

FOR LEASE

FORMER SCHWAN BUILDING

*9,100 SF Industrial Building for Lease
with ±1-Acre Secure Yard Area*

7807 44TH AVE W, MUKILTEO, WA 98275



KIDDER.COM

km Kidder
Mathews

FORMER SCHWAN BUILDING



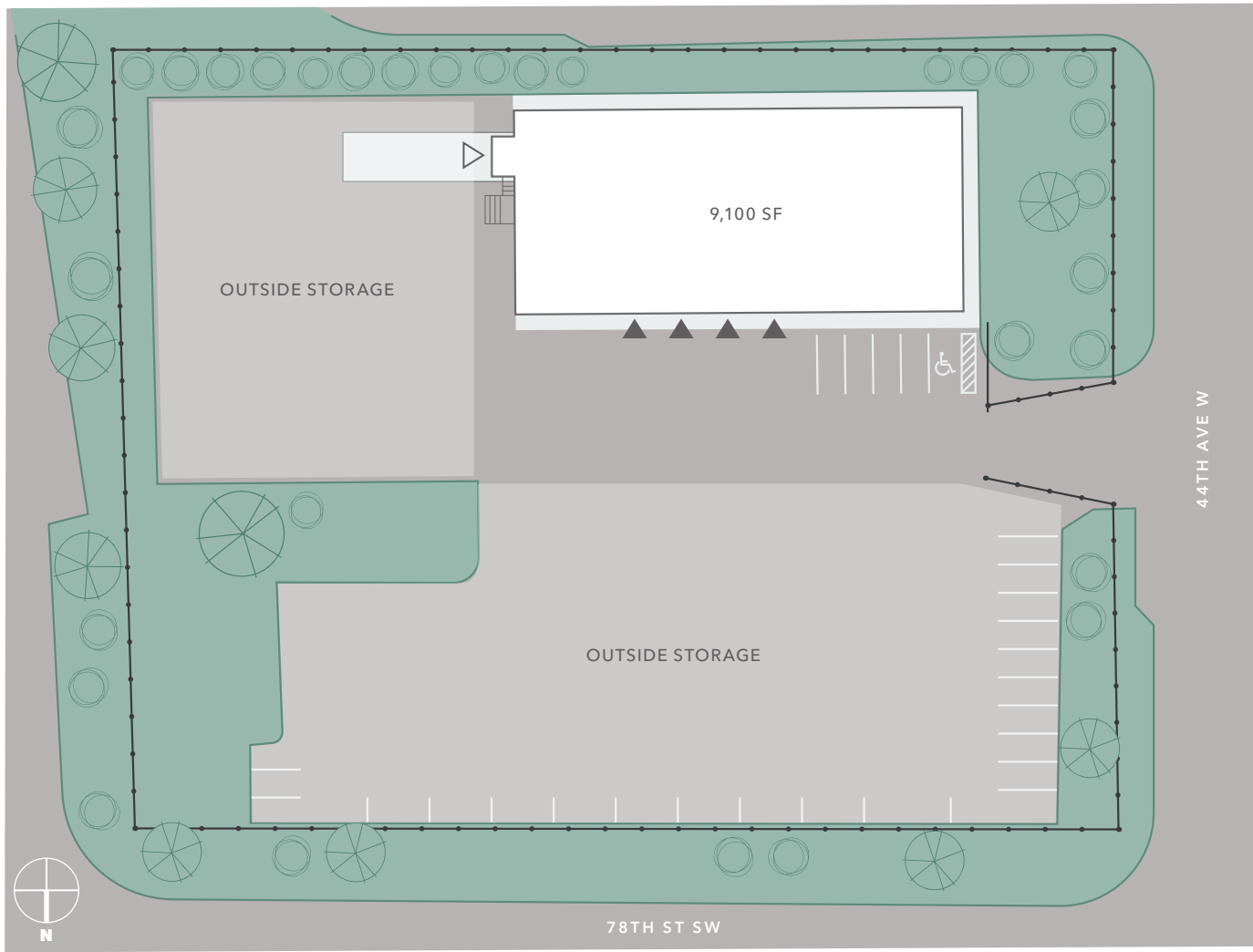
Located less than one mile west of the Everett Boeing plant, with easy access to I-5 via SR 526

