

AVAILABLE FOR LEASE OR PURCHASE

HIGHWAY COMMERCIAL SALES & SERVICE FACILITY

20904 SMOKEY POINT BLVD | ARLINGTON, WASHINGTON

NEW CLASS A HIGHWAY COMMERCIAL SALES & SERVICE FACILITY

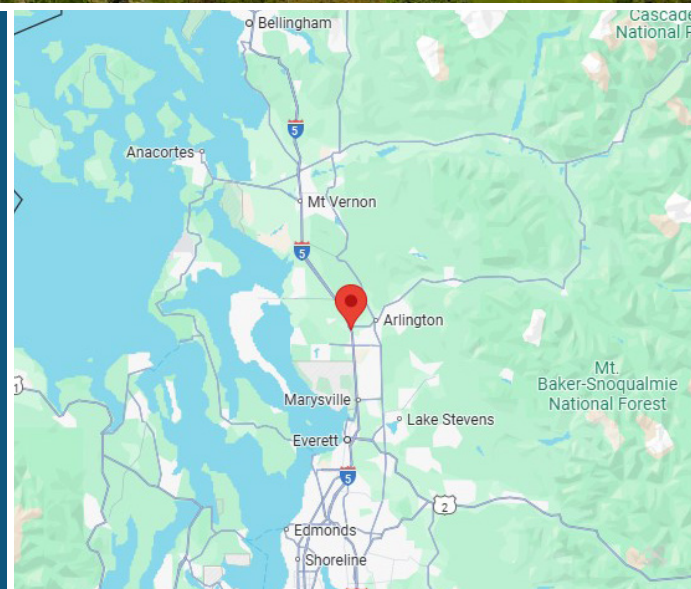


PROPERTY OVERVIEW

- State-of-the-art 21,969 SF facility on ~4.5 usable acres
- 9 service bays and 1 full wash bay
- Fully paved and fenced site
- 40 truck and trailer stalls
- 4,469 SF of Class A office on 2 floors
- Approx 8,700 SF warehouse storage
- 20-22 ft clear height

PROPERTY HIGHLIGHTS

- Direct visibility from I-5, less than 1 minute from off-ramp
- Centrally located between Seattle and Bellingham
- Natural barriers to entry prevent competitors in immediate vicinity
- EV ready infrastructure in place
- Premium corporate image
- Construction finished in 2025



FLETCHER FARRAR
206.787.1469
ffarrar@neilwalter.com

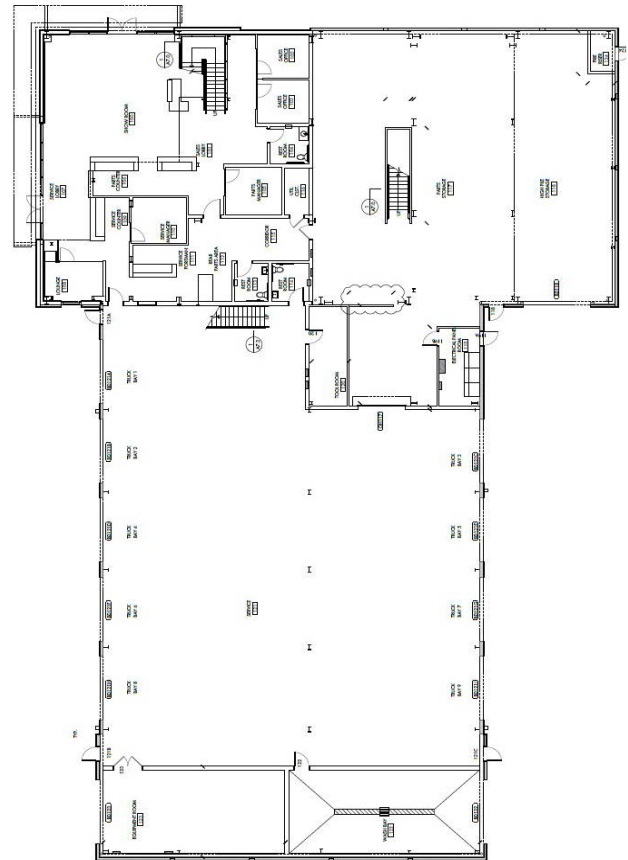
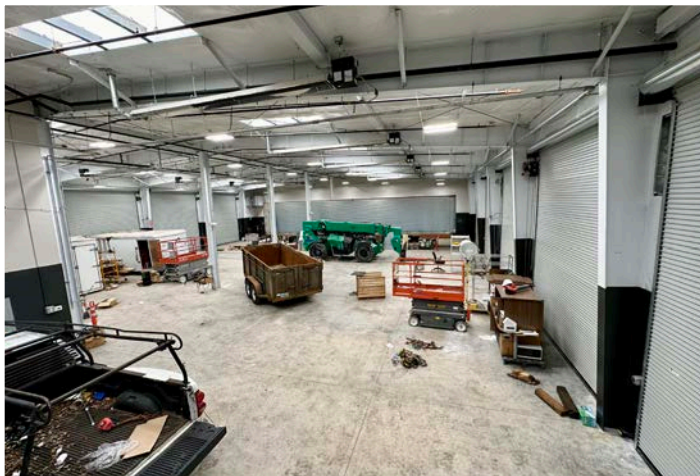
BEN DAVIDSON
206.787.1470
bdavidson@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

