



GAYTEWAY

BUSINESS PARK

20100 67TH AVENUE NE
ARLINGTON, WASHINGTON

**BUILD-TO-SUIT LEASE OR PURCHASE OPPORTUNITY:
81,760 OR 109,612 SF**

BUILDING E

BUILDING D

81,760 SF

109,612 SF



BUILD-TO-SUIT BUILDING FEATURES

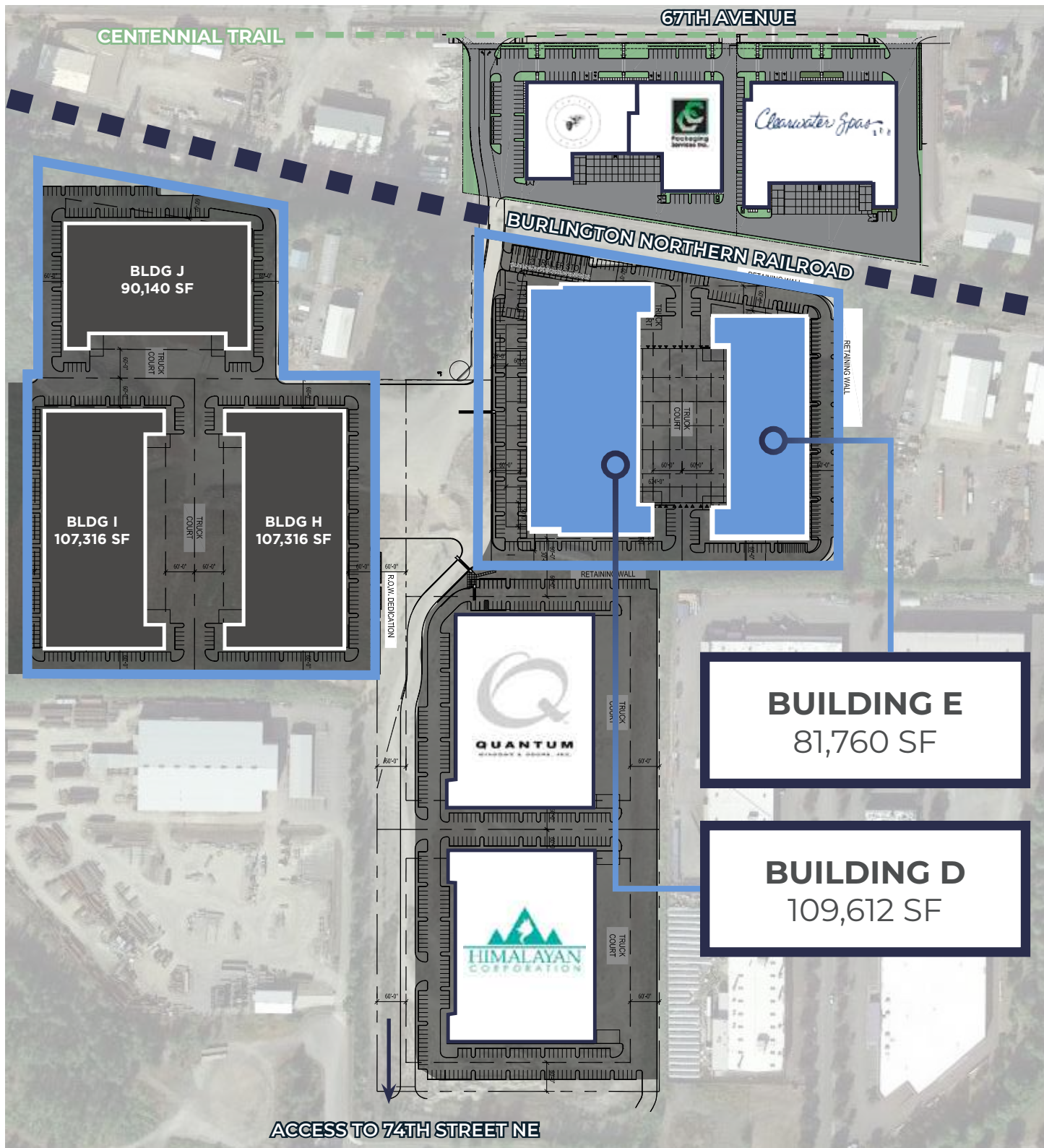
- High quality tilt-up construction
- Specific needs can be met with office and warehouse improvements on a build-to-suit basis
- 30' clear height
- Dock-high & grade level loading with oversized doors
- 2,000 amps in each building
- Excellent access to Hwy 9 and two routes to I-5
- Retail services nearby
- High Image Buildings
- Zoning General Industrial



