

**INDUSTRIAL  
LEASE**



# EVERGREEN INDUSTRIAL CENTER

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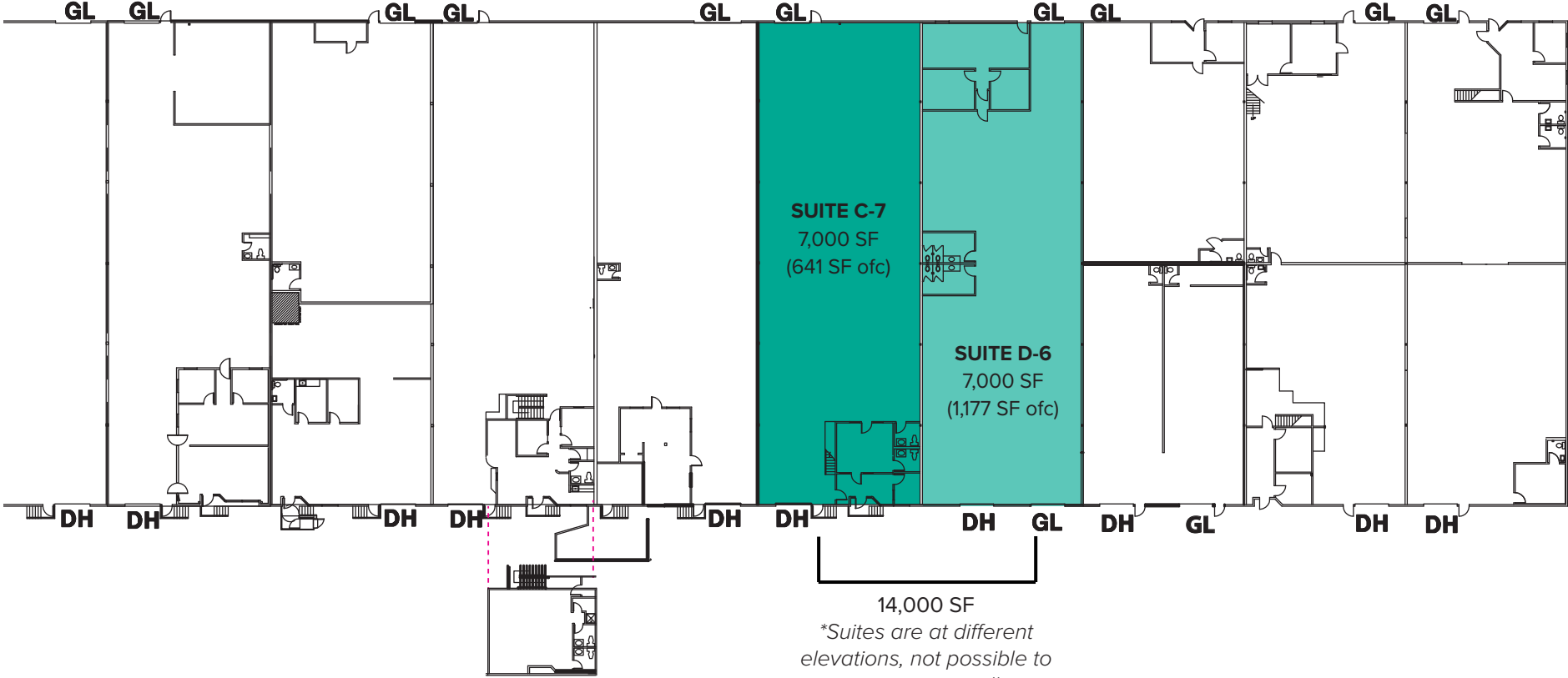
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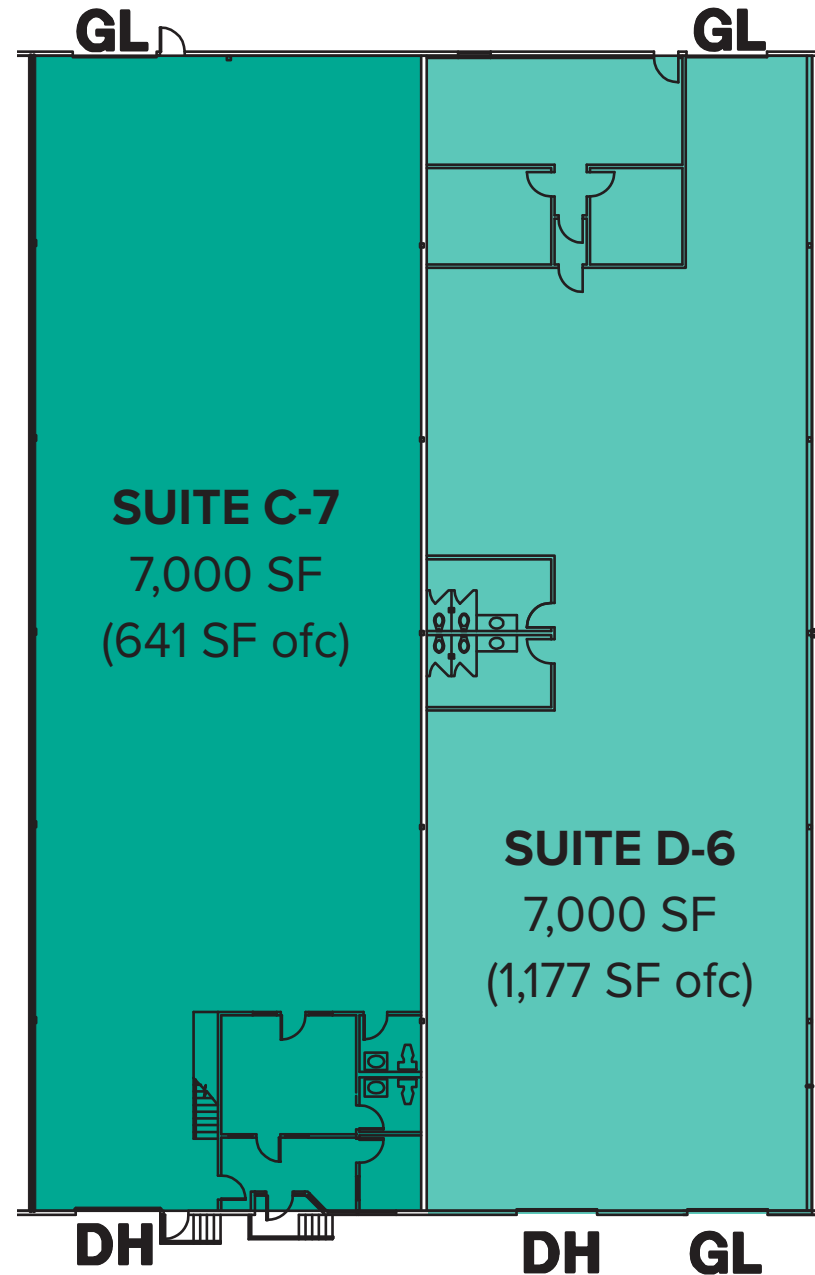
# SITE PLAN

