

*PRICE REDUCED  
TO \$3.9 MILLION*



# TOPCUB AIRCRAFT BUILDING

17922 59TH DR NE, ARLINGTON, WA

*28,750 SF Manufacturing  
building available for sale  
on Arlington Airport*

# BUILDING HIGHLIGHTS



PREMISES	28,750 total SF
WAREHOUSE	26,000 SF
MEZZANINE	2,750 SF
LAND AREA	48,386 SF
YEAR BUILT	2018
CEILING HEIGHT	24' clear height
INSULATION	Heavy bat insulation on walls and roof
POWER	3-phase power 600 amps 277/480
LIGHTING	LED lighting - 50' candle
HEATING	Natural gas, Reznor heat
PARKING	66 stalls
ZONING	LI, City of Arlington Use restriction: AF
LOCATION	17922 59th Dr NE, Arlington (on airport tarmac)






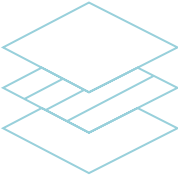




*28,750 SF*

TOTAL SF

*\$3.9M (\$135/SF)*

NEW REDUCED PRICE

# BUILDING SPECIFICATIONS

 <p><b>HIGH-IMAGE BUILDING TOTALING 28,750 SF</b></p>	 <p><b>CONCRETE/STEEL MEZZANINE 2,750 SF</b></p>	 <p><b>3-PHASE POWER 600 AMPS 277/480</b></p>	 <p><b>130' CLEAR SPAN WITH 24' CLEAR HEIGHT</b></p>	 <p><b>SPRINKLERED</b></p>
 <p><b>HEAVY BAT INSULATION ON WALLS &amp; ROOF</b></p>	 <p><b>TWO 50' X 20' AUTOMATIC ELECTRIC DOOR OPENINGS</b></p>	 <p><b>NATURAL GAS HEATING</b></p>	 <p><b>PARKING 66 STALLS</b></p>	 <p><b>LED LIGHTING THROUGHOUT</b></p>