GAYTEWAY

BUSINESS PARK

20100 67TH AVENUE NE
ARLINGTON, WASHINGTON





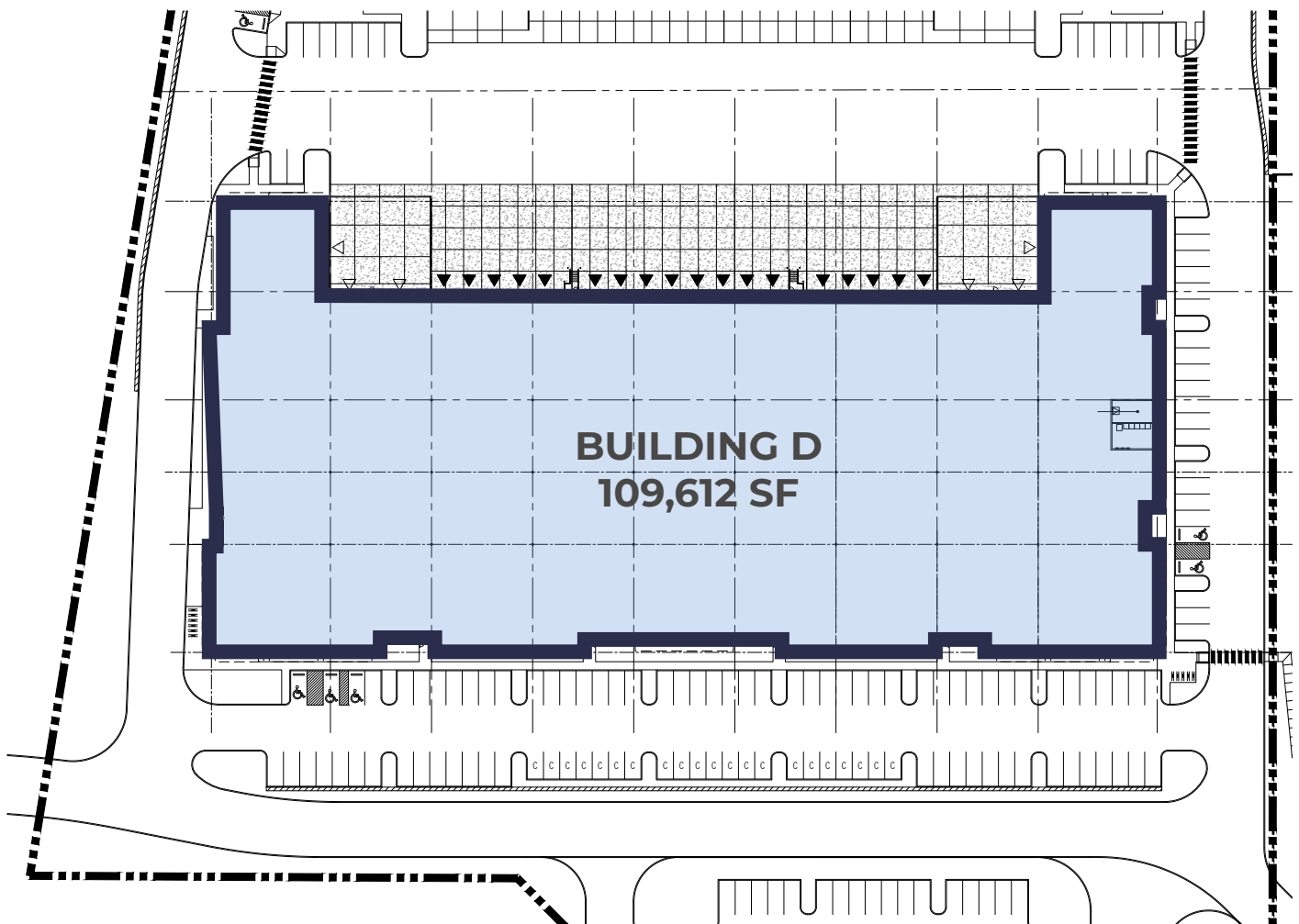
GAYTEWAY

BUSINESS PARK

20100 67TH AVENUE NE
ARLINGTON, WASHINGTON

*DELIVERY 18-20 MONTHS FROM SIGNED AGREEMENT

Total SF	109,612 SF	Power	2,000 amps
Office SF	Build-to-Suit	Loading	18 Dock-high doors 6 Oversized grade level doors
Construction Type	Concrete tilt-up construction	Parking	120 stalls
Clear Height	30'	Fire Suppression	ESFR sprinklers
Column Spacing	56' x 50'	Rates	Inquire with broker





