

FOR SALE & LEASE

WEISS BUILDING

244,590 Square Foot Value Add Investment Opportunity

19405 68TH DR NE, ARLINGTON, WA, 98223

Asking Price

\$35,000,000



CBRE

FOR MORE INFORMATION CONTACT:

JON BOCKMAN

☎ 425-417-5391

✉ jbockman@rainiercp.com

LANE BOCKMAN

☎ 206-999-7016

THE OFFERING

WEISS BUILDING

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Rainier Commercial Partners is pleased to present the rare opportunity to purchase the Weiss Buildings A and B.

Being strategically located in Arlington Washington the site is comprised of two buildings, with Building A spanning 19,950 square feet and Building B boasting 224,640 square feet of prime industrial manufacturing space.

Positioned with convenient access to I-5 and Highway 9 the buildings are located less than an hour drive north of Seattle. The Weiss Buildings are situated in a region abundant with skilled labor and talented work force. Whether for local distribution, wholesalers, or manufacturing tenants, the versatile layout and new infrastructure built out in the Weiss Buildings make it an ideal fit for a diverse range of businesses. With land scarcity driving development further north along I-5, the Northern Snohomish County industrial market has witnessed exponential growth, doubling in size since 2019.

The area's thriving advanced manufacturing and aerospace industries fuel strong demand for commercial spaces make this an attractive investment opportunity. The Weiss Building presents a rare opportunity to capitalize on the booming industrial market in Northern Snohomish County, with its strategic location, versatile layout, and strong demand from thriving industries.



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INVESTMENT HIGHLIGHTS

WEISS BUILDING

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PROPERTY OVERVIEW

SITUATED ON 12.48 ACRES

- Two buildings totalling 244,590 square feet.
- All Suites Currently Leased. Available suites starting January 2025.
- Flexible floor plan to accommodate additional suites with existing infrastructure like power, sewer, water.
- Existing leases are approximately 20%+- under market.
- 11,819 sqft office was engineered to accommodate a second floor to double in size if needed.
- 2,000 amps of 480V power distributed throughout vacant space.
- All new oversized on grade loading ramps and dock high loading doors.
- 22-26 clear heights.
- Column Spacing 24x48.
- Plenty of parking and truck maneuverability.
- Fully sprinklered.
- Asking Price \$35,000,000 (\$143 a square foot)

COMPLETED BUILDING IMPROVEMENTS OVER THE LAST 10 YEARS:

- ✓ New roof on Building B.
- ✓ Roof insulation installed in buildings A and B.
- ✓ Installed high efficiency LED lighting throughout.
- ✓ Installed oversized loading doors and built robust concrete on grade loading ramps.
- ✓ Painted both buildings.
- ✓ All new offices and spaces demised including new HVAC and store fronts.
- ✓ Constructed new power room in central location and added an additional 4,000 amps of 480V power to the building.

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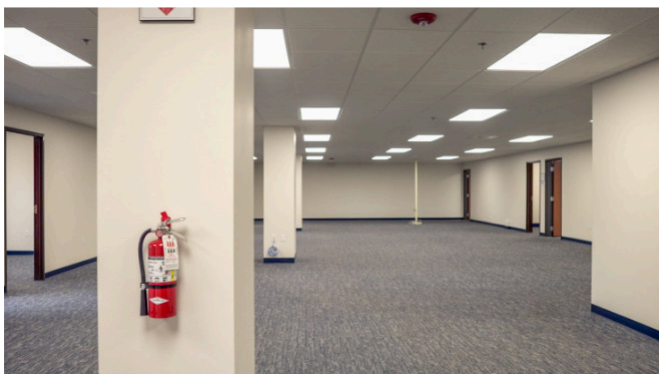
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PROPERTY PHOTOS

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Suites can be leased individually or can be combined to accommodate larger tenant. Each Suite will have restrooms and small office. Heavy power available.



All suites currently leased call broker for availability and details.



