



# 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**

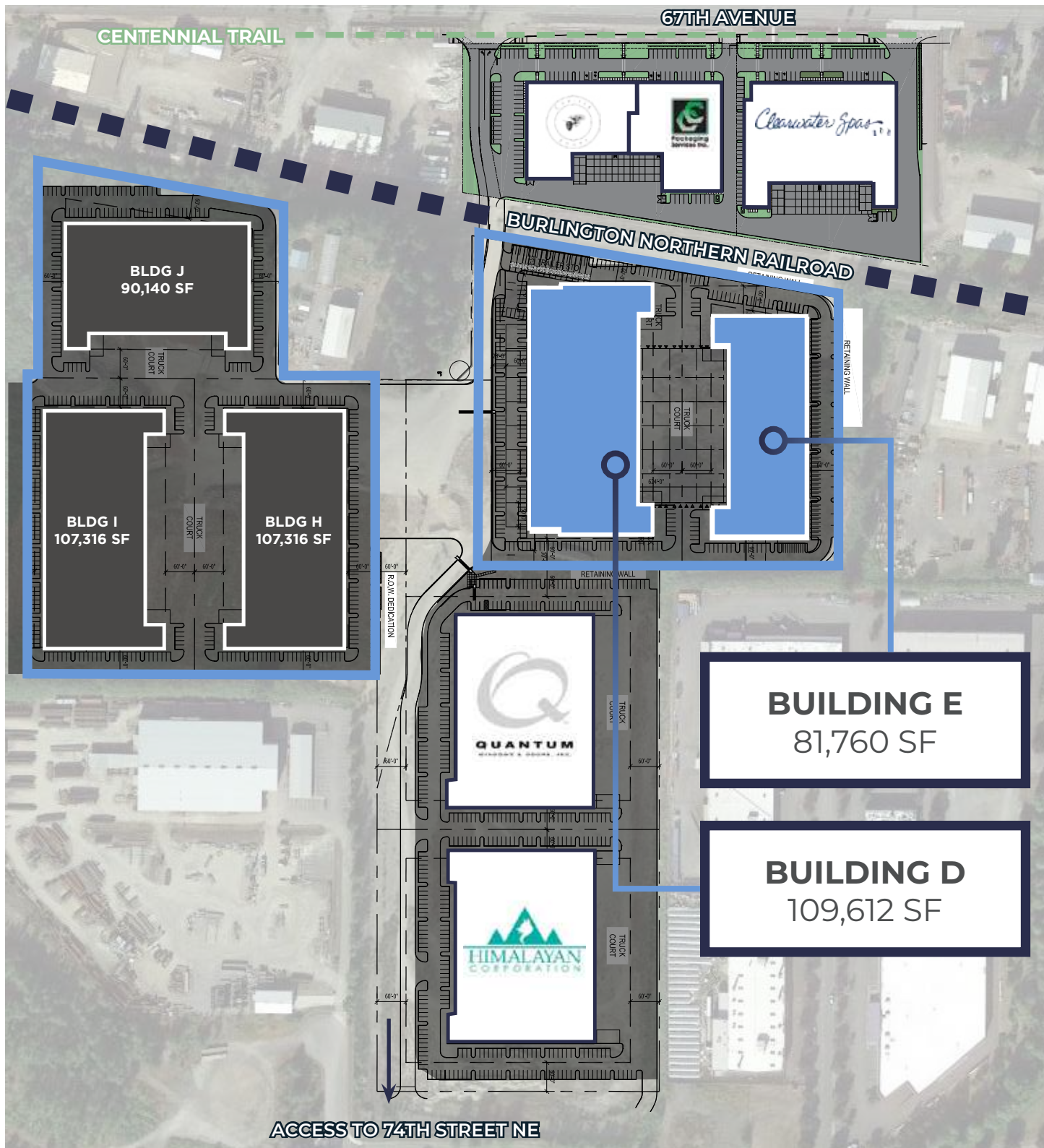
- High quality tilt-up construction
- Specific needs can be met with office and warehouse improvements on a build-to-suit basis
- 30' clear height
- Dock-high & grade level loading with oversized doors
- 2,000 amps in each building
- Excellent access to Hwy 9 and two routes to I-5
- Retail services nearby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



