

**SALE  
OR  
LEASE**

# 40,000 SF OWNER-USER BUILDING

11015 47th Avenue W | Mukilteo, WA



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**RH** | ROSEN  
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# OFFICE | TECH | WAREHOUSE

## 40,000 SF PLUS YARD

*Ideal building and location for corporate headquarters*

Sale Price	\$7,750,000 (\$194/SF)
Lease Rate (NNN)	\$1.25/SF Corporate Office \$0.95/SF Tech Assembly \$0.68/SF Warehouse
Corporate Office SF	±12,309 SF
Tech/Assembly SF	±11,991 SF
Warehouse SF	±15,700 SF
Land SF	±85,204 SF (1.96 Acres)
Available for Occupancy	3/1/2019

### Property Features:

Located in Prestigious Harbour Pointe

Yard Area or Excess Parking

24' Ceiling Height | T-5 Lighting

Grade-Level & Dock-High Loading

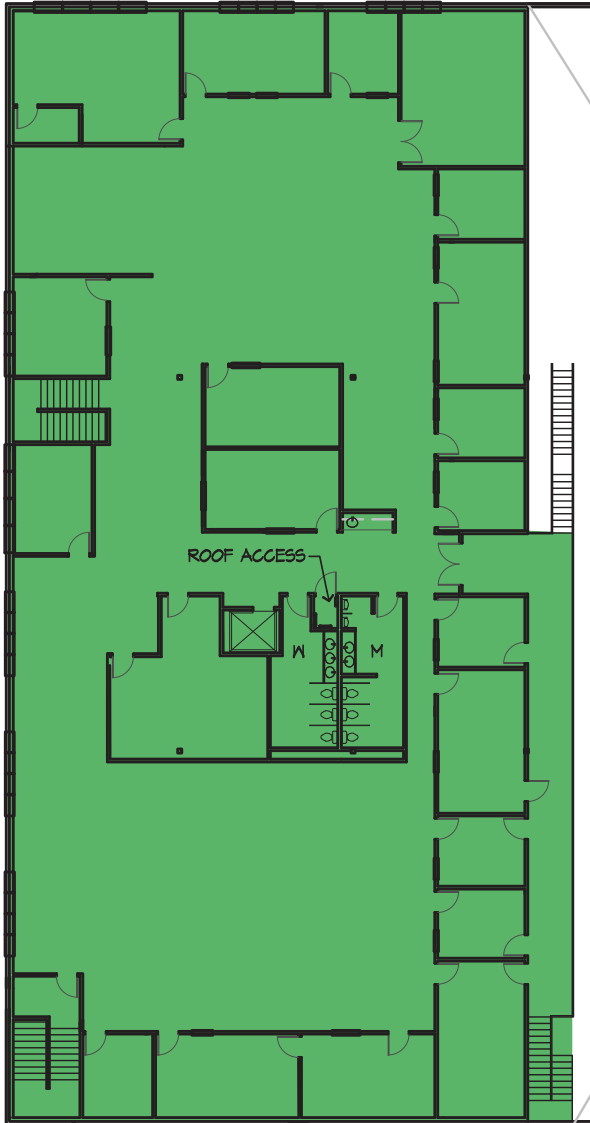