Suite	Square Feet	Rate	Notes
C-7	7,000 SF (641 Ofc)	\$1.55/SF, NNN	Large warehouse with office area, 1 grade level loading door, 1 dock-high loading door, and clear span warehouse. Can be contiguous with suite D-6 for 14,000 SF total. <b>Available Now.</b>
D-6	7,000 SF (1,177 Ofc)	\$1.55/SF, NNN	Warehouse/Office space available for sublease that expires 12/31/2031. 2 GL doors, 1 DH door, and 20' CH. Suite also includes 2 POs, 2 RRs, reception area, and heavy electrical power. Currently built out as a woodshop/cabinet shop. Can be contiguous with suite C-7 for 14,000 SF total. <b>Available with 30 Days' Notice.</b>



## SUITE FEATURES:

- **Rate: \$1.55/SF, NNN**
- 20' - 24' Clear Height
- Sprinkled and 3-Phase Power
- Grade-level Roll-up Loading Doors
- Dock-High Roll-up Loading Doors
- Clear Span Warehouse
- Monument Signage along 144th Avenue
- Quick Access to SR 522 and I-405



# LOCATION MAP

## LEGEND:

- 01 Route 522 Taproom
- 02 Woodinville Town Center
- 03 Hampton Inn & Suites
- 04 Gold's Gym
- 05 Iron Cellars
- 06 The PicNic Table
- 07 Locust Cider & Brewing
- 08 Elevation Cellars
- 09 Kestrel Vintners
- 10 Patterson Cellars
- 11 Love That Red Winery
- 12 20 Corners Brewing
- 13 EFESTE
- 14 Costco
- 15 Restaurant Depot

