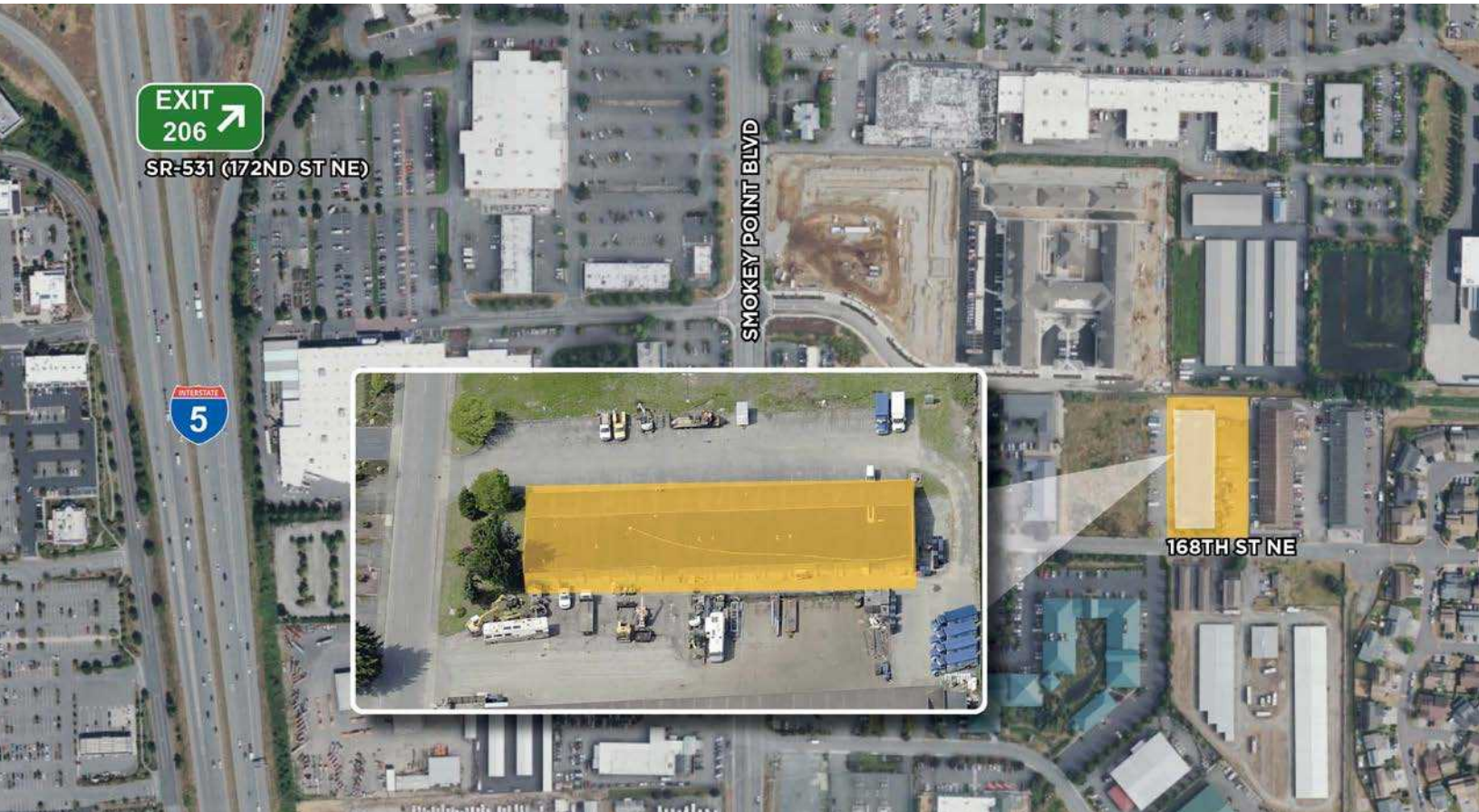


SMOKEY POINT WAREHOUSE

3813 168TH STREET NE, ARLINGTON, WA 98223

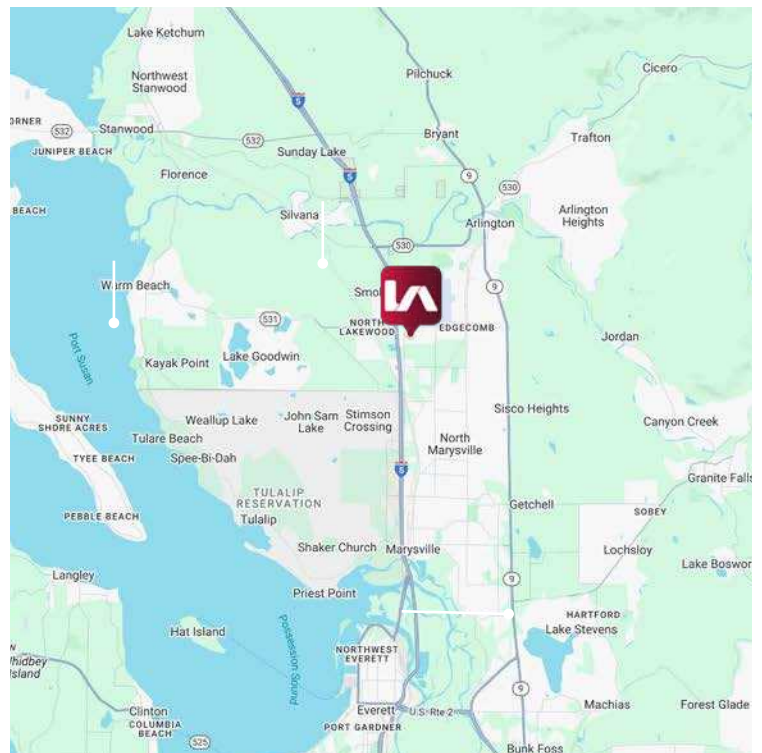


PROPERTY INFORMATION

| | |
|----------------|-----------------------------------|
| AVAILABLE SF: | ±3,072 SF |
| OFFICE SF: | ±1,000 SF |
| LOADING DOORS: | 3 Dock positions 3 Grade level |
| CLEAR HEIGHT: | ±14' - 20' |
| YEAR BUILT: | 1978 |
| ZONING: | GC - General Commercial |
| LEASE RATE: | \$1.50 SF/Month (plus NNN) |

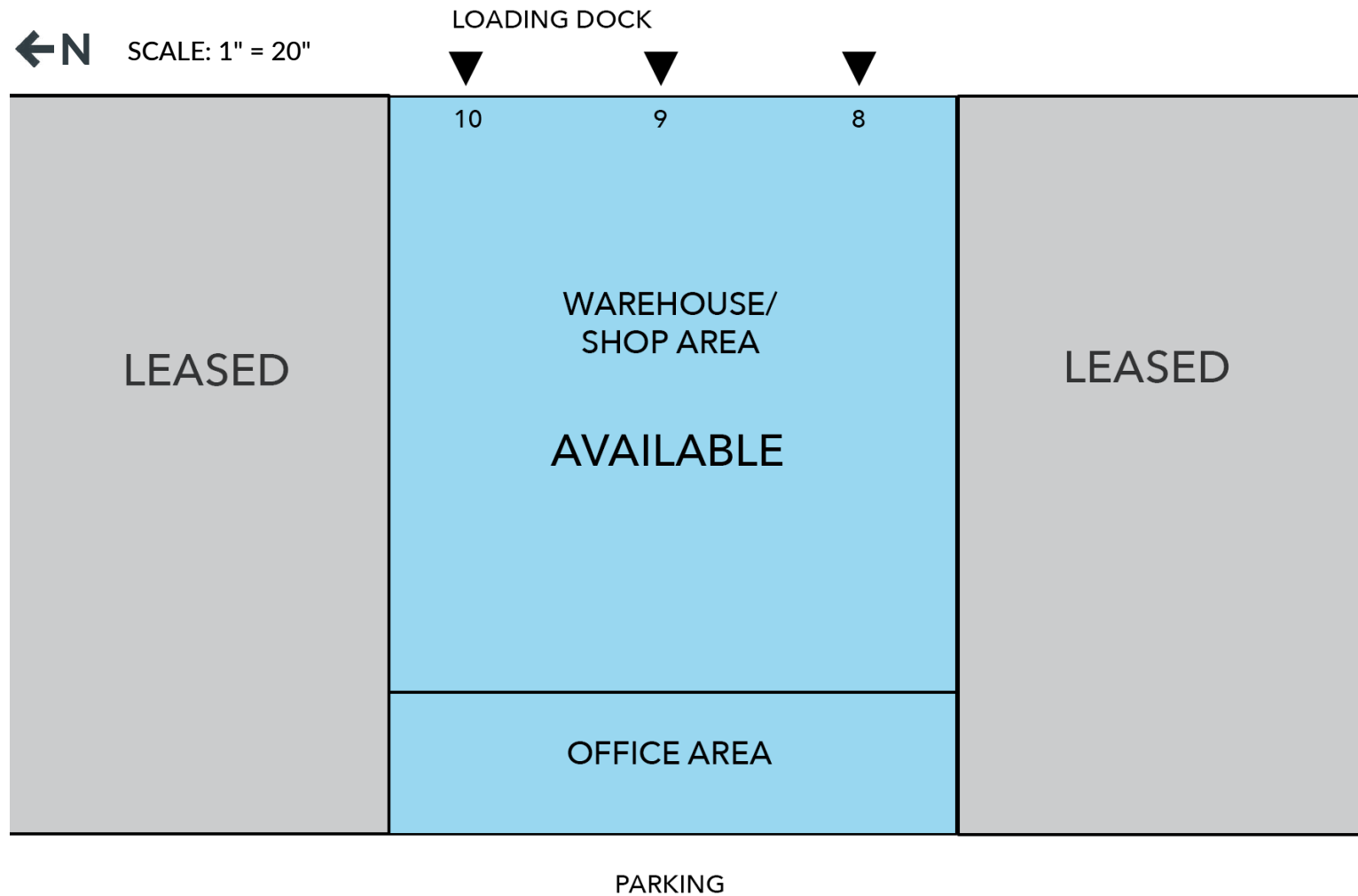
COMMENTS

Impossible-to-find small bay warehouse space with dock high loading for lease. Property soon to undergo significant upgrades! The Smokey Point Warehouse is a multi-tenant, small bay industrial building with office and parking in the front, and warehouse and loading in the rear. Each bay has one grade level door, and access to dock-high loading (RARE for these size spaces). The building has heavy power and generous truck court and maneuvering room. Additional yard potentially available separately (please inquire).



SMOKEY POINT WAREHOUSE

3813 168TH STREET NE, ARLINGTON, WA 98223



