



For Inquiries on this Industrial Property Please  
Contact: Larry Crawford, Chief of Properties and  
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## **Industrial Property Available: Riverside Business Park**

### **Strategic Location**

Riverside Business Park's unique location allows a full spectrum of businesses to take advantage of expanding Pacific Rim trade, the nearby deepwater Port of Everett, the I-5 Corridor and a central position between Vancouver, B.C. and Seattle. Located in Everett, Washington, Riverside Business Park is one mile from the interchange of Interstate 5 and East Marine View Drive. Seattle is 30 miles to the south and Vancouver, B.C. is 120 miles to the north—a combined market of over 5 million people. The Paine Field Airport (Everett) is just 10 minutes away. Sea-Tac airport is 1 hour away. The local Everett area offers a quality northwest lifestyle:

- A booming affordable housing market
- Excellent schools, shopping and recreation nearby
- Easy commuting to/from Seattle, reverse traffic flow

### **An Industrial and Commercial Park**

- 30 minutes north of downtown Seattle
- Ideal for manufacturing, distribution, and research and development facilities
- Approved 78-acre setting with marine and mountain views
- Large qualified labor market
- Served by Everett Transit

### **Road, Rail, Air and Sea**

- Under 5 minutes to I-5, the West coast's main north-south thoroughfare
- SeaTac International Airport only 1 hour away
- Paine Field air cargo facilities just 15 minutes away
- Rail service, adjacent to BN switch yard



### **Washington State-Friendly Business Climate**

Firms considering a move to Washington State will find a friendly business climate. There are no corporate or personal taxes and no unitary tax. Total taxes for established businesses are significantly less than in California, Oregon or Arizona. New businesses in Washington normally qualify for generous tax deferrals and exemptions.