

FOR LEASE

SEAWAY DISTRIBUTION CENTER

220,000 SF Distribution Center one mile east of Boeing's Everett Production Facility

1202 SHUKSAN WAY | EVERETT, WA



KIDDER.COM

km Kidder
Mathews

SEAWAY DISTRIBUTION CENTER

The Seaway Distribution Center is located in South Everett's booming Seaway industrial hub.



PROPERTY PROFILE

NAME	Seaway Distribution Center
ADDRESS	1202 Shuksan Way, Everett, WA
ZONING	LI2 (Light Industrial 2)
TOTAL BUILDING SF	220,551
LEASE TYPE	NNN
LEASE TERM	10 years
PARKING	201 stalls

183K SF

WAREHOUSE

23K SF

OFFICE

14K SF

MEZZANINE

\$1.20/SF

WAREHOUSE + NNN

\$2.00/SF

OFFICE + NNN

\$1.00/SF

MEZZANINE + NNN

AVAILABLE FOR LEASE

KIDDER MATHEWS

PROPERTY HIGHLIGHTS



HIGH-BAY WAREHOUSE
and distribution building—
220,000 SF on 10 acres



LOCATED JUST EAST
of Boeing's Everett
Production Facility



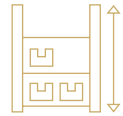
HIGH-PROFILE LOCATION
in Everett's booming
Seaway industrial hub



