

INDUSTRIAL/FLEX RETAIL FRONTAGE SPACES FOR LEASE

# COLLEGE MERCANTILE

21795 QUICKSTEP CT NW, POULSBO, WA



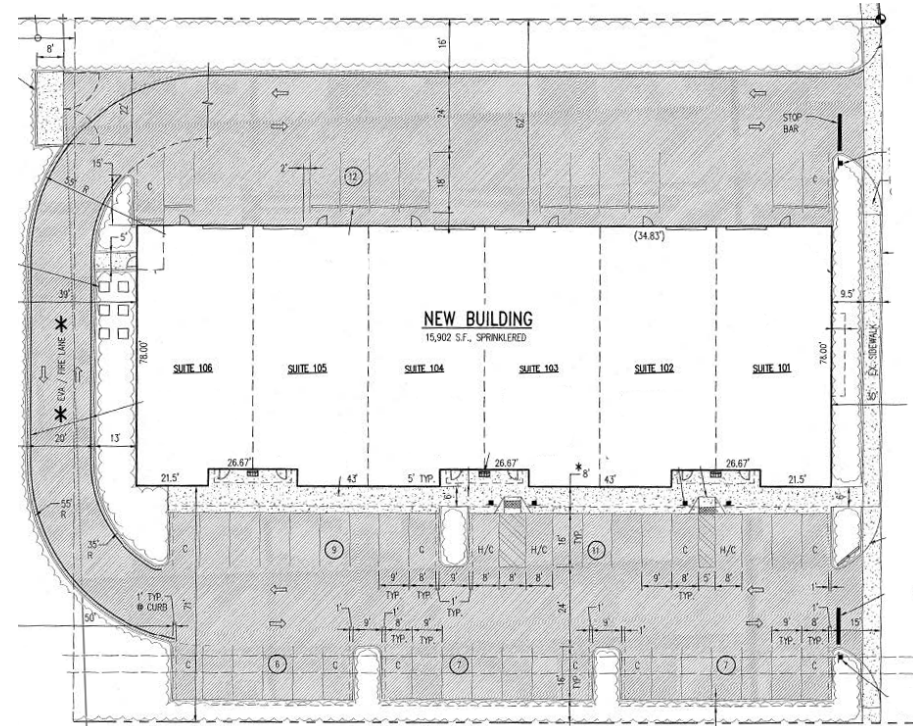
## RARE SMALL BAY INDUSTRIAL SPACES FROM 2,650 SF - 18,000 SF

Pad-ready (permit in hand) for an 18,000 SF concrete tilt building, divisible to 2,650 SF spaces with 24' clear heights, 2nd story windows and office build out as an option, and oversized grade level doors. Build-to-suit modifications available, walls tilted on this 18,000 SF industrial/flex building with retail frontage adjacent to Home Depot. Suites demisable to 2,650 square feet with 24' clear heights, 2nd story windows and custom office build out options. Located in College Marketplace, a 61-acre development site consisting of 34 commercially zoned parcels, strategically located at the intersection of Hwy 305 and Hwy 3 in Poulsbo, WA. Combined daily traffic exceeds 50,000 vehicles per day on these two highways, making it the area's most utilized transit corridor.



## DETAILS

- » **Lease Rate:** \$24.00 PSF + NNN
- » **Building Size:** 2,650 - 18,000 SF
- » **Office Size:** Build-to-suit  
*1 bathroom in each space, other TI's to be negotiated separately*
- » **Office HVAC:** HVAC systems installed in office areas
- » **Lot Size:** 65,776 SF
- » **Clear Height:** 24'
- » **Loading:** Oversized grade level doors
- » **Heating:** Warehouses equipped with heating
- » **EV Charging:** Infrastructure currently available
- » **Solar Capable Design:** Solar panel capability
- » **Zoning:** Business Park





## AREA AMENITIES



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