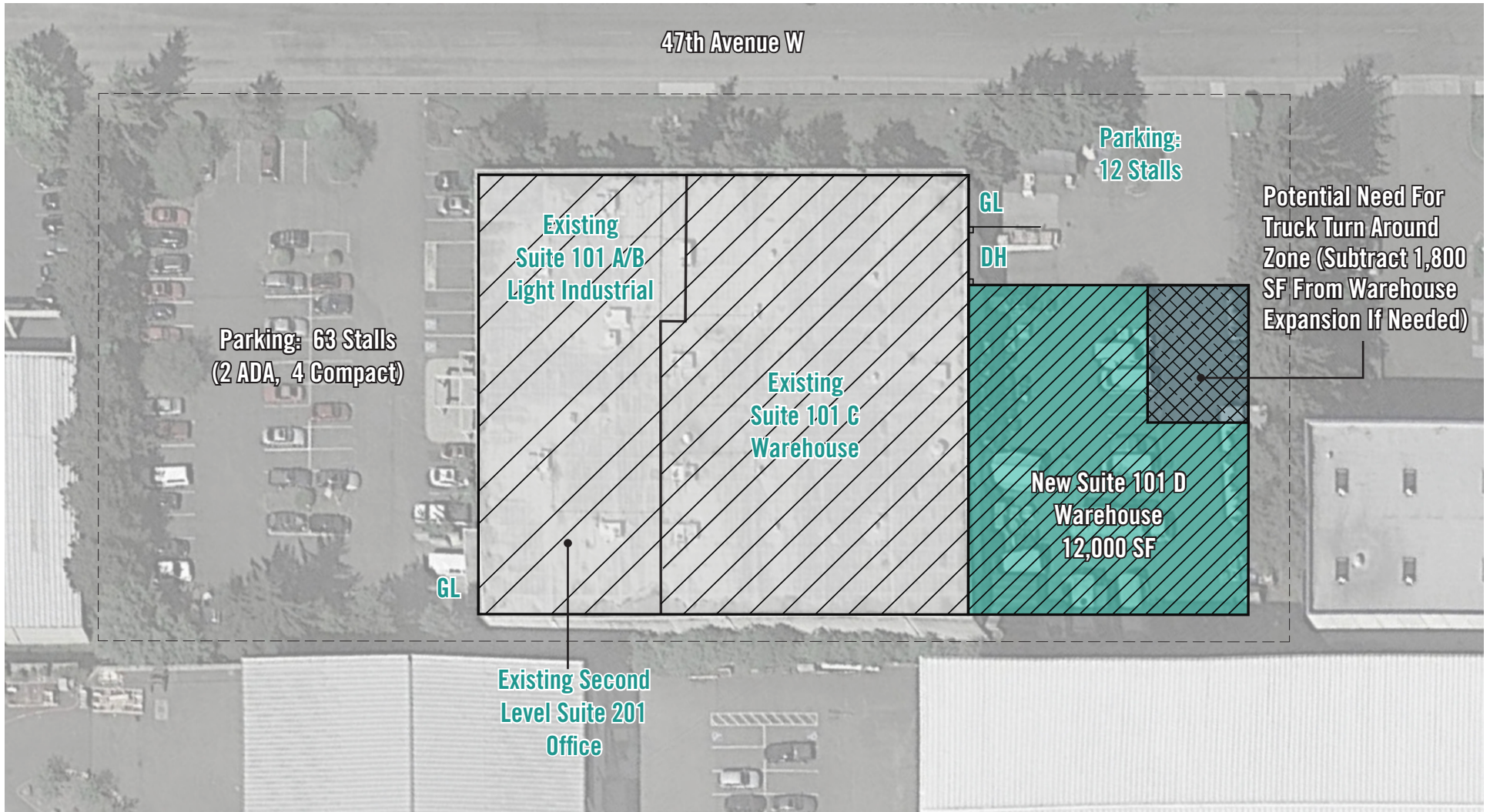
**ELECTRICAL:**

2,000 amps of 480/277v

625 amps of 120/208v

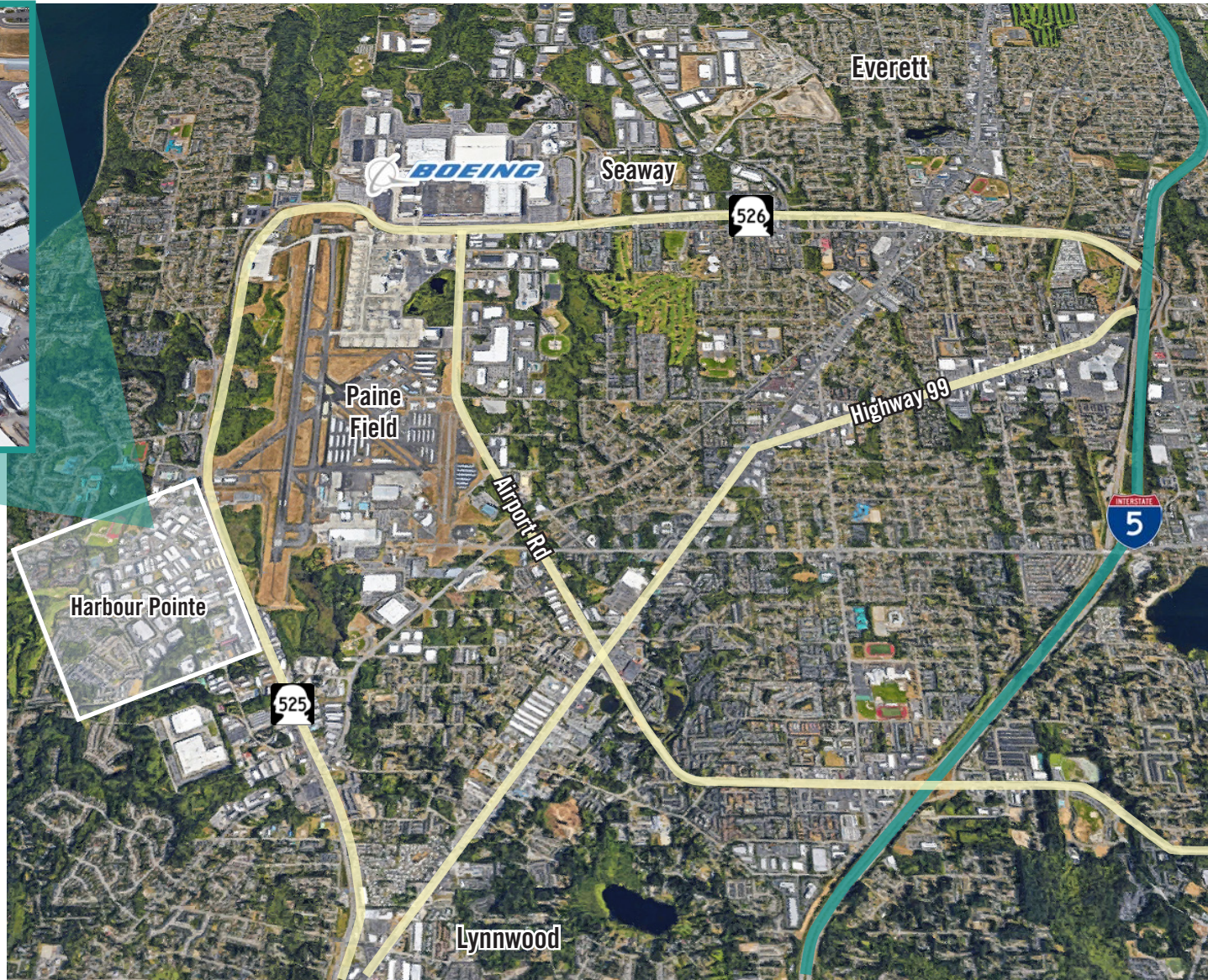


# PRELIMINARY EXPANSION ANALYSIS





# LOCATION MAP



## DRIVE TIMES

(To 11015 47th Ave W):

From Seattle: **27 Minutes**

From Bellevue: **28 Minutes**

From Lynnwood: **10 Minutes**

From Boeing: **8 Minutes**

From Hwy 525: **2 Minutes**