DISTRIBUTION CENTER
ideal for warehousing,
logistics and distribution



QUALITY CONCRETE
tilt construction



HIGH CLEARANCE
32' clear ceiling height



LARGE-SCALE LOADING
— two-sided, dock-high
loading areas with 41 doors



50' CONCRETE APRON
ideal for truck and
container parking



FIRST-FLOOR OFFICE
18,500 SF of climate-
controlled office area



MEZZANINE AREA
18,500 SF total, including
4,500 SF office area

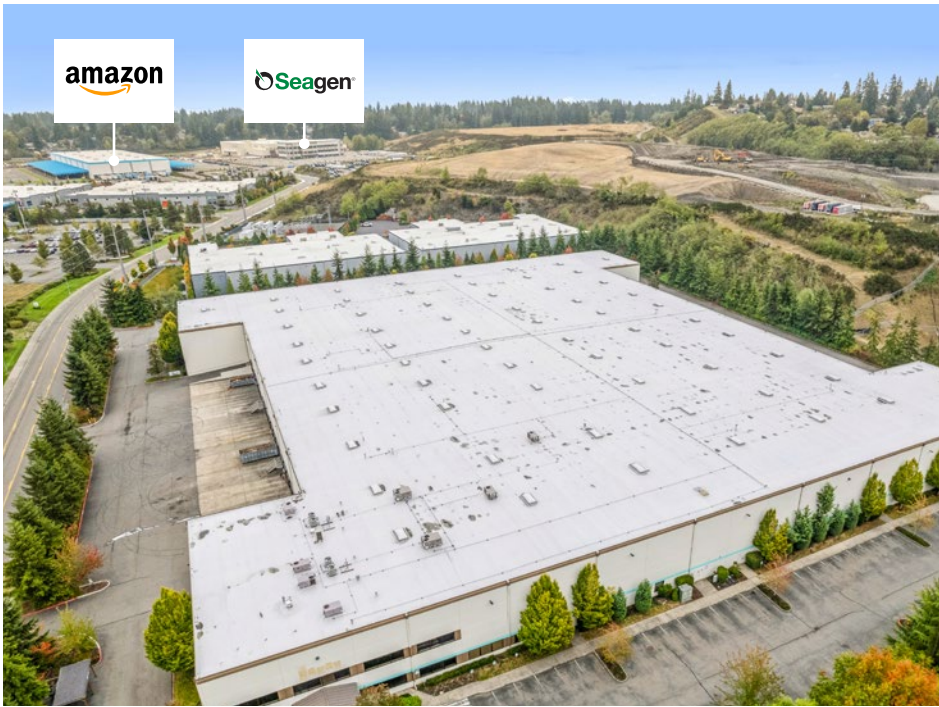
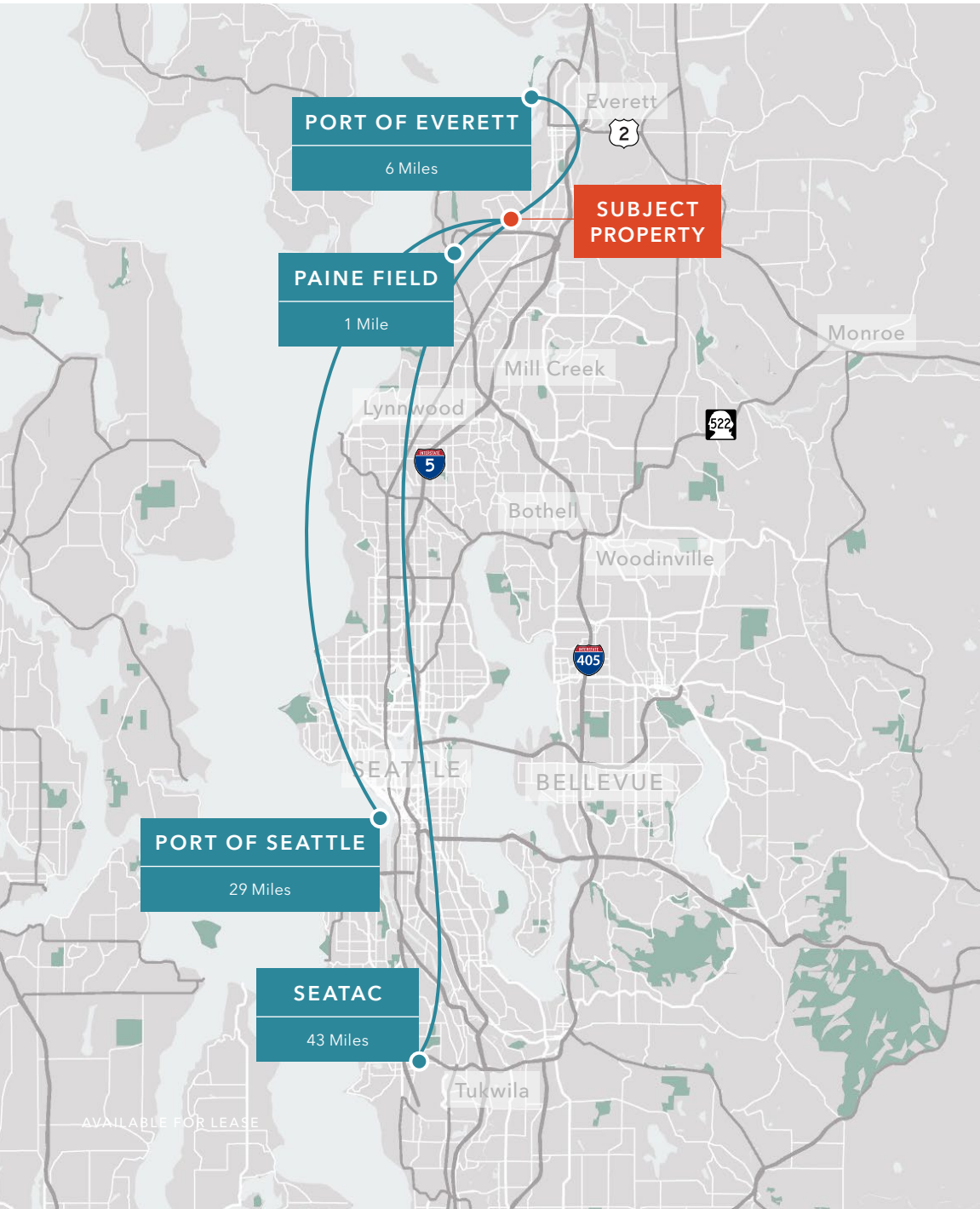