ADDRESS	7807 44th Ave W Mukilteo, WA 98275
BUILDING SIZE	9,100 SF
OFFICE SIZE	2,300 SF
LOT SIZE	1.91 AC
OUTSIDE STORAGE	±1 AC
YEAR BUILT	1995
CONSTRUCTION	Metal
DOORS	Four (4) grade level One (1) dock high

9.1K SF
AVAILABLE

CALL
FOR LEASE RATE

SITE PLAN

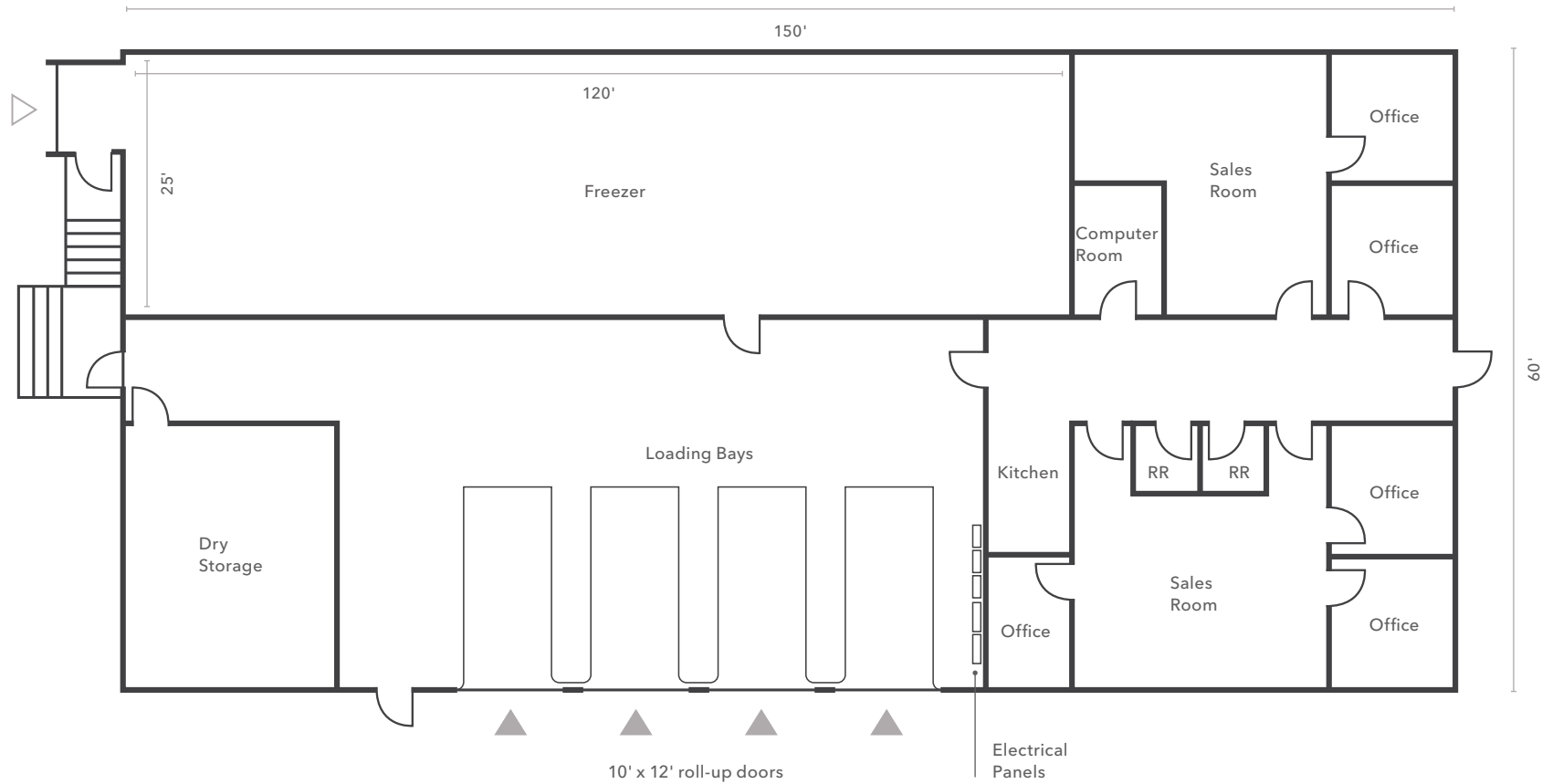


PROPERTY HIGHLIGHTS

- Fenced, secure perimeter
- ±1-acre yard / outside storage
- 4 grade-level loading bays
- 10' x 12' roll-up doors
- 1 dock-high loading bay
- 13' - 16' ceiling height
- 2400 amps 120/240 V
3-phase power
- Ample parking
- Easy access to SR 525 & SR 526