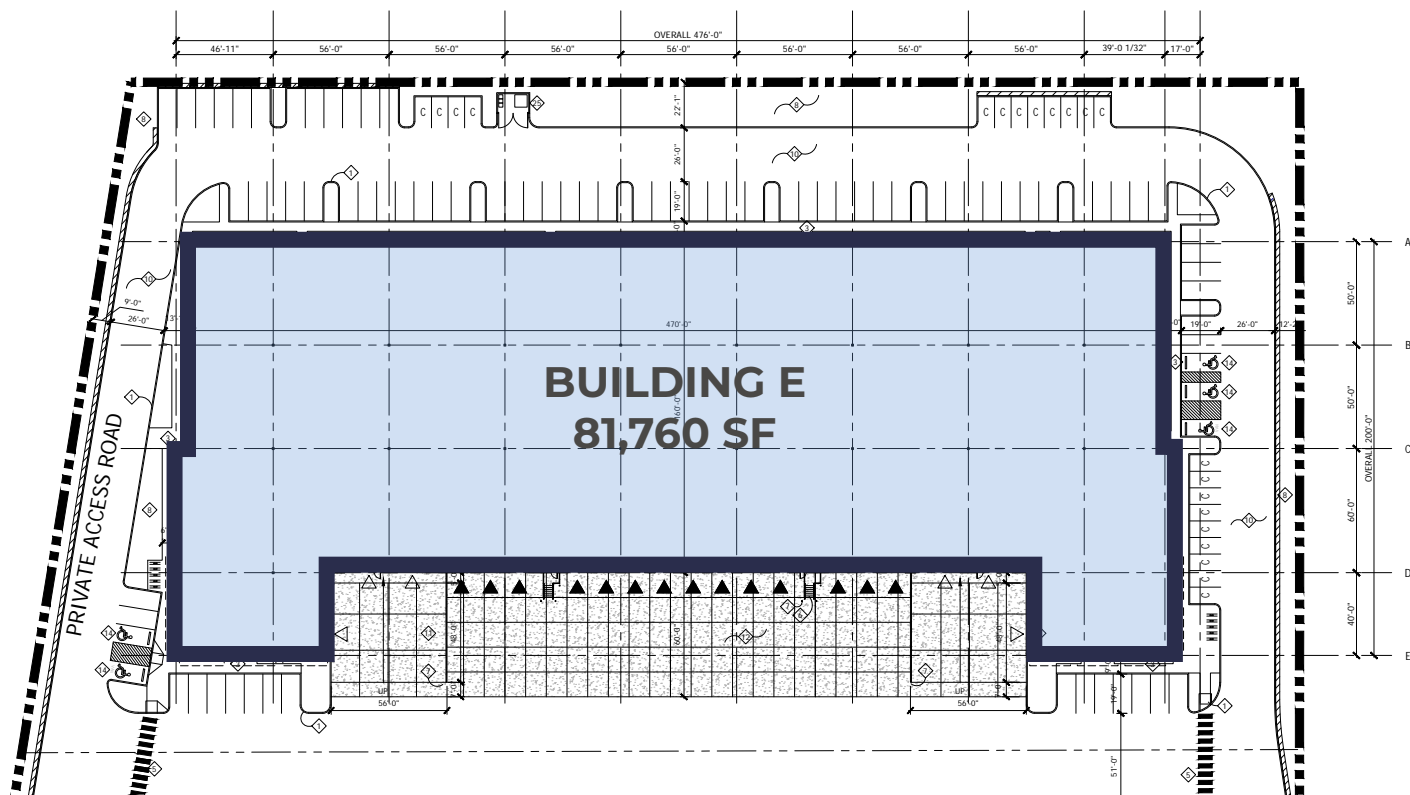
GAYTEWAY

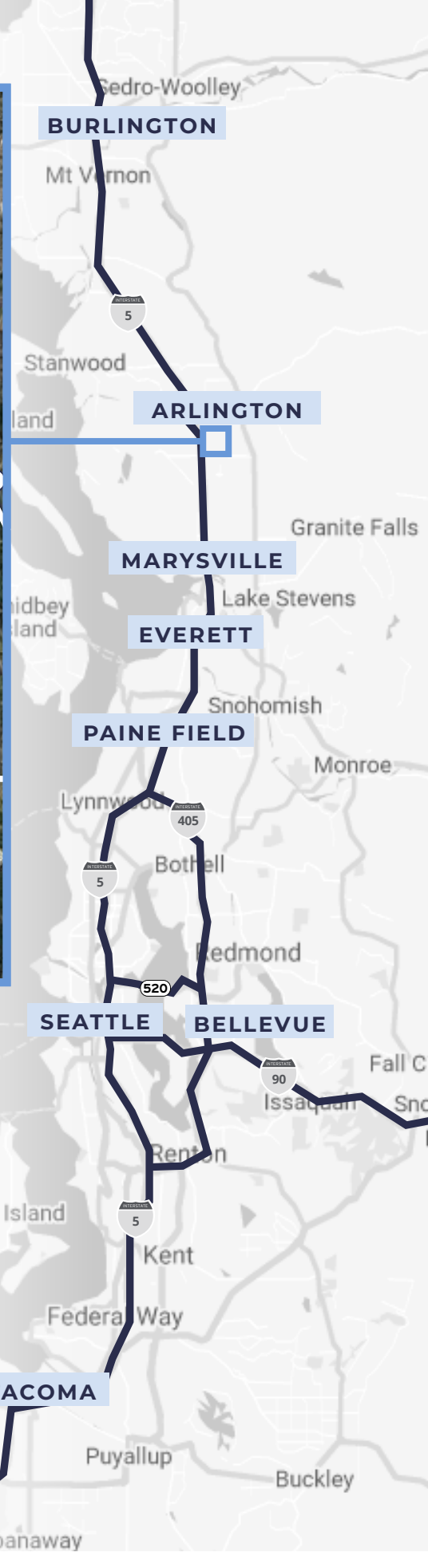
BUSINESS PARK

20100 67TH AVENUE NE
ARLINGTON, WASHINGTON

*DELIVERY 18-20 MONTHS FROM SIGNED AGREEMENT

Total SF	81,760 SF	Power	2,000 amps
Office SF	Build-to-Suit	Loading	14 Dock-high doors 6 Oversized grade level doors
Construction Type	Concrete tilt-up construction	Parking	103 stalls
Clear Height	30'	Fire Suppression	ESFR sprinklers
Column Spacing	56' x 50'	Rates	Inquire with broker





DRIVE TIMES

PAINE FIELD AIRPORT
24.1 miles / 29 min

EVERETT CBD
16.5 miles / 24 min

PORT OF EVERETT
15.6 miles / 24 min

SEATTLE CBD
44.1 miles / 55 min

SEA-TAC
60.1 miles / 85 min

BELLEVUE CBD
44.4 miles / 55 min

CANADIAN BORDER
75 miles / 78 min

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



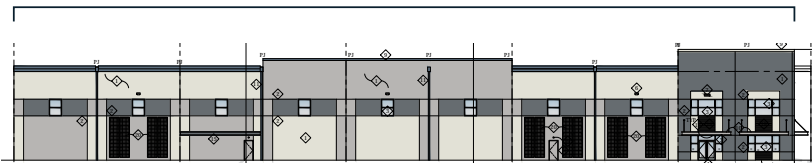
GAYTEWAY

BUSINESS PARK

20100 67TH AVENUE NE
ARLINGTON, WASHINGTON



WEST ELEVATION



ENLARGED WEST ELEVATION



METAL ACCENT DETAIL

BUILDING F



TRELLIS/HEDGE GREEN SCREEN BOXES



METAL CANOPY





GAYTEWAY

BUSINESS PARK

20100 67TH AVENUE NE
ARLINGTON, WASHINGTON

