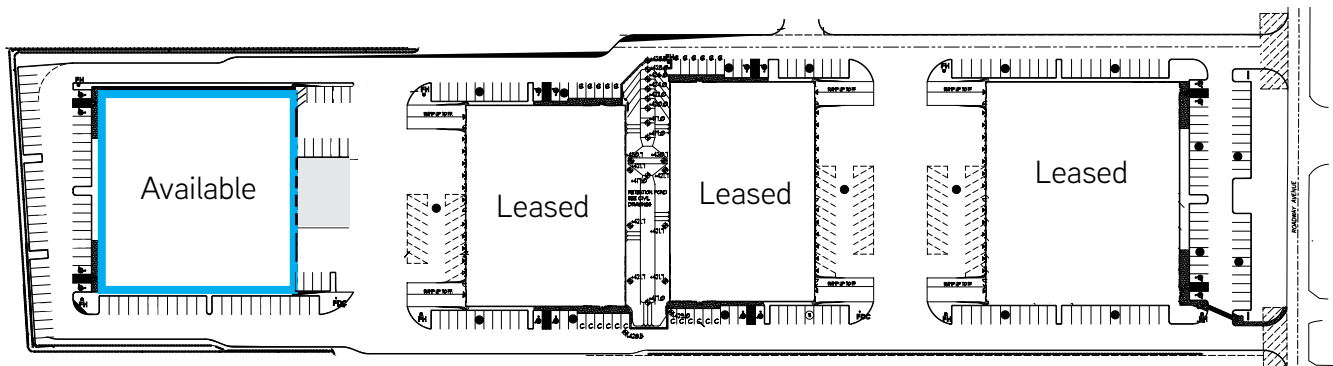


FOR LEASE > INDUSTRIAL PARK

# Nelson Johnson 201



20124 BROADWAY AVENUE, BUILDING D, SNOHOMISH, WA 98296



## Available Space

- > Building D: 42,580 RSF (available July 1, 2018)
  - 40,440 SF warehouse
  - 2,140 SF office

## Lease Rates

- > \$0.75/SF Warehouse, NNN
- > \$1.45/SF Office, NNN

## Property Highlights

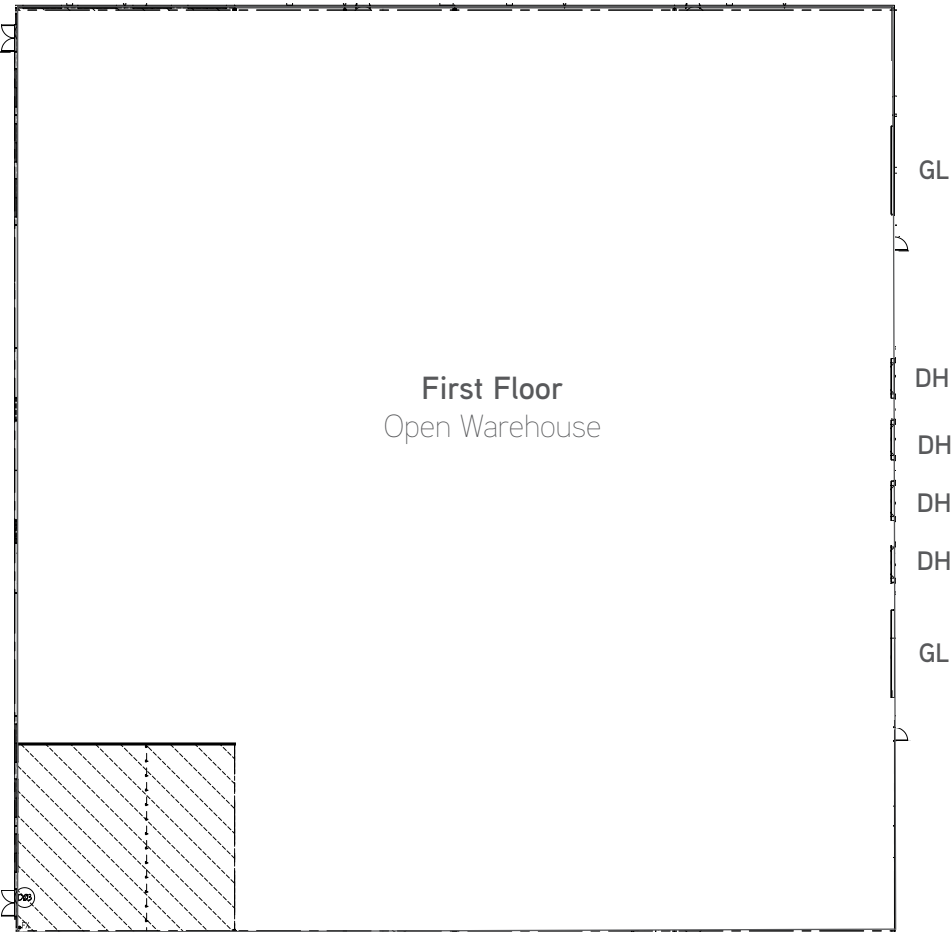
- > 86 parking stalls
- > Four dock-high doors: 9' x 10' with electric dock levelers
- > Two grade-level doors: 20' x 16'
- > 24' clear height
- > 1,540 amps 480/277 volt 3 phase electrical
- > 7 1/2" reinforced concrete slab
- > Comcast provides fiber to building

DEREK HEED  
425 453 3133  
BELLEVUE, WA  
derek.heed@colliers.com

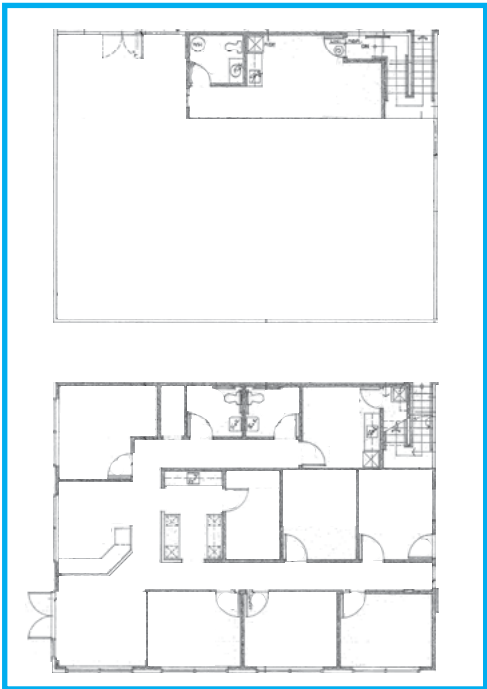
GREGG RIVA  
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COLLIERS INTERNATIONAL  
11225 SE 6th Street, Suite 240  
Bellevue, WA 98004  
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Nelson Johnson 201 > Floor Plan



**Second Floor**  
Breakroom / Mezzanine



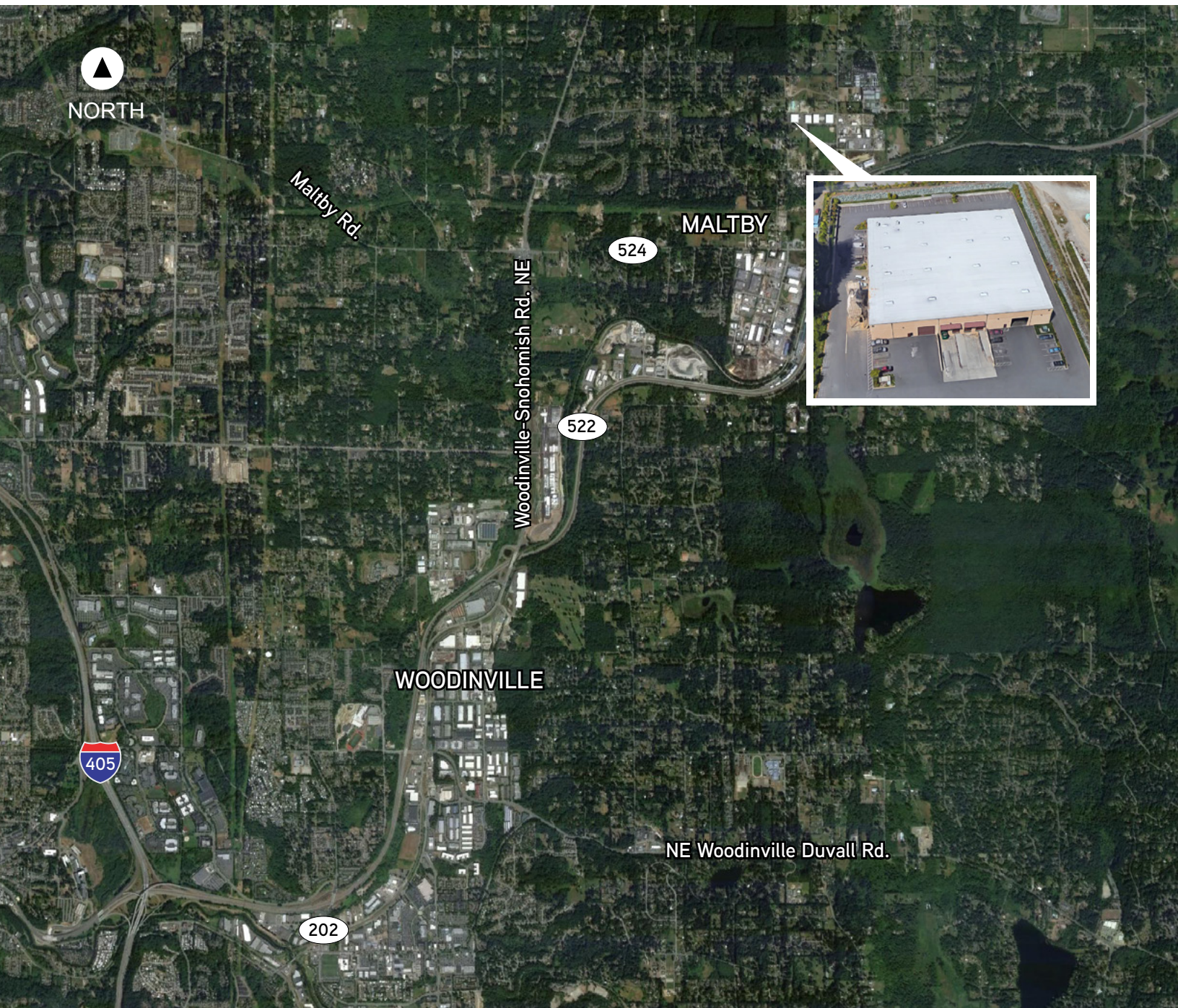
**First Floor**  
Office Build-out





FOR LEASE > INDUSTRIAL PARK

## Nelson Johnson 201 > Location



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