Multi-Tenant Possible

Up to 11,991 SF Convertible to Lab & Life Sciences



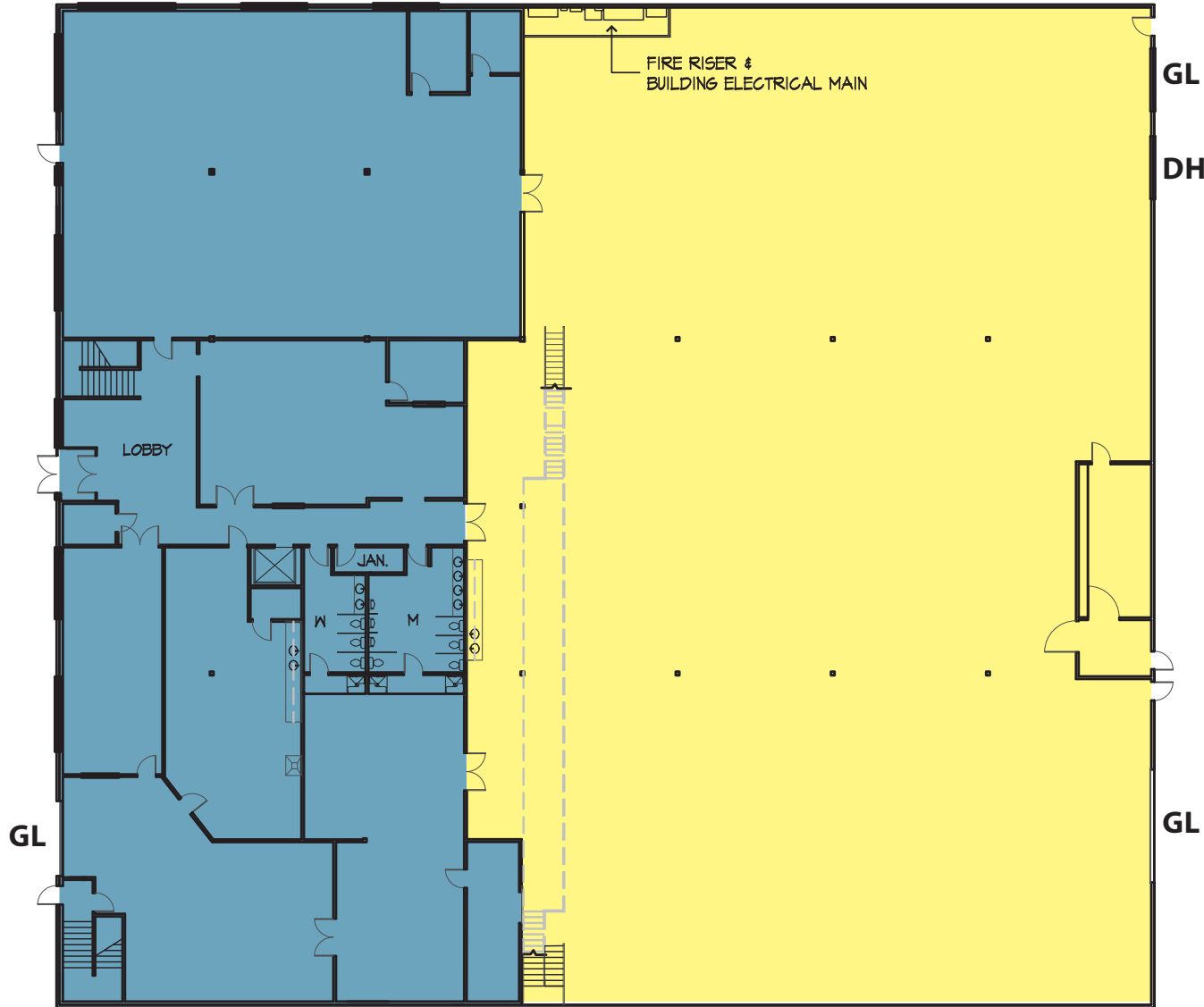
# FLOOR PLANS

Second Floor Corporate Office  
12,309 SF



Office: 12,309 SF

First Floor Tech/Assembly & Warehouse  
27,691 SF



Tech/Assembly: 11,991 SF

Warehouse: 15,700 SF

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.

## PROPERTY DETAIL



**YEAR BUILT:**  
1987

**INTERNET:**  
Comcast

**EXTERIOR:**  
Concrete Tilt Up - Slab on Grade

**ZONING:**  
IP - Industrial Park

**ROOF:**  
Multi-Layer Built Up

**PARCEL:**  
00715100003600 1.96 Acres (±85,204 SF)

**PARKING:**  
2.9 Stalls per 1,000 SF  
\*\*50 more stalls than required by code

**ELECTRICAL:**  
2,000 amps of 480/277v  
625 amps of 120/208v

# LOCATION MAP

