

INDUSTRIAL LAND FOR FOR SALE

ARLINGTON VALLEY INDUSTRIAL WORKS

19712 ARLINGTON VALLEY ROAD & 7304 197TH PL NE, ARLINGTON, WA 98223

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



ARLINGTON VALLEY INDUSTRIAL WORKS

19712 ARLINGTON VALLEY ROAD & 7304 197TH PL NE, ARLINGTON, WA 98223

19712 ARLINGTON VALLEY RD, ARLINGTON, WA

LAND AREA:	ZONING:	SALE PRICE:
1.49 AC (64,904 SF)	GI - General Industrial	\$1,298,090 \$20/SF

FEATURES:



SEPA Approved



Utilities Going to Site



Directly off Arlington Valley Rd



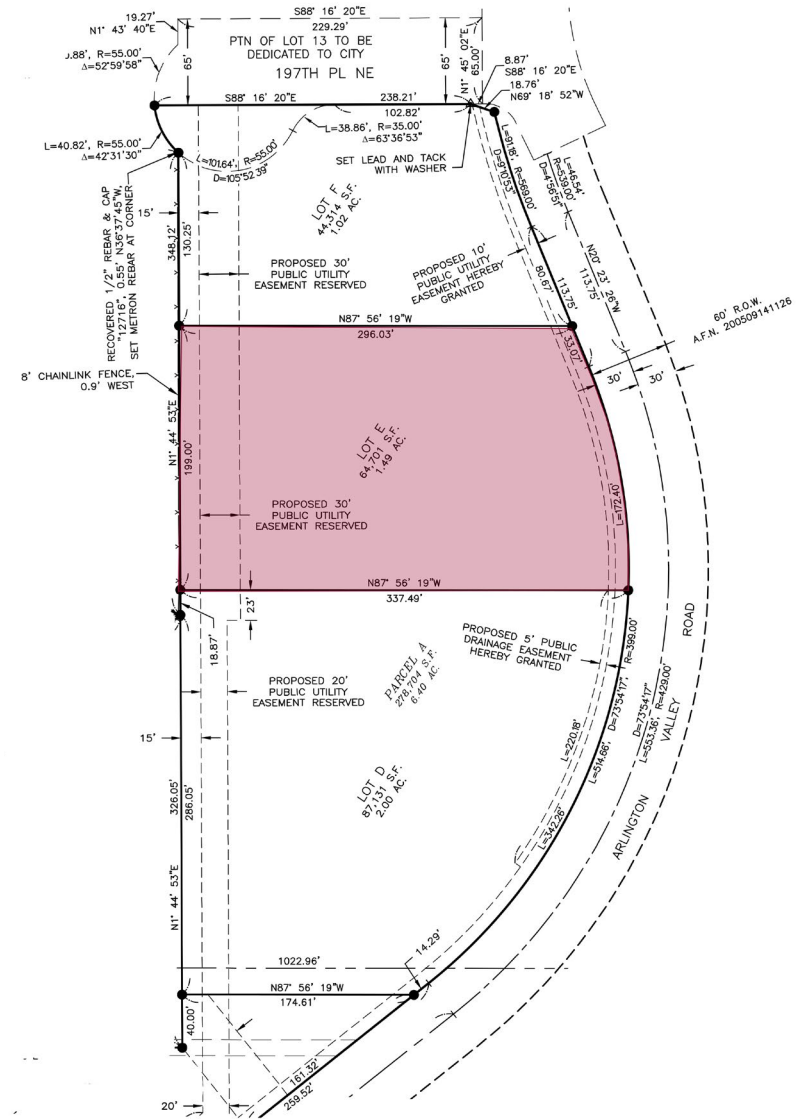
Close Proximity to SR-9, SR-530 and I-5



Site Cleared and Graded



Located in the *Cascade Industrial Zone*



ARLINGTON VALLEY INDUSTRIAL WORKS

19712 ARLINGTON VALLEY ROAD & 7304 197TH PL NE, ARLINGTON, WA 98223

7304 197TH PL NE, ARLINGTON, WA

LAND AREA:	ZONING:	SALE PRICE:
1.02 AC (44,431.2 SF)	GI - General Industrial	\$1,110,780 \$25/SF