HIGH-PROFILE
neighbors: Amazon,
SeaGen, and US Foods



CONVENIENT ACCESS
Interstate 5 via highway 526

SEAWAY DISTRIBUTION CENTER



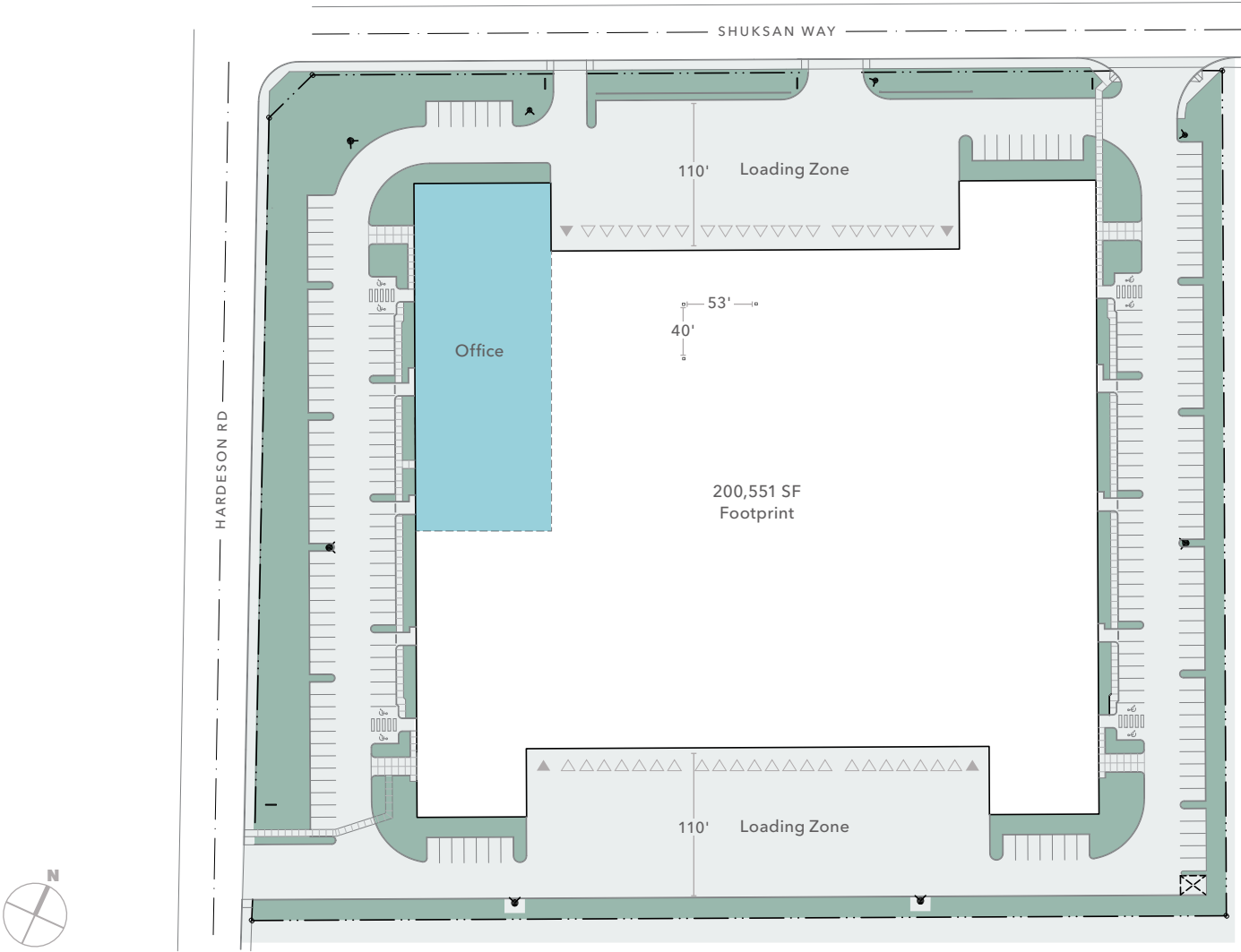
SEAWAY DISTRIBUTION CENTER



SEAWAY DISTRIBUTION CENTER



SITE PLAN



