

**PORTFOLIO FOR SALE \$9,000,000 / 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.

At the time of sale, the property will be vacant, providing a blank canvas for the new owner. One of the unique aspects of this property is its creek access, offering a serene natural element, and its proximity to the railroad, enhancing logistical convenience.

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

**\*\*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

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## 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

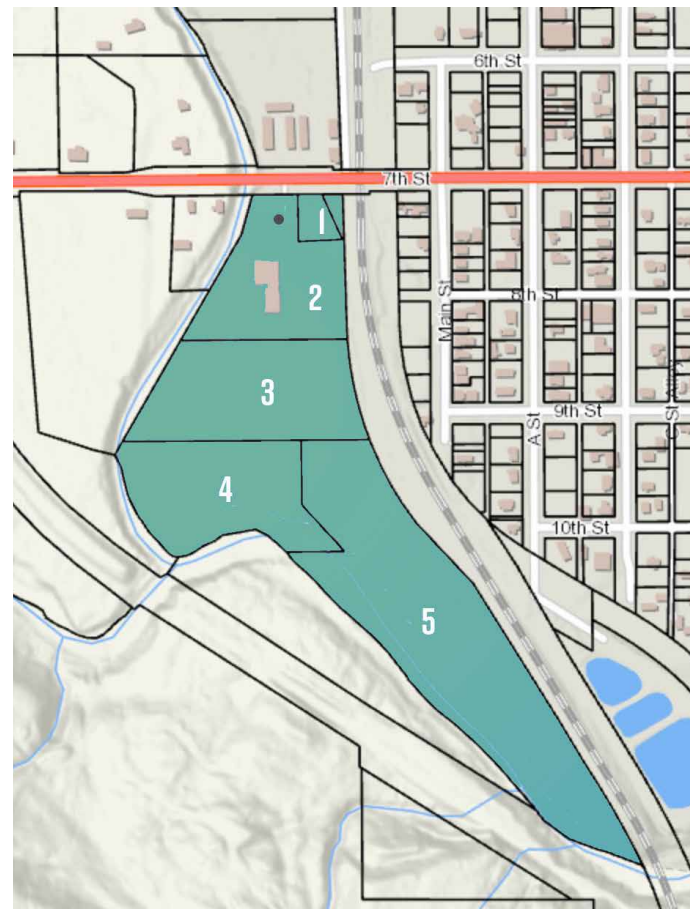
<b>Parcel 1</b>	#007559001000
<b>Lot SqFt:</b>	0.48 acres
<b>Zoning:</b>	COM Commercial Retail
	**Can only be purchased with the warehouse
<b>Asking Price:</b>	<b>\$200,000</b>

<b>Parcel 2</b>	#007559001001
<b>Lot SqFt:</b>	5 acres
<b>Building SqFt:</b>	15,400
<b>Year Built:</b>	2013
<b>Zoning:</b>	Industrial
<b>Power:</b>	800 amps Phase 3
<b>Utilities:</b>	has sewer, water & power
<b>Asking Price:</b>	<b>\$3,700,000</b>

<b>Parcel 3</b>	#007559001002
<b>Lot SqFt</b>	6 acres
<b>Zoning:</b>	Industrial (apartment in the tower)
<b>Utilities:</b>	has sewer, water & power
<b>Power:</b>	10 RV Hookups
<b>Asking Price:</b>	<b>\$1,600,000</b>

<b>Parcel 4</b>	#007559001003
<b>Lot SqFt</b>	6 acres
<b>Zoning:</b>	Industrial
<b>Utilities:</b>	has sewer, water & power
<b>Power:</b>	2 RV Hookups
<b>Cabin:</b>	Waterfront
<b>Asking Price:</b>	<b>\$1,600,000</b>

<b>Parcel 5</b>	#007559001004
<b>Lot SqFt</b>	12.13 acres
<b>Zoning:</b>	Industrial
<b>Utilities:</b>	has sewer, water & power
<b>Asking Price:</b>	<b>\$2,000,000</b>

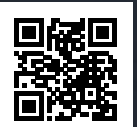


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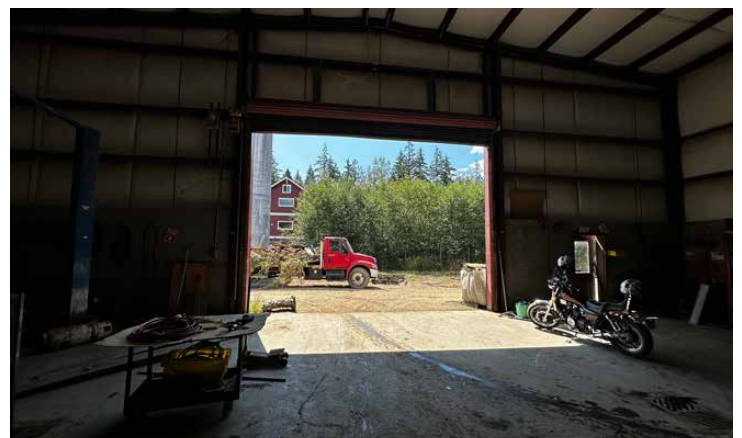
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## Property Photos



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## Aerial Photos



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