FEATURES:



Active Permit for a 15,748 SF Building



Utilities Going to Site



Directly off Arlington Valley Rd



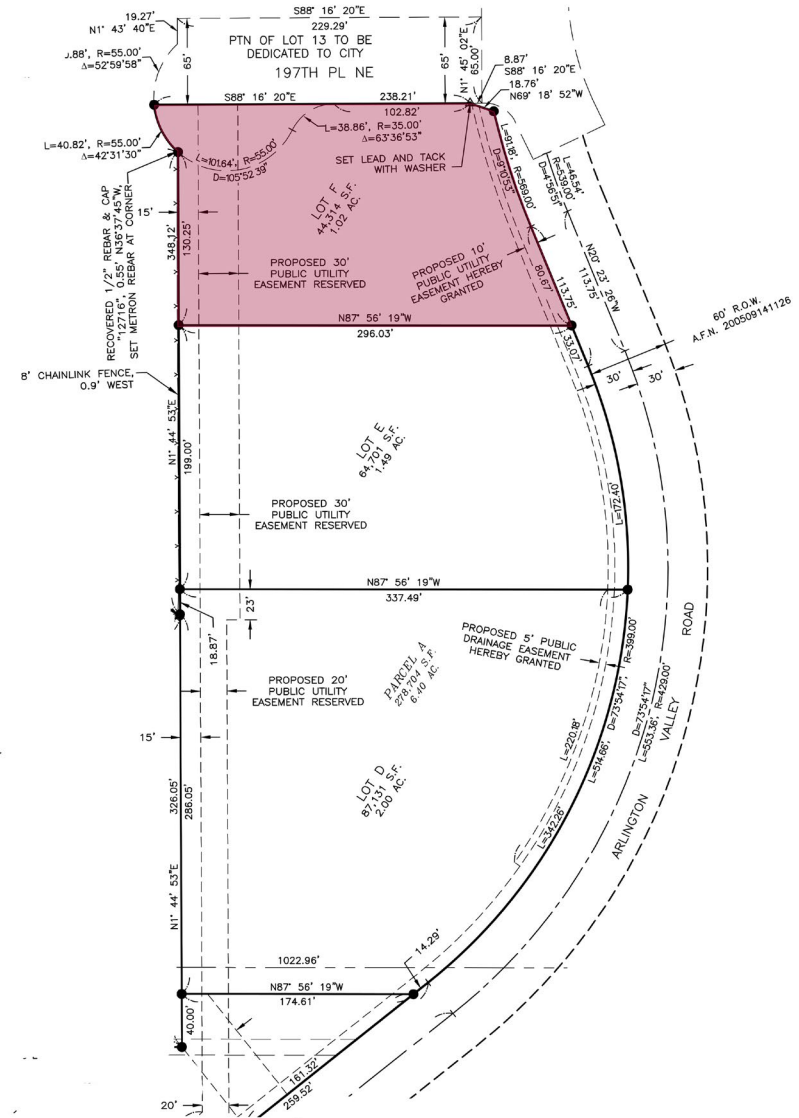
Close Proximity to SR-9, SR-530 and I-5



Site Paved



Located in the *Cascade Industrial Zone*



ARLINGTON VALLEY INDUSTRIAL WORKS

19712 ARLINGTON VALLEY ROAD & 7304 197TH PL NE, ARLINGTON, WA 98223

19712 ARLINGTON VALLEY RD & 7304 197TH PL NE, ARLINGTON, WA

LAND AREA:	ZONING:	SALE PRICE:
2.51 AC (109,335.2 SF)	GI - General Industrial	\$2,408,870 \$22/SF

FEATURES:



