

PORTFOLIO FOR SALE \$5,700,000 / AVAILABLE FOR LEASE: \$12,000 + NNN

Property Description

This expansive property spans approximately 30 acres of versatile land, featuring a substantial 15,000 SqFt warehouse. Situated within city limits, it is conveniently connected to essential utilities including 3 phase power, water, and sewer. The property is notable for its diverse licensing, which includes active towing, impound, dealership, and wrecking licenses.

Beyond its industrial capabilities, the property boasts serene creek access, introducing a unique natural element that enhances its appeal and potential uses.

With its considerable size, existing infrastructure, and strategic location between Seattle and Vancouver, this property is well-suited for a variety of commercial endeavors.

While currently zoned for industrial use, prospective buyers may explore the possibility of residential development.

****Larger parcels can be sold separately or together (See page 3)**



15K SF
METAL
WAREHOUSE



20'
CLEAR HEIGHT



3
DOORS



29.61 ACRES
NET AREA

FOR MORE INFORMATION PLEASE CONTACT:

Faustine Samec

📞 206.422.5955 | ✉️ faustine.samec@gmail.com | Licence #133838

www.pellego.com



Property Features

- 800 amp, 3-phase power
- Bioswale, storm water system
- Industrial and Commercial Zoning
- All major utilities available to site
- 20' clear height in warehouse
- 3 grade level doors
- Concrete floor slabs
- Access to BNSF main line railroad
- Tower office and/or apartment
- (1) 30,000 gallon capacity water tower
- Active licenses include: towing, impound, dealership, wrecking
- 12 RV Hookups
- Lot 2 is available for lease. Asking rent of \$12,000 + NNN



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Lot Parcel

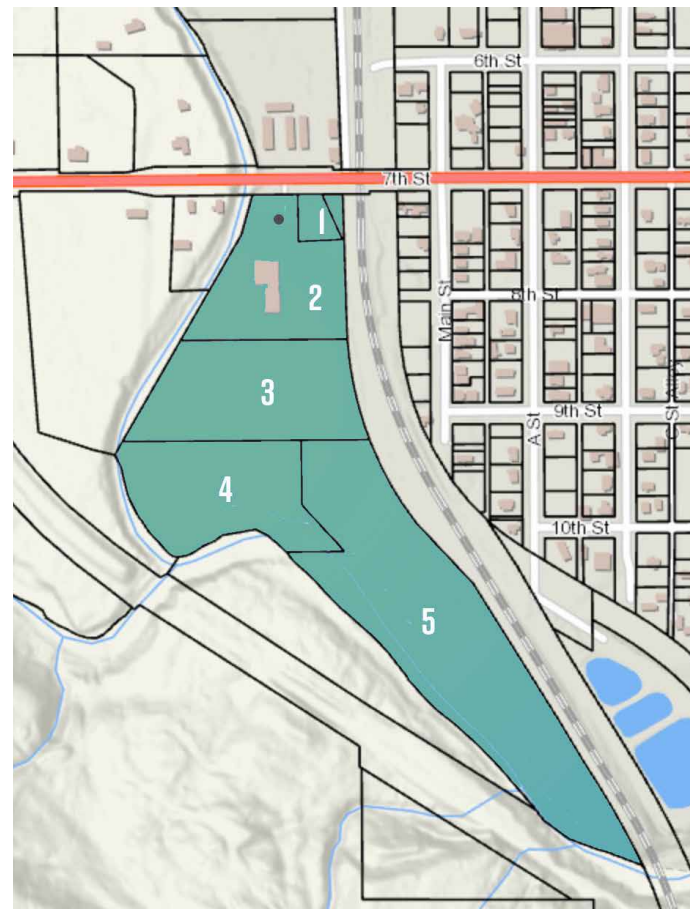
Parcel 1	#007559001000
Lot SqFt:	0.48 acres
Zoning:	COM Commercial Retail
	**Can only be purchased with the warehouse
Asking Price:	\$200,000

Parcel 2	#007559001001
Lot SqFt:	5 acres
Building SqFt:	15,400
Year Built:	2013
Zoning:	Industrial
Power:	800 amps Phase 3
Utilities:	has sewer, water & power
Asking Price:	\$2,800,000

Parcel 3	#007559001002
Lot SqFt	6 acres
Zoning:	Industrial (apartment in the tower)
Utilities:	has sewer, water & power
Power:	10 RV Hookups
Asking Price:	\$900,000

Parcel 4	#007559001003
Lot SqFt	6 acres
Zoning:	Industrial
Utilities:	has sewer, water & power
Power:	2 RV Hookups
Cabin:	Waterfront
Asking Price:	\$900,000

Parcel 5	#007559001004
Lot SqFt	12.13 acres
Zoning:	Industrial
Utilities:	has sewer, water & power
Asking Price:	\$1,100,000



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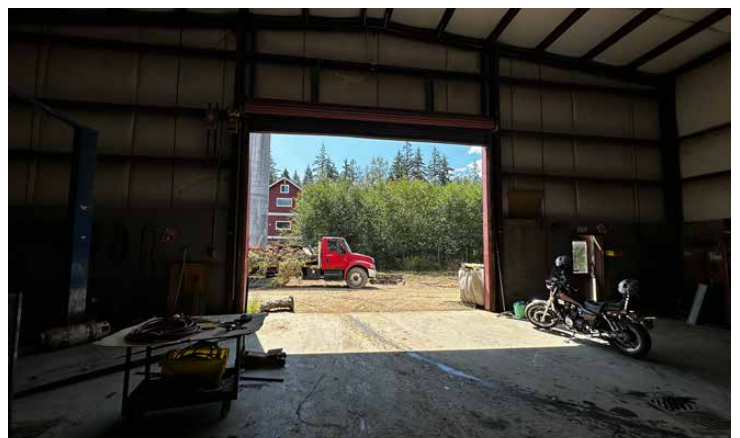
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Property Photos



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Property Photos

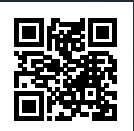


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Aerial Photos



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