

INDUSTRIAL SITE FOR FOR SALE

# ARLINGTON DEVELOPMENT SITE





6103 180<sup>TH</sup> ST NE, ARLINGTON, WA 98223





PROPERTY HIGHLIGHTS

LAND AREA:	2.57 AC (111,949 SF)
ZONING	GI - General Information
SALE PRICE:	\$2,499,500

-  Building permit ready or redesign for your specifications
-  All third-party reports completed
-  Ideal Owner User or Investor opportunity
-  Flat and ready to build



## CURRENT BUILDING PERMIT

*(If desired, but not required)*

The property has already been through entitlement and permitting process to develop an 18,900 SF Building, with the ability to expand and add an additional 18,900 SF Building, for a total of 37,800 SF. The Owner is able to provide details on the cost to complete the development or discuss a modification of the current project to suit your needs.

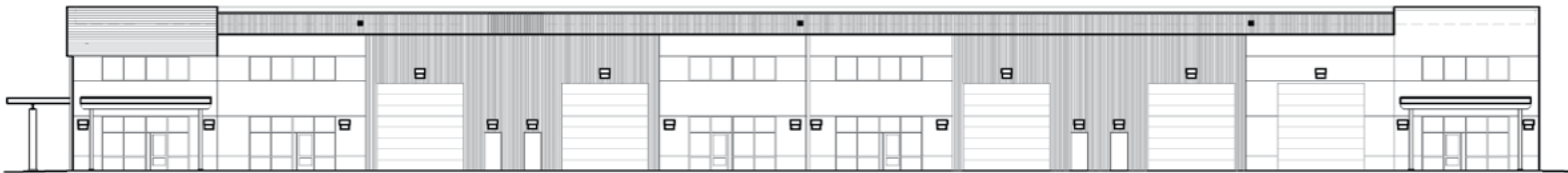
### PROPOSED 18,900 SF BUILDING FEATURES

FOOTPRINT:	18,900 SF
1ST FLOOR OFFICE:	1,088 SF
2ND FLOOR MEZZANINE:	1,088 SF
LOADING:	5 Grade Loading Doors
PARKING:	48 Stalls



### ADDITIONAL BUILDING SPECS

Concrete Tilt Construction With 5" Reinforced Slab On Grade
Metal Roof Structure With TPO Overlay
70' Building Depth By 270' Building Width





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