02/01/2024

AVAILABLE

\$1.20/SF

WAREHOUSE + NNN

\$2.00/SF

OFFICE + NNN

\$1.00/SF

MEZZANINE + NNN

201

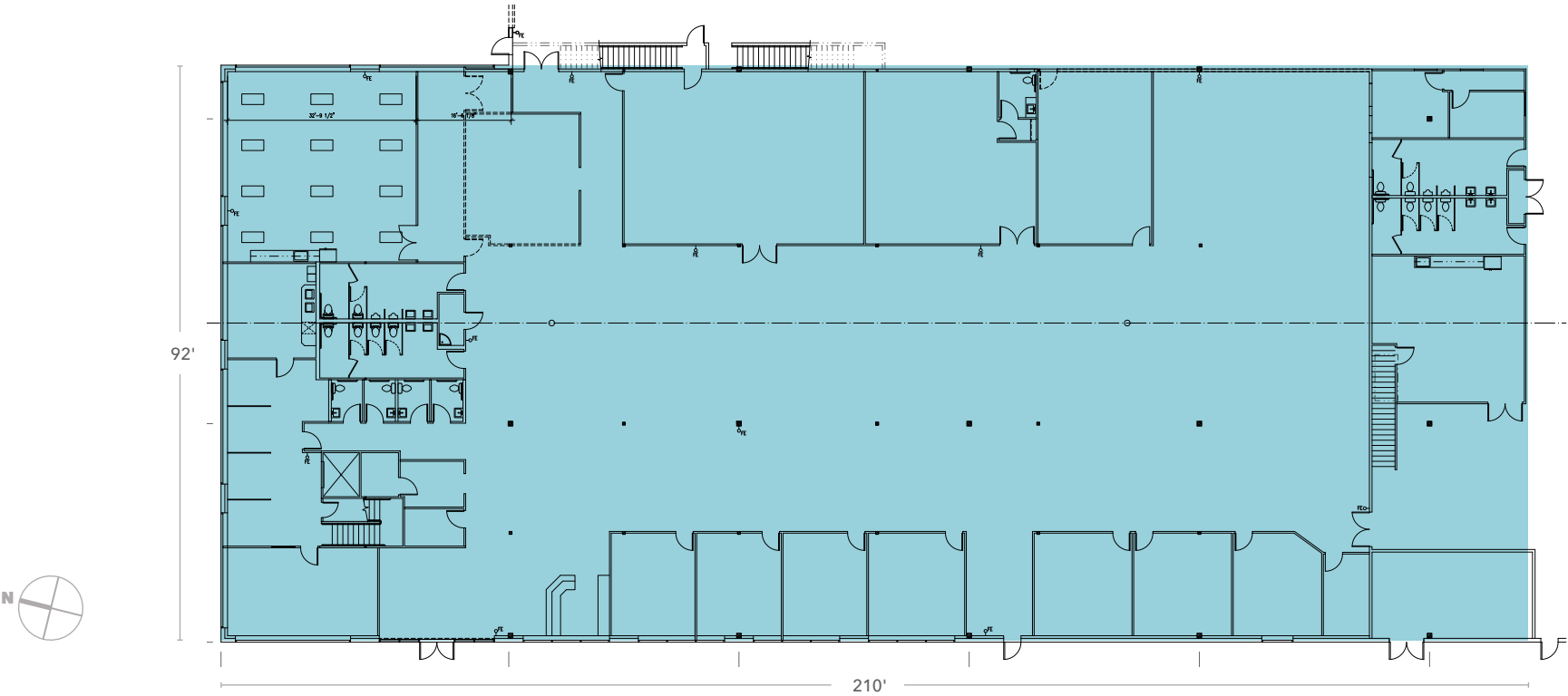
PARKING STALLS

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

FIRST FLOOR OFFICE

18,500 SF

