



John L. Scott
REAL ESTATE



Leasing Incentive*: For a new lease of the entire space available signed by September 30, 2026, the Landlord shall offer one (1) month of Base Rent abatement for each year of lease term (limited to 5 months of Base Rent Abatement)

*Subject to final deal terms and tenant's credit condition

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3303 McDougall Ave. • Everett, WA 98201

Stand-alone Industrial Building For Lease

- ±21,789 SF Total (**Divisible to ±9,279 SF for Dead Storage**)
 - ± 15,048 SF Warehouse
 - ± 2,221 SF Office
 - ± 4,520 SF Covered Loading Area
- Zoning: LI-MU
(Light Industrial – Mixed Use, City of Everett)
- Loading: 1 drive-in ramp, and 6 dock positions with pit levelers
- Two 12' x 14' doors into warehouse from dock platform
- Clear Height: 18' – 22'
- Parking: 12 striped stalls on-site (fully fenced), plus additional street parking available
- Fully sprinklered and insulated
- Immediate access to I-5 and US-2
- Available immediately
- Asking Rent: \$24,850.00 per month + NNN Expenses
(2026 NNN Est = \$5,566.00 per month)
*Inquire with listing brokers for rent guidance on divisible area

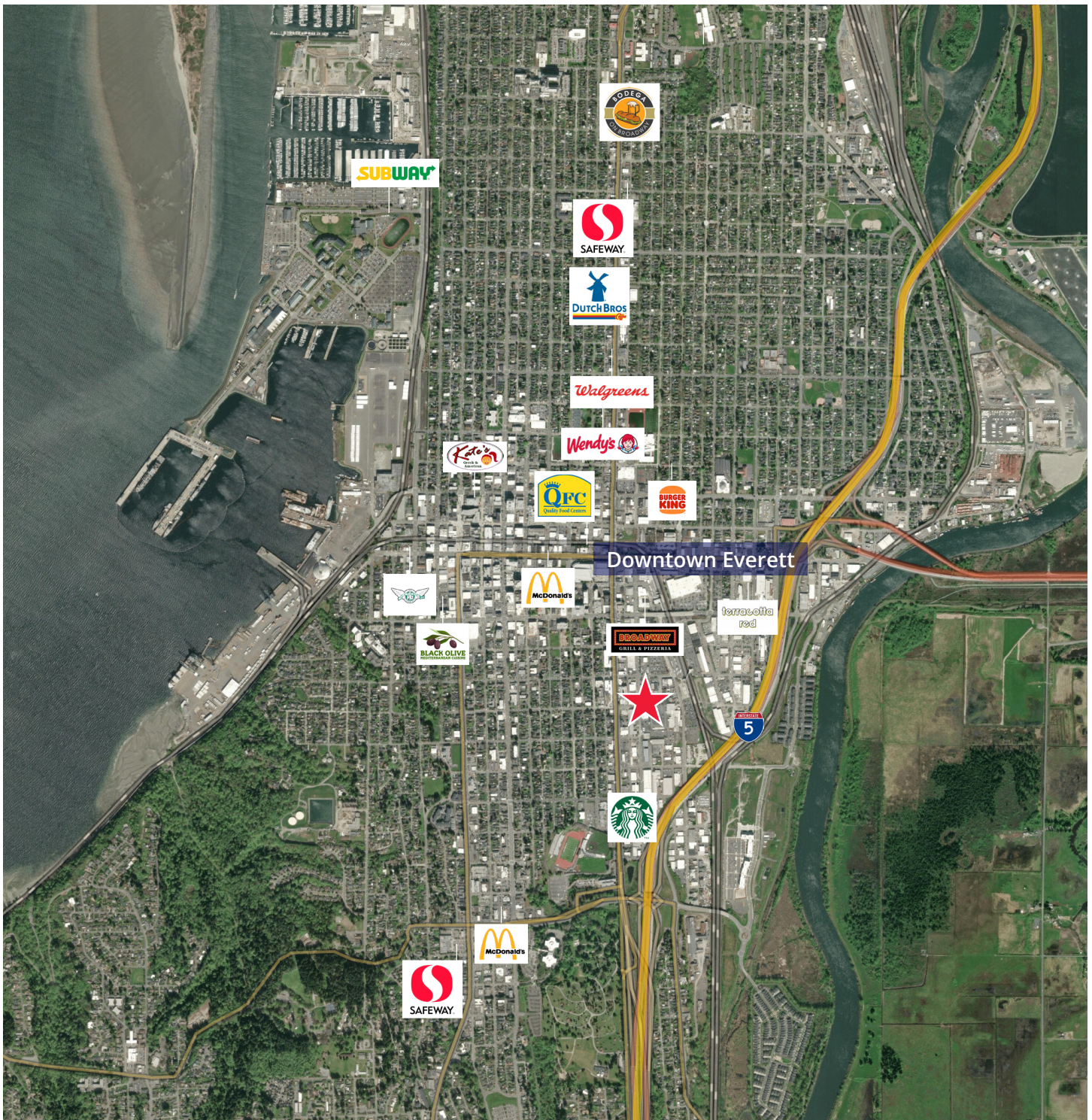
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