

Entitled Industrial Development Opportunity | 90,000 SF Capacity



PRICE/SF
\$11.92

SITE SIZE
7.61 AC

PARCEL COUNT
6 Pads

TIA CAPACITY
±90,000 SF

Asking Price

\$3,390,000

Clear and Grade Permits in Hand

A rare, development-ready industrial site with major pre-development work completed. Designed for flexibility, speed to construction, and long-term value.

IDEAL USES

Contractor Yards

Small-Bay Industrial

Flex

Warehouse/Distribution

Manufacturing

Outdoor Storage

KEY HIGHLIGHTS

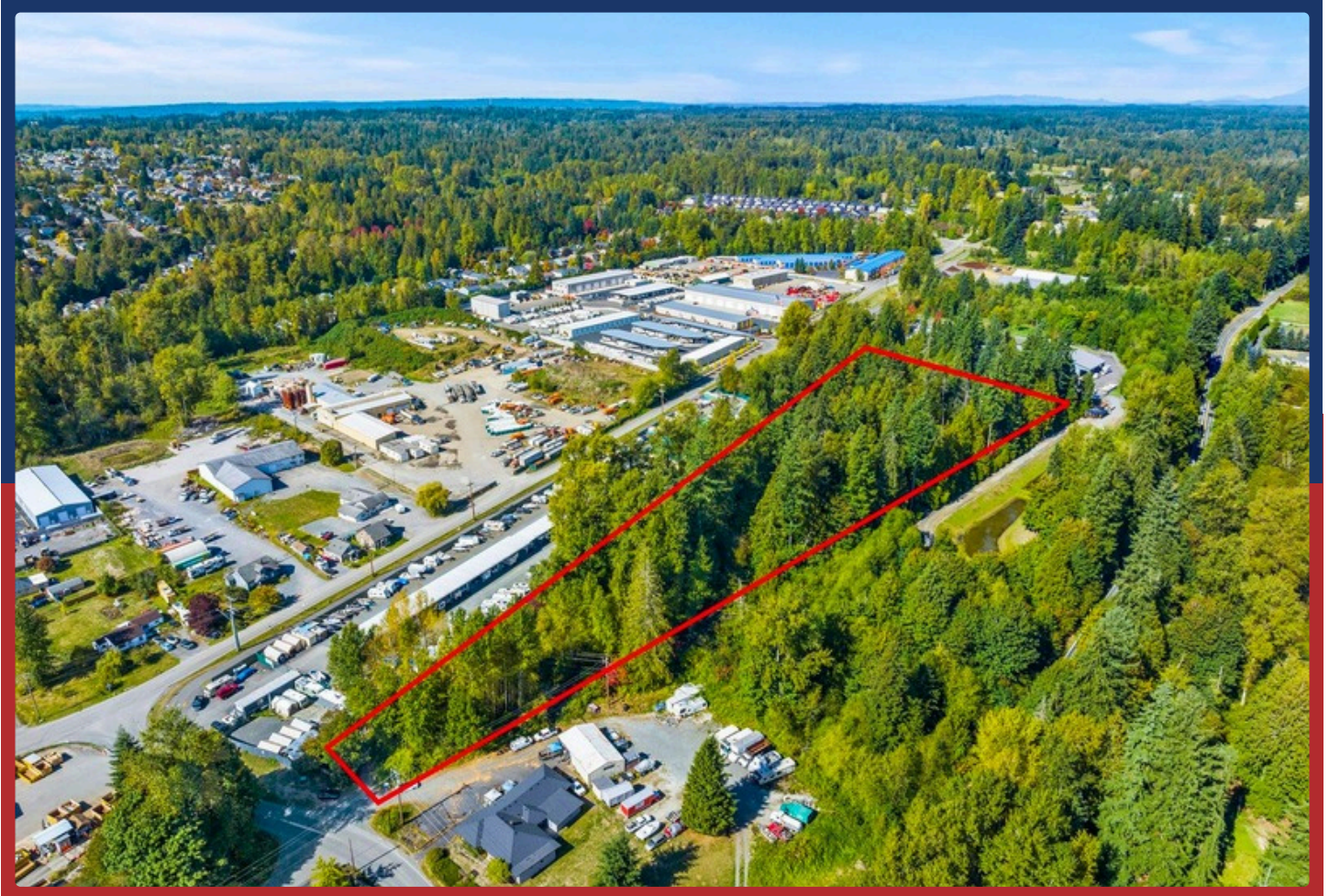
General Industrial (I) Zoning

Approved Traffic Impact Analysis

Level, construction-ready site

Utilities available nearby

Development-Ready. Flexible. Strategic Location.



DEVELOPMENT ADVANTAGES

- Entitlements and civil plans in progress
- Designed for efficient site development
- Flexible lot configuration (approx. 2/3 to 1.5 acres per pad)
- Suitable for a range of industrial users

ACCESS & CONNECTIVITY

- Direct access via 28th St NE
- Truck route via Machias Rd
- Easy access to Hwy 9, US-2 & I-5

Located within Lake Stevens' Hartford Industrial Area, this site sits in a designated growth zone with strong demand for industrial space and limited available land.

Industrial vacancy remains low in the region, with increasing demand for contractor-friendly and flexible industrial space.

Qualified buyers can request full due diligence materials, including reports, plans, and approvals.



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