Active Permit for a 15,748 SF Building



Utilities Going to Site



Directly off Arlington Valley Rd



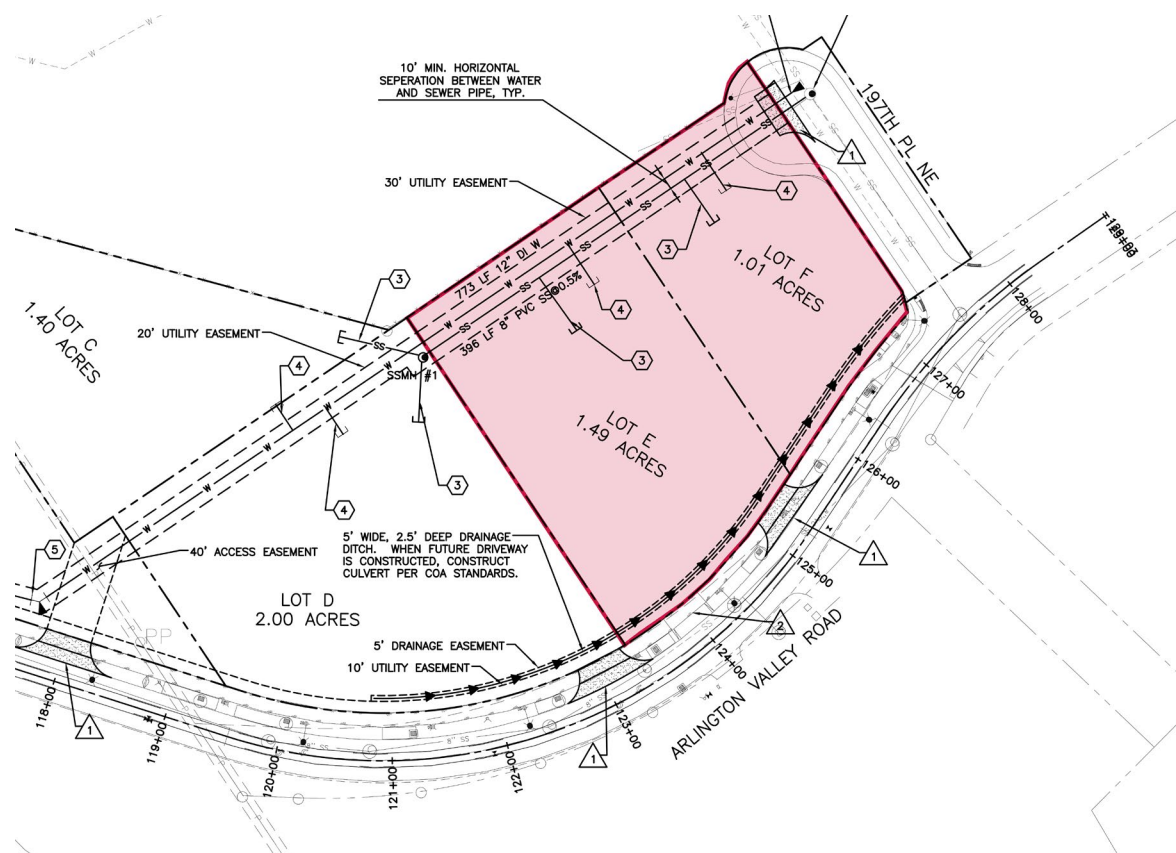
Close Proximity to SR-9, SR-530 and I-5



Site Paved



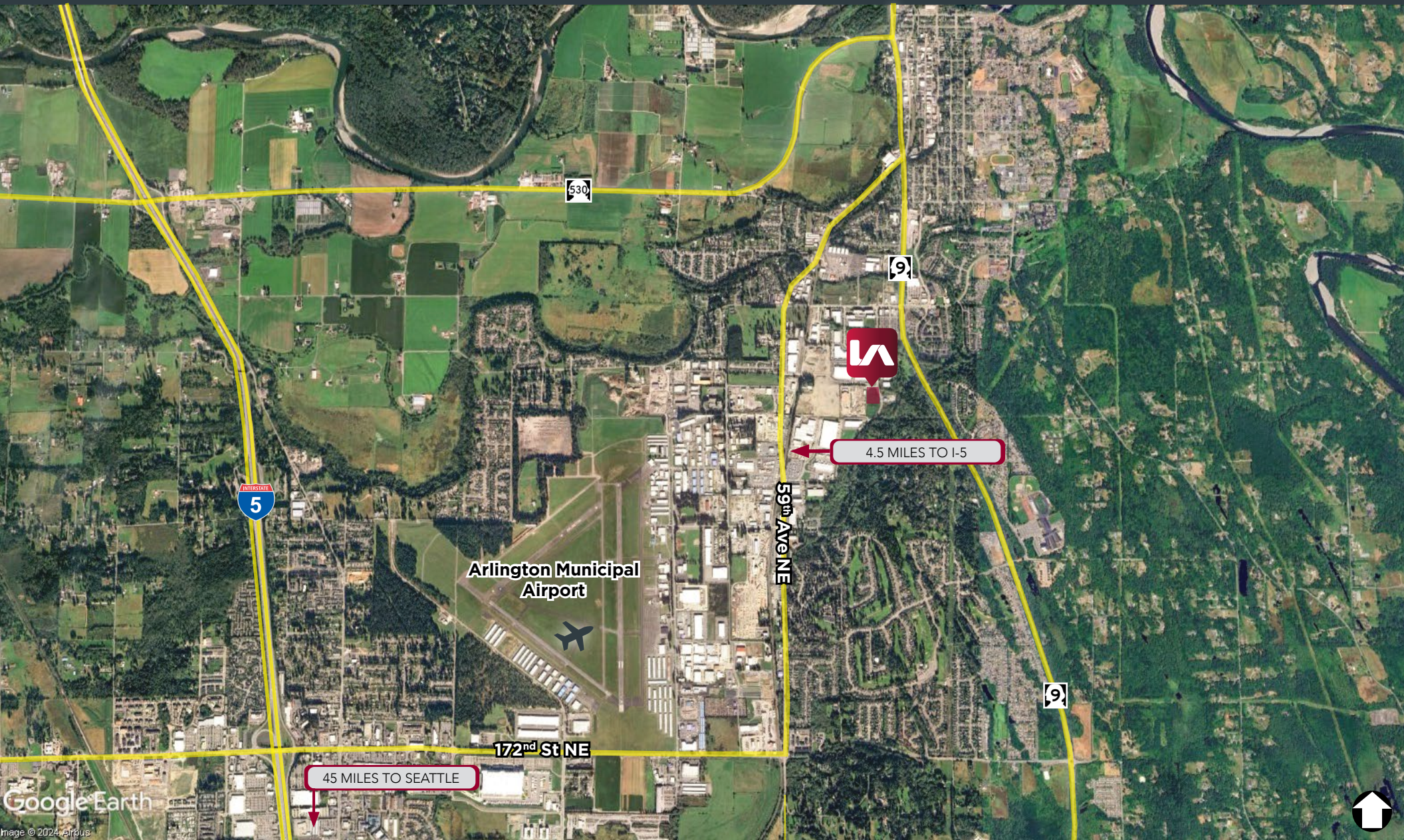
Located in the *Cascade Industrial Zone*



ARLINGTON VALLEY INDUSTRIAL WORKS

19712 ARLINGTON VALLEY ROAD & 7304 197TH PL NE, ARLINGTON, WA 98223

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Chris Peterson, SIOR, CCIM
cpeterson@lee-associates.com
C 425.417.7983

Richard Peterson
rpeterson@lee-associates.com
C 425.260.4439

Ryan Aleinikoff
raleinikoff@lee-associates.com
C 206.445.4912

170 120th Ave N | Suite 203 | Bellevue, WA 98005
425.454.4242
lee-nw.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