# SITE SPECIFICATIONS

## AVIATION-ZONED FACILITY

This property has been approved for aircraft and aerospace-related uses

## AIRPORT LEASE

Long-term ground lease with Arlington Municipal Airport through 2055

## DIRECT AIRFIELD ACCESS

This property has direct airfield access in an active aviation environment

## OVERHEAD DOORS

Two 50' wide automatic overhead doors opening directly to the tarmac

## IDEAL USES

Aerospace manufacturing, assembly, and hangar use

## SECURED LOCATION

Secure, controlled airport setting



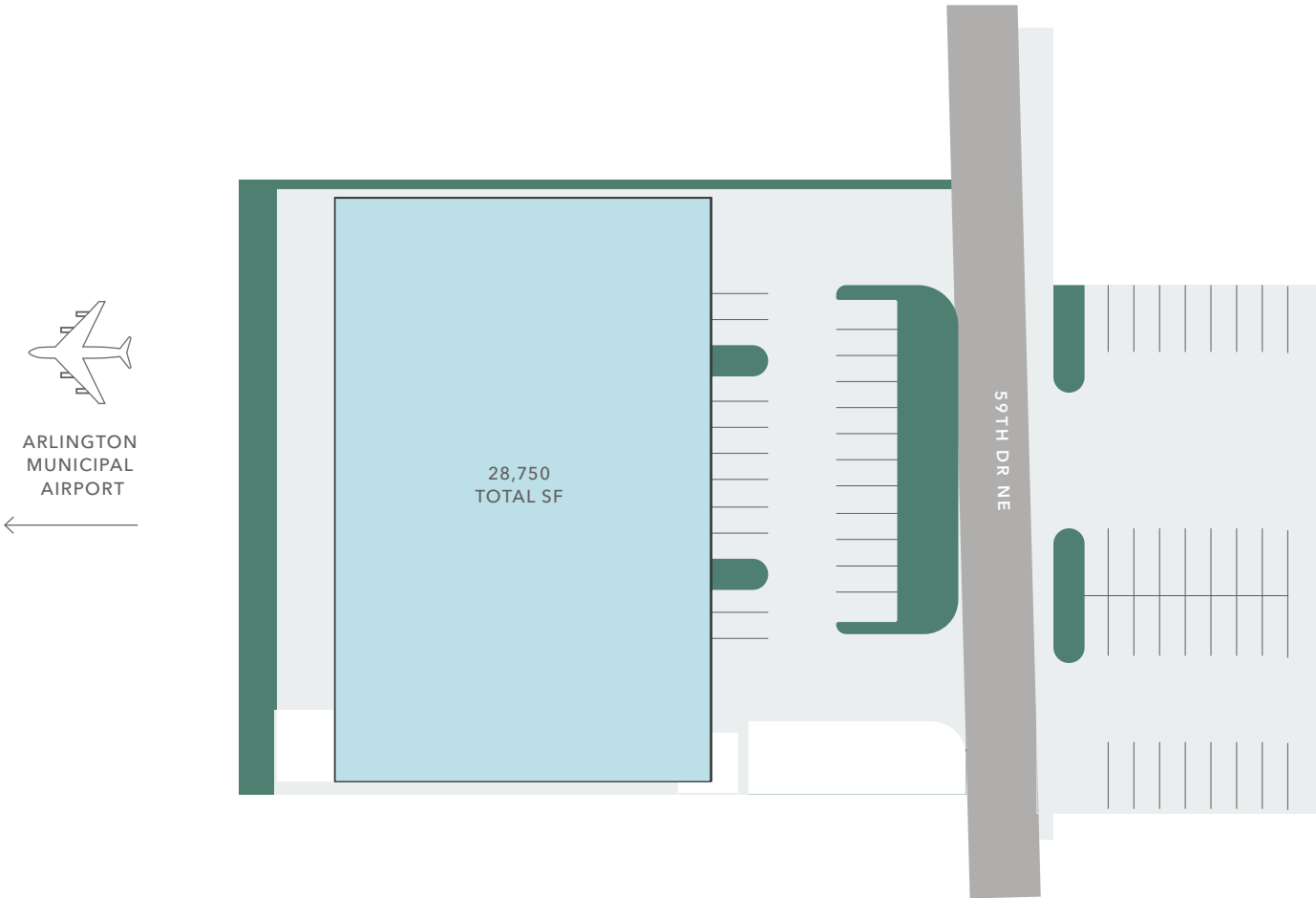
# SITE PLAN

26,000 SF

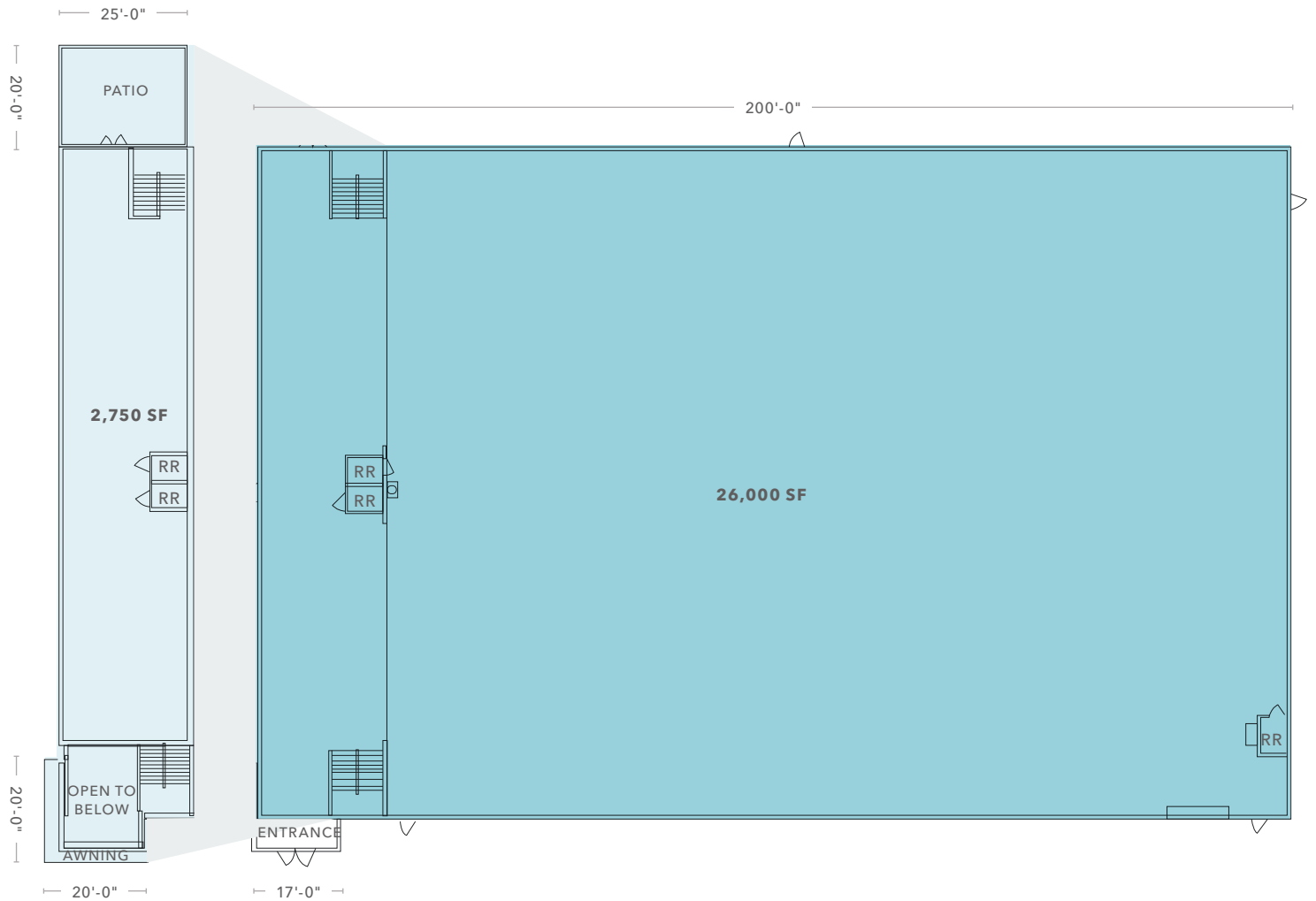
BUILDING FOOTPRINT

2,750 SF

CONCRETE/STEEL MEZZANINE



# FIRST FLOOR PLAN



**26,000 SF**  
FOOTPRINT