- Chainlink fence
- ▲ Grade-level loading
- △ Dock-high loading

FLOOR PLAN



9,100 SF
TOTAL BUILDING SIZE

2,300 SF
OFFICE

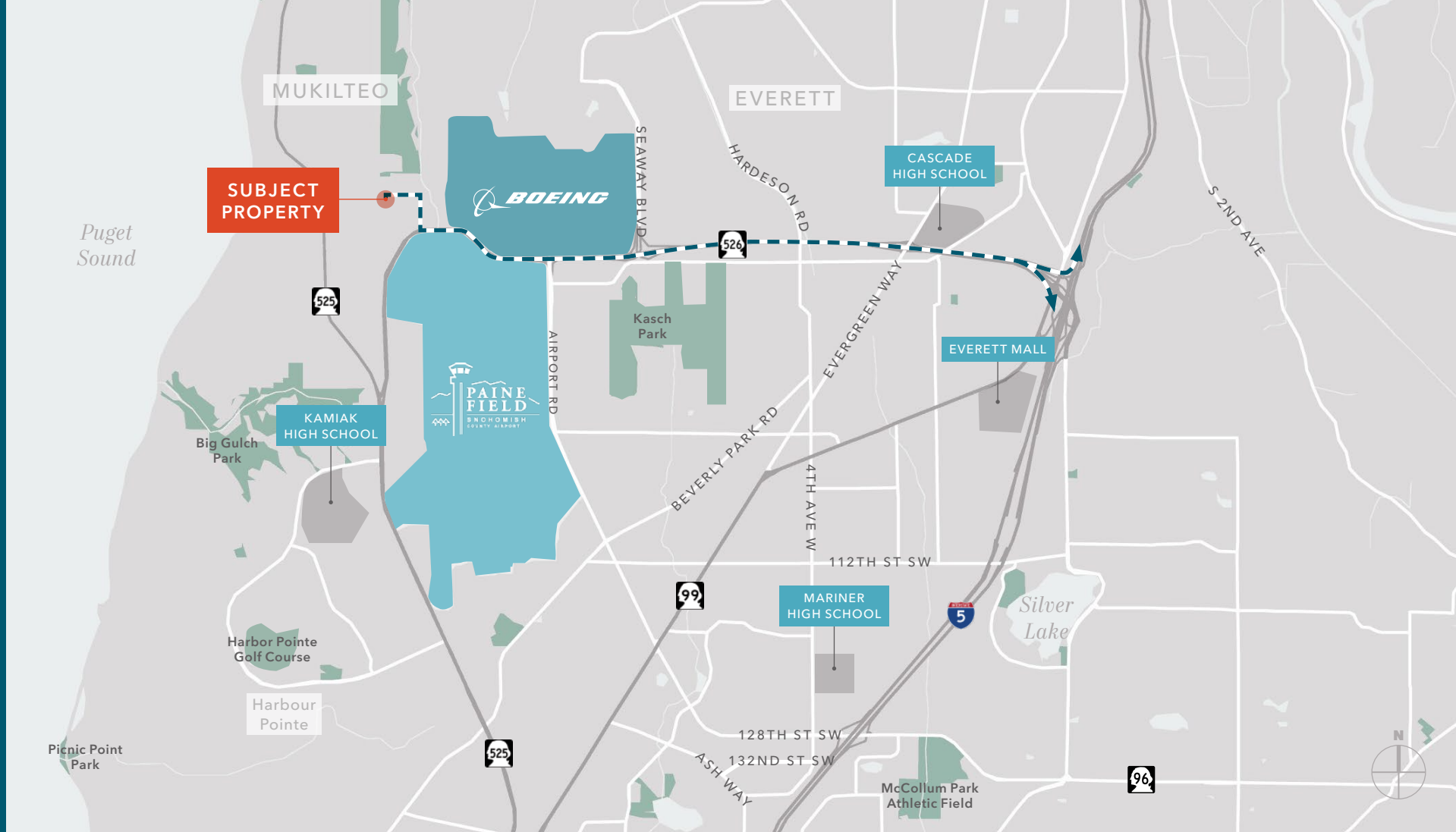
NOW
AVAILABLE

- ▲ Grade-level loading
- △ Dock-high loading



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For more information, contact

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