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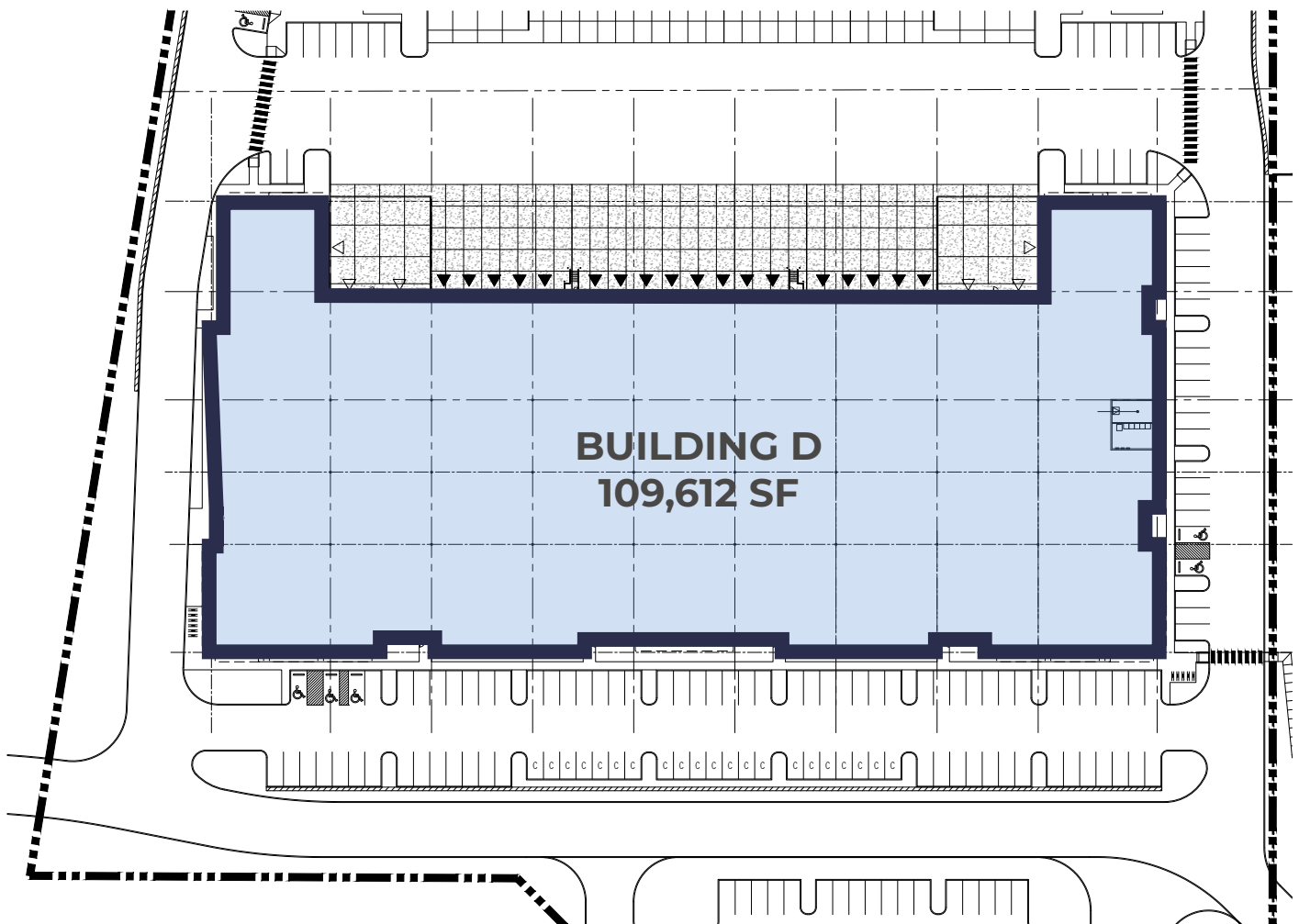
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### \*DELIVERY 18-20 MONTHS FROM SIGNED AGREEMENT