**2,750 SF**  
MEZZANINE

**28,750 SF**  
TOTAL SF

■ GROUND FLOOR  
■ MEZZANINE



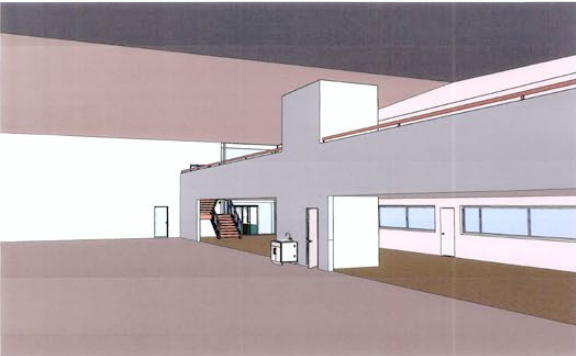
# ELEVATIONS



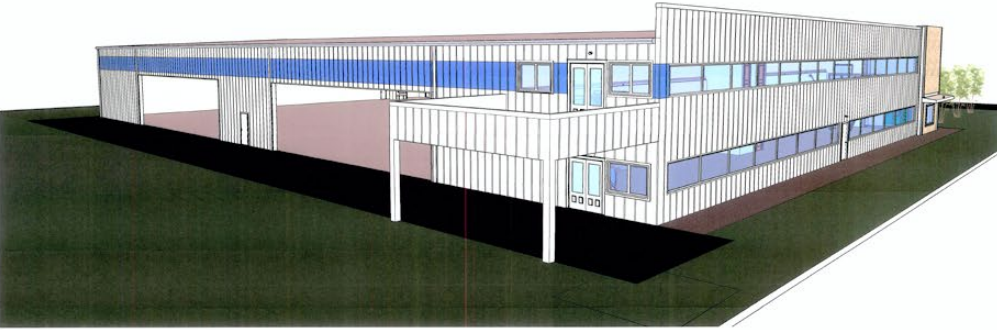
5 CONCEPT NORTH-WEST ISO VIEW  
NOT TO SCALE



6 SOUTH EAST ISO VIEW  
NOT TO SCALE



7 INTERIOR ENTRANCE ISO VIEW  
NOT TO SCALE



8 EXTERIOR BALCONY ISO VIEW  
NOT TO SCALE

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*For more information,  
please contact*

**MATTHEW P. HENN**  
Executive Vice President  
206.890.7800  
matt.henn@kidder.com

**MATTHEW HAGEN, SIOR**  
Executive Vice President  
425.283.5782  
matt.hagen@kidder.com

[KIDDER.COM](http://KIDDER.COM)

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