OFFICE AREA



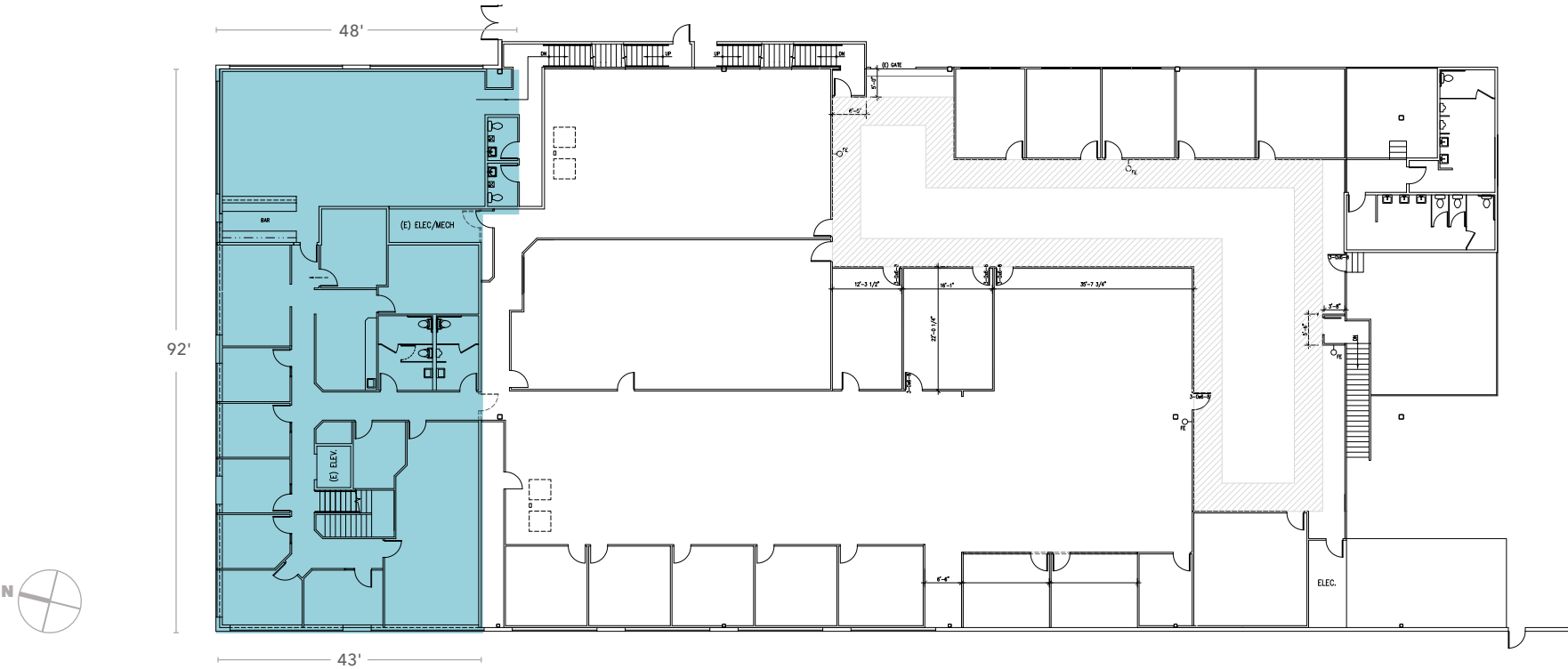
MEZZANINE

4,500 SF

OFFICE AREA

14,000 SF

SEMI-FINISHED MEZZANINE



SEAWAY DISTRIBUTION CENTER



Owned by

Exclusively leased by

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