



For Sale/Lease

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# 9525 99th Avenue SE

Snohomish, WA 98296

## Property Features

- ±38.73 acres total
- ±28.31 usable acres (±24.24 acres west of trestle & mostly paved; ±4.07 acres east of trestle that is graveled)
- Located immediately south of downtown Snohomish
- Easy access to Hwy-9 and SR-2
- 7 Buildings totaling ±47,254 SF
- Zoning (Snohomish County Jurisdiction)
  - ±24.57 acres west of trestle zoned "LI" (Light Industrial)
  - ±14.16 acres east of trestle zoned "A-10 : LI" (Agricultural 10: Light Industrial)
- Fully fenced, except for area bordering Snohomish River
- Heavy 3-phase power service on site
- **Asking Price: \$6,750,000**
- **Asking Lease Rate: \$0.08/SF/Month + Utilities**

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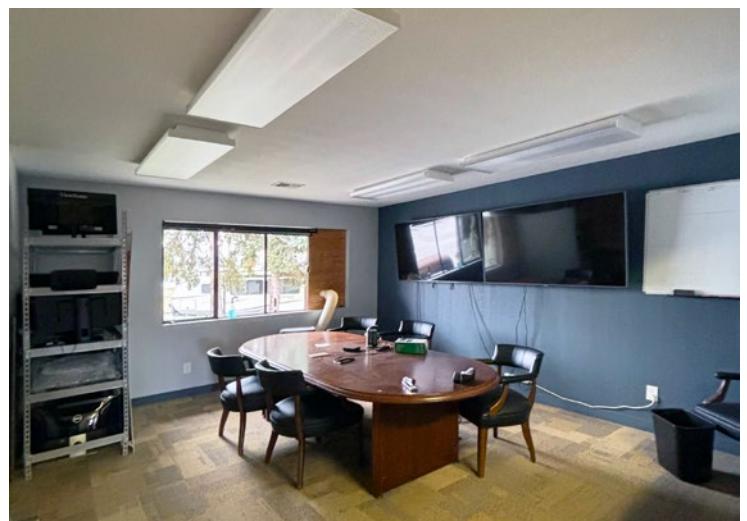
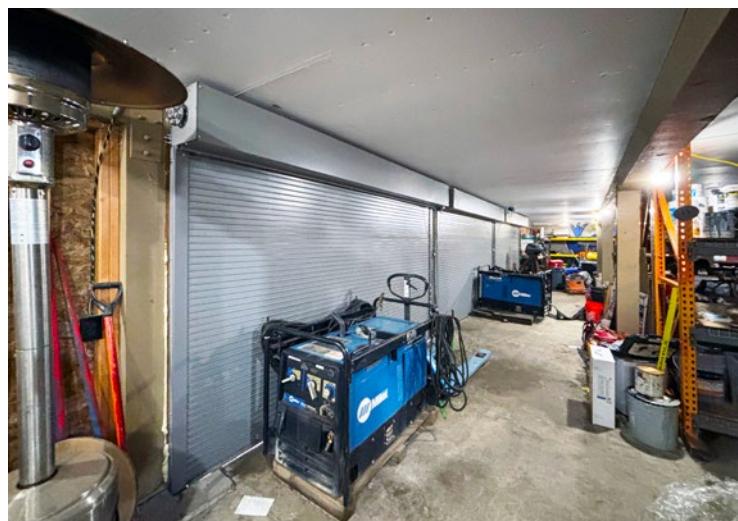
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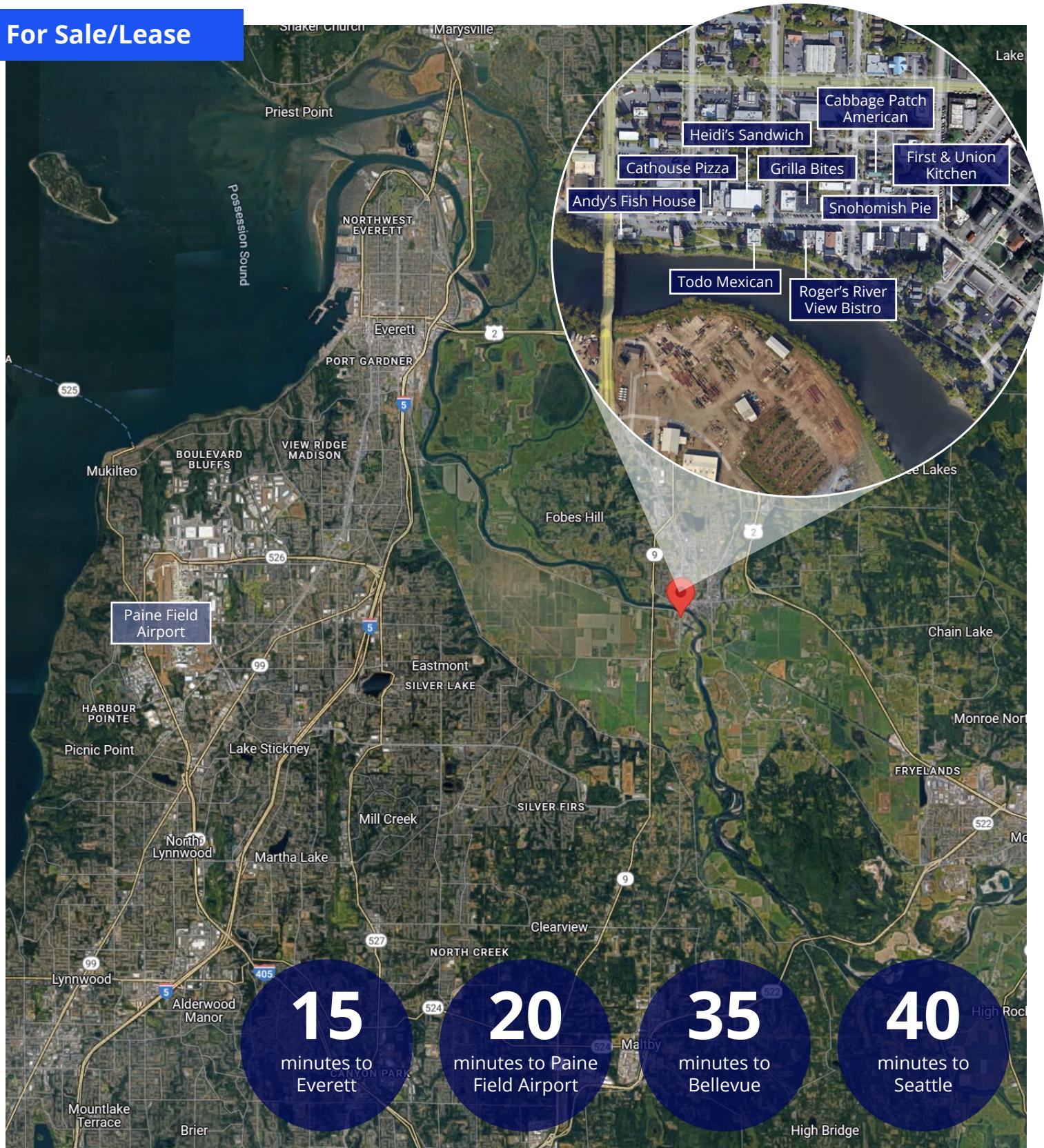
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