AVAILABLE FOR LEASE OR PURCHASE

HIGHWAY COMMERCIAL SALES & SERVICE FACILITY

20904 SMOKEY POINT BLVD | ARLINGTON, WASHINGTON



FLETCHER FARRAR
206.787.1469
ffarrar@neilwalter.com

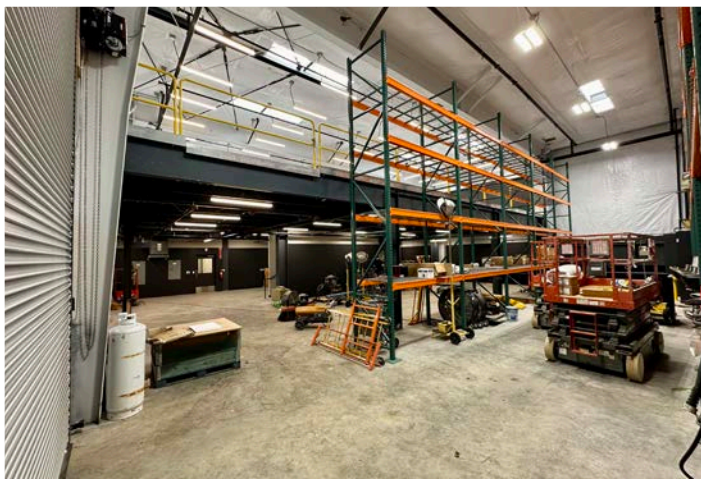
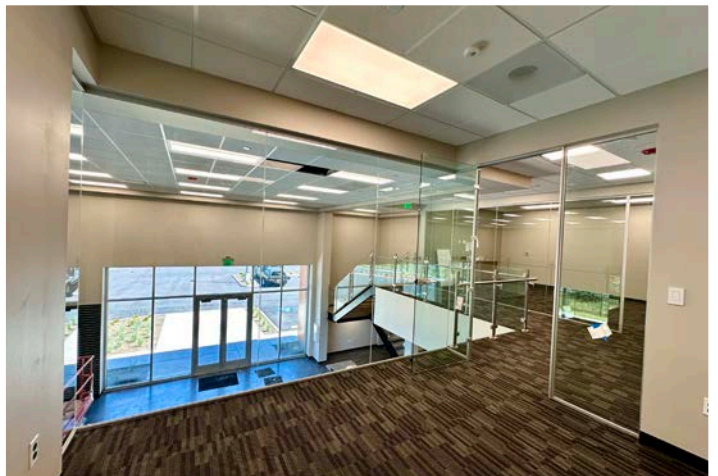
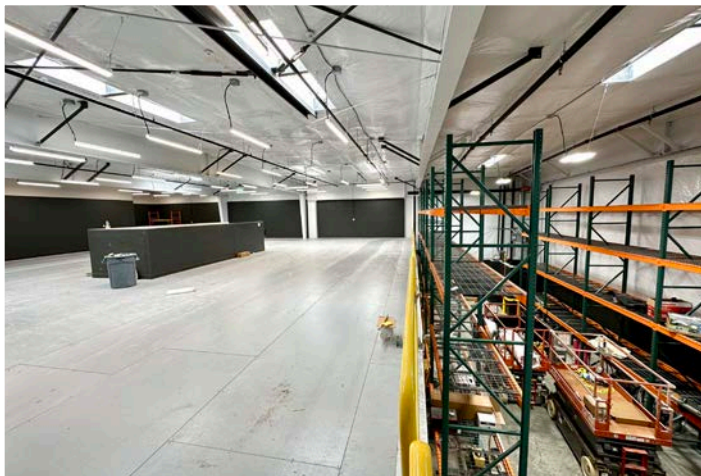
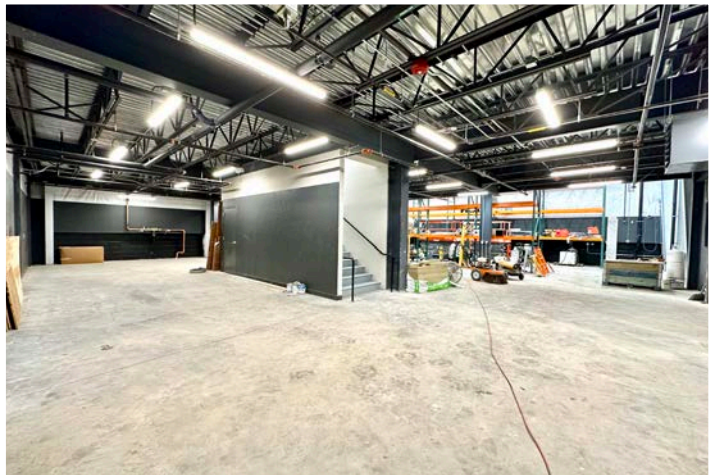
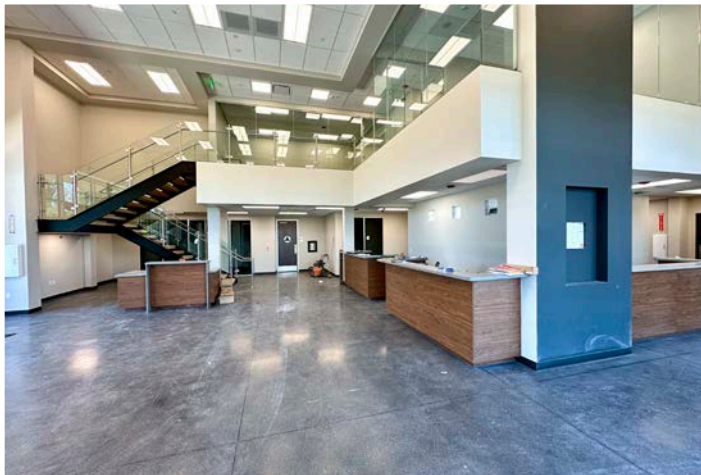
BEN DAVIDSON
206.787.1470
bdavidson@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

AVAILABLE FOR LEASE OR PURCHASE

HIGHWAY COMMERCIAL SALES & SERVICE FACILITY

20904 SMOKEY POINT BLVD | ARLINGTON, WASHINGTON



FLETCHER FARRAR
206.787.1469
ffarrar@neilwalter.com

BEN DAVIDSON
206.787.1470
bdavidson@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

AVAILABLE FOR LEASE OR PURCHASE

HIGHWAY COMMERCIAL SALES & SERVICE FACILITY

20904 SMOKEY POINT BLVD | ARLINGTON, WASHINGTON



DISTANCE FROM

Canadian Border: 63 miles
Bellingham: 46 miles
Everett: 16 miles
Seattle/Bellevue: 44 miles
Port of Tacoma: 72 miles

VISIBILITY

>100K VPD @ I-5
>23K VPD @ Hwy-530



FLETCHER FARRAR
206.787.1469
ffarrar@neilwalter.com

BEN DAVIDSON
206.787.1470
bdavidson@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.