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





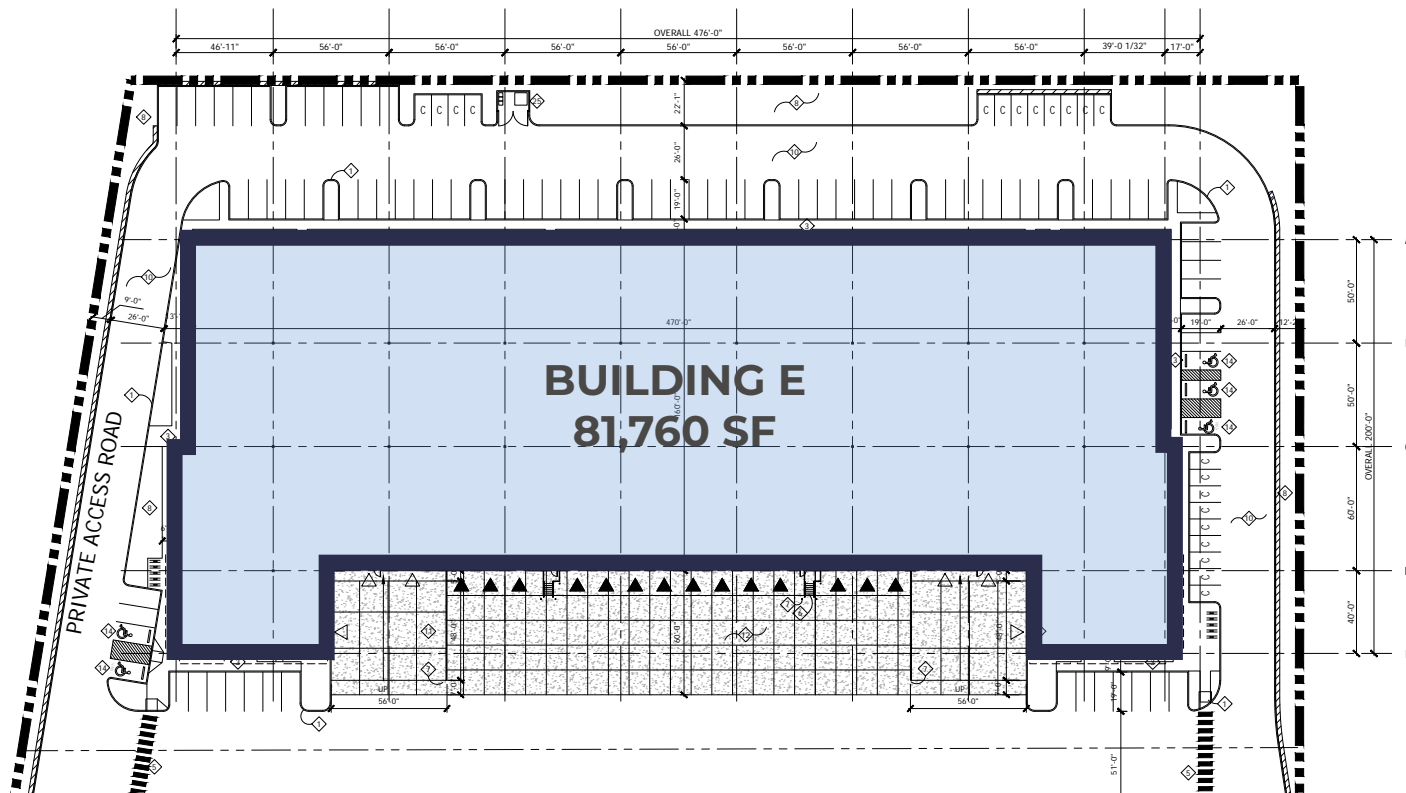
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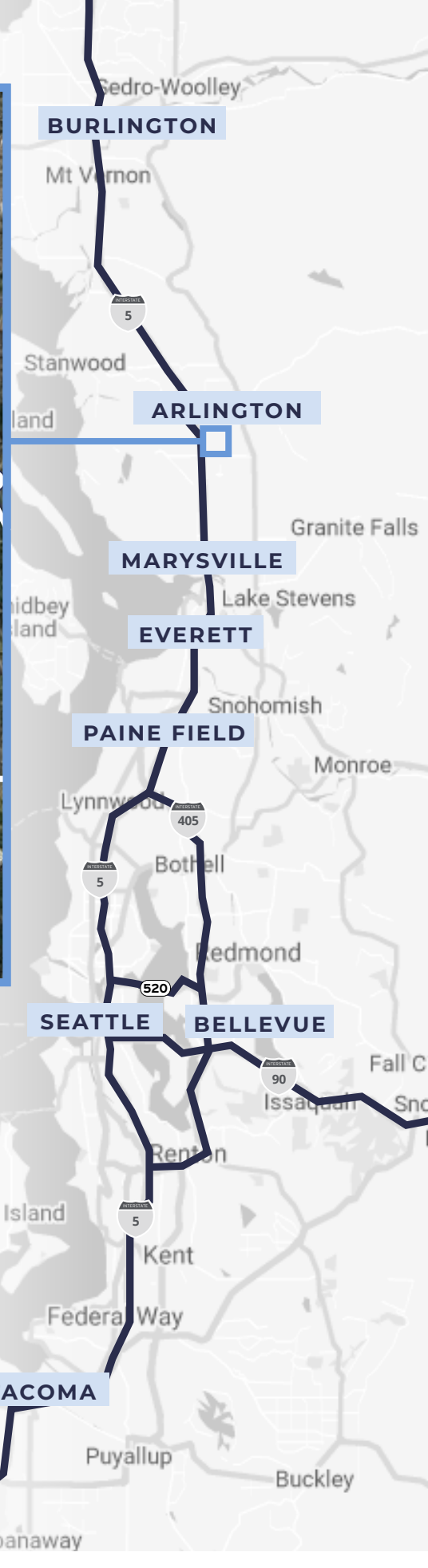
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**\*DELIVERY 18-20 MONTHS FROM SIGNED AGREEMENT**

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



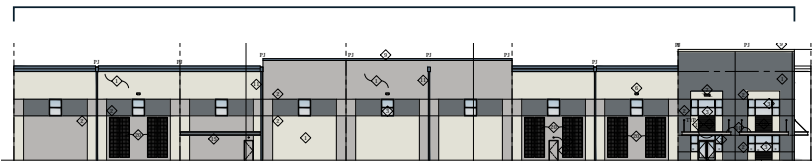
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WEST ELEVATION



ENLARGED WEST ELEVATION



METAL ACCENT DETAIL

BUILDING F



TRELLIS-HEDGE GREEN SCREEN BOXES



METAL CANOPY





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