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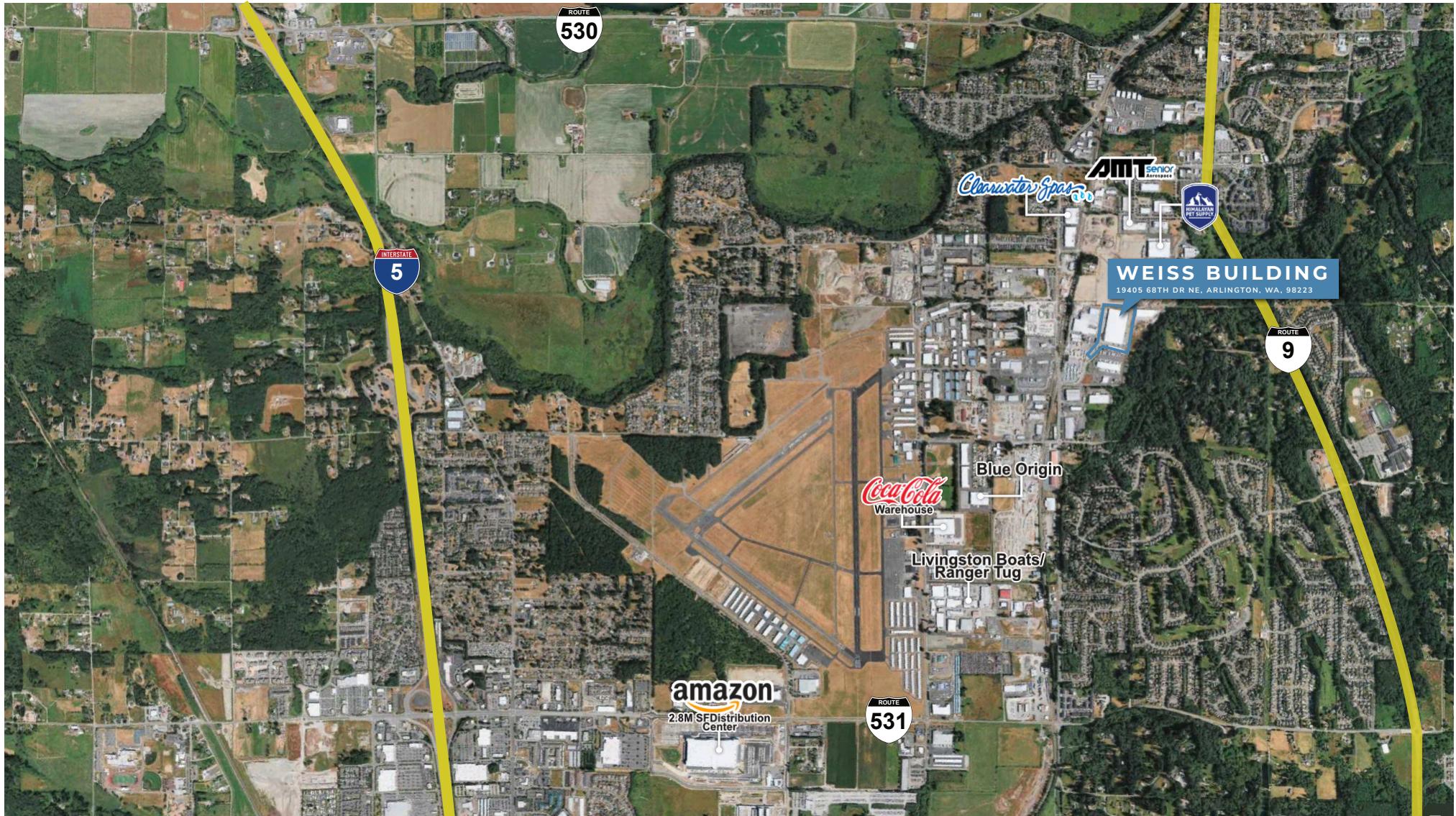
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MAP VIEW

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