

7.61 ACRES OF SHOVEL-READY INDUSTRIAL LAND

ASKING PRICE
\$3,390,000

Lake Stevens Industrial Park

Hartford Industrial Area

Lake Stevens, WA
General Industrial (I)

ASKING PRICE

\$3.39M

PRICE / SF

\$10.23

SITE SIZE

7.61 AC

Zoning

Industrial

TIA CAPACITY

+/-90K SF

A rare, construction-ready industrial land offering.

This site offers entitled industrial land in Lake Steven's Hartford Industrial Area. The site is shovel-ready, with major pre-development work complete, clear and grade permits in hand, and a streamlined path into horizontal and vertical construction.

Potential Tenants/Uses:

Contractor Yards

Small-Bay Industrial

Flex

Warehouse / Distribution

Manufacturing

Outdoor
Storage

DEVELOPMENT-READY HIGHLIGHTS

- Approved Traffic Impact Analysis supports up to +/-90,000 SF of industrial building area.
- Level topography ideal for industrial construction, with dedicated stormwater and critical-area tracts.
- General Industrial (I) zoning supports contractor yards, warehousing, fabrication, manufacturing, flex industrial and outdoor storage.

A de-risked site suited for buyers seeking schedule certainty, development flexibility, and long-term industrial upside.

WHY IT MATTERS NOW

- Almost no available 1-4 acre industrial pads in Snohomish County.
- Hartford is designated as a Primary Economic Growth Center.

Execution, access & flexibility.

Key development details that help move this site from approvals into construction.



Rendered Image

ENTITLEMENTS

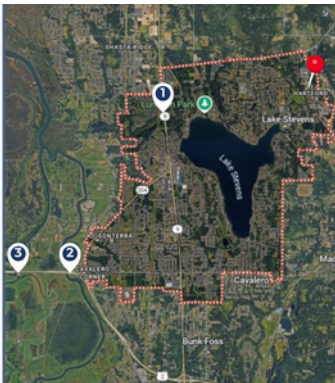
- Delivery is structured as fully entitled with clearing & grading permits, binding site plan and civil engineering (stamped).

UTILITIES & ACCESS

- Sewer is available via DEA; water and power are nearby in frontage, and septic is also allowed.
- Direct access comes from 28th St NE, with Machias Rd serving as the Lake Stevens truck route.

USE FLEXIBILITY

- General Industrial (I) zoning with conceptual pads ranging from roughly 2/3 acre to 1.5 acres.
- Supports contractor yards, shops, warehousing/distribution, manufacturing, flex industrial and outdoor storage.



Regional Connectivity

3.5 mitoHwy9 | 7.5mitoUS2 | 10mitol-5&Everett

WHY DEVELOPERS SHOULD ENGAGE NOW

- Inside Lake Stevens' Hartford industrial expansion path and Primary Economic Growth Center.
- Strong demand for contractor-friendly industrial space, with almost no available 1-4 acre industrial pads.
- Industrial vacancy remains among the lowest in Washington, and the site has proximity to Port of Everett, Paine Field and regional distribution corridors.
- Qualified buyers can access the critical areas report, geotechnical report, survey, tree survey, approved TIA and civil engineering plans.

REQUEST THE OM, REPORTS & ENTITLEMENT PACKAGE

Contact Rob Serviss for due diligence materials and next-step execution details.

ROB SERVISS

ServissCommercial|RE/MAX Elite

425-971-4060
rob@servisscommercial.com
www.servisscommercial.com
1800 Bickford Ave #206
Snohomish, WA 98290

