

AVAILABLE

WA-REA
Washington Real Estate Advisors



11 Miles From New Passenger Airport Terminal



GLACIER PEAK AT RIVERSIDE BUSINESS PARK

600 - 700 RIVERSIDE ROAD
EVERETT, WASHINGTON

FOR LEASE

AVAILABLE SPACE	± 52,375 SF (divisible to ± 12,000 SF)
OFFICE	± Build-to-suit
CLEAR HEIGHT	± 32' with ESFR sprinklers
COLUMN SPACING	± 56' x 50' Typical
DIMENSIONS	± 212' deep ± 900' length
TRUCK COURT	± 130' with concrete apron
LOADING DOORS	9 Dock-high doors 1 Drive-in doors

- New Construction in a Corporate Park-Like Setting
- Join corporate neighbors like FedEx and Zodiac Aerospace
- Developed by PANATTONI®



WILMA WARSHAK, SIOR
MANAGING PARTNER

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BRENT JACKSON
SENIOR VICE PRESIDENT

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www.glacierpeakriverside.com

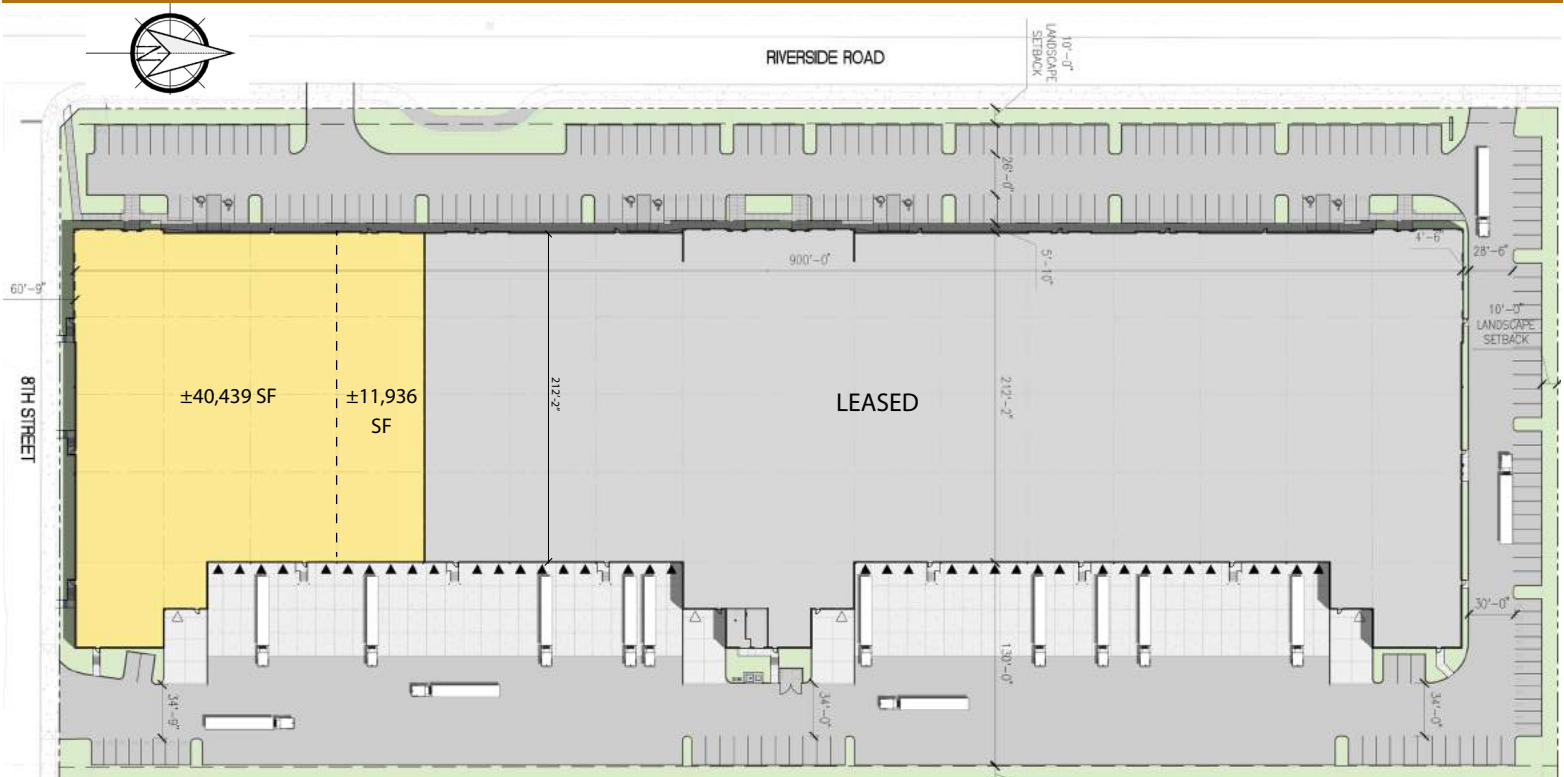
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PANATTONI® PCCP

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* Hypothetical demising options.



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- Fully entitled with SEPA approval
- Located along the Snohomish River with Views of the Cascade Mountains
- Potential for rail
- Flexible Zoning : M2- Heavy Manufacturing
- Immediate access to major arterial, East Marine View Drive
- Close proximity to highways:
 - ¼ mile to State Route 529
 - 1½ miles to Interstate 5

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