

**INDUSTRIAL
LEASE**



EVERGREEN INDUSTRIAL CENTER

19510 144th Avenue NE, Woodinville, WA

Caleb Farnworth, CCIM

425.289.2235

calebf@rosenharbottle.com

Stossi Tsantilas

425.279.7943

stossit@rosenharbottle.com

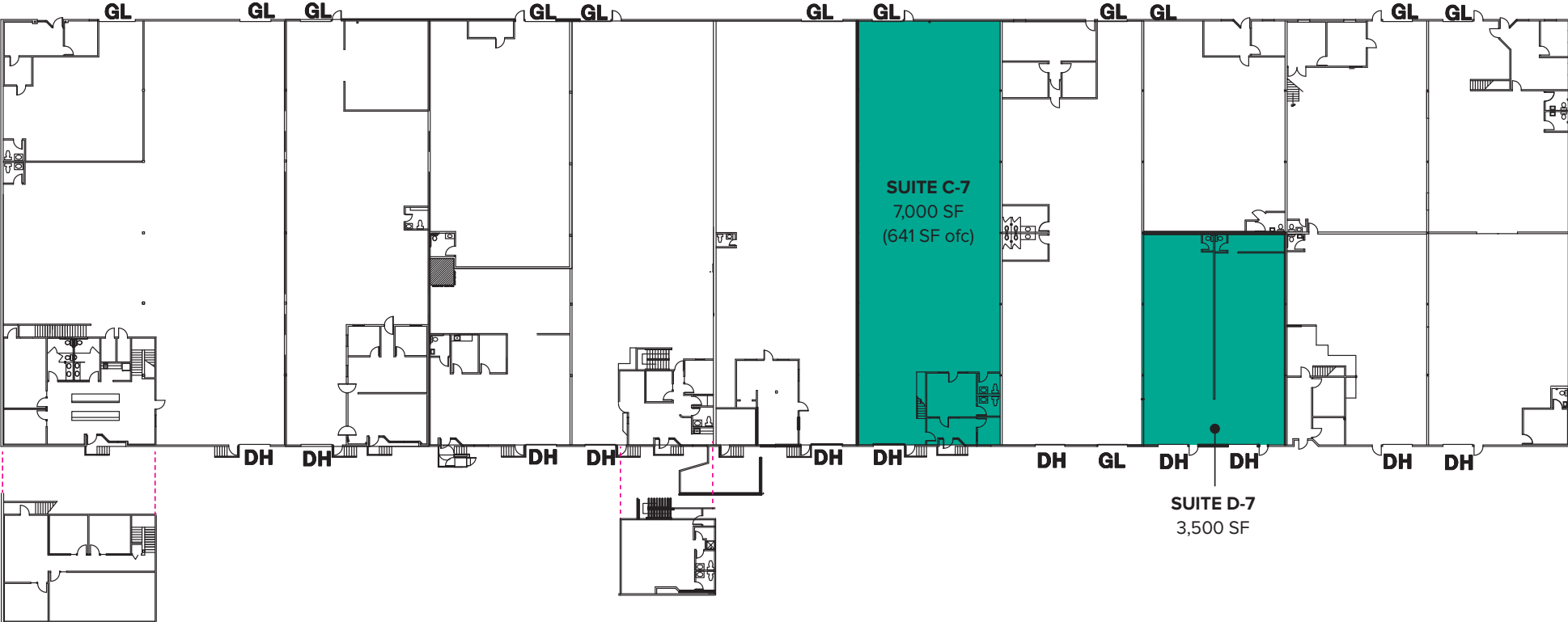
425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003



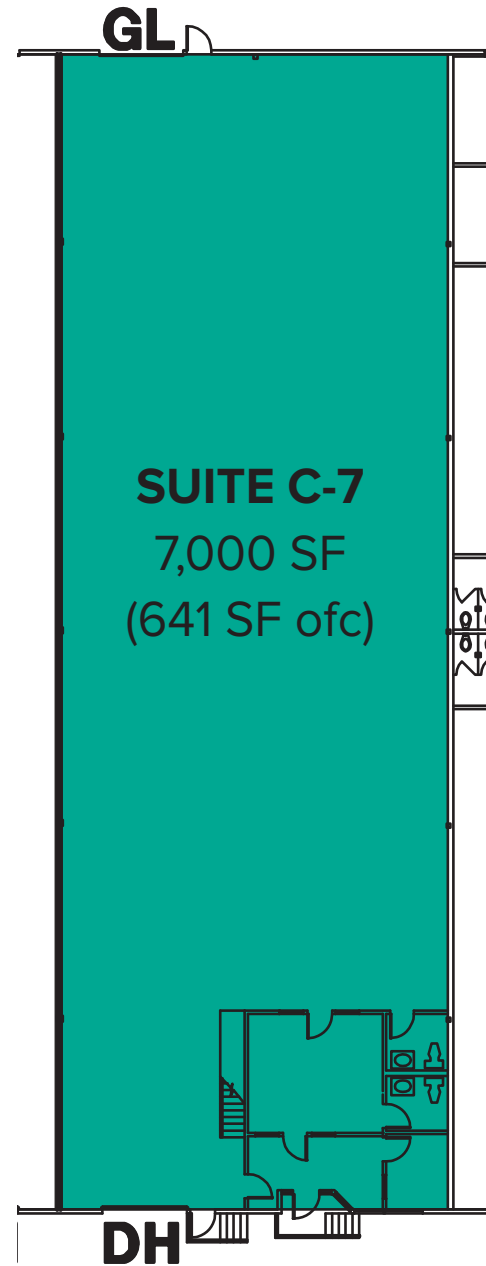
SITE PLAN

| 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. Available Now. |
| D-7 | 3,500 SF (2 Restrooms) | \$1.55/SF, NNN | Open warehouse with 2 dock-high loading doors and 2 restrooms. Available 3/1/2026. |



SUITE FEATURES:

- **Rate: \$1.55/SF, NNN**
 - 20' - 24' Clear Height
- Sprinkled and 3-Phase Power
- Grade-level Roll-up Loading Door
- Dock-High Roll-up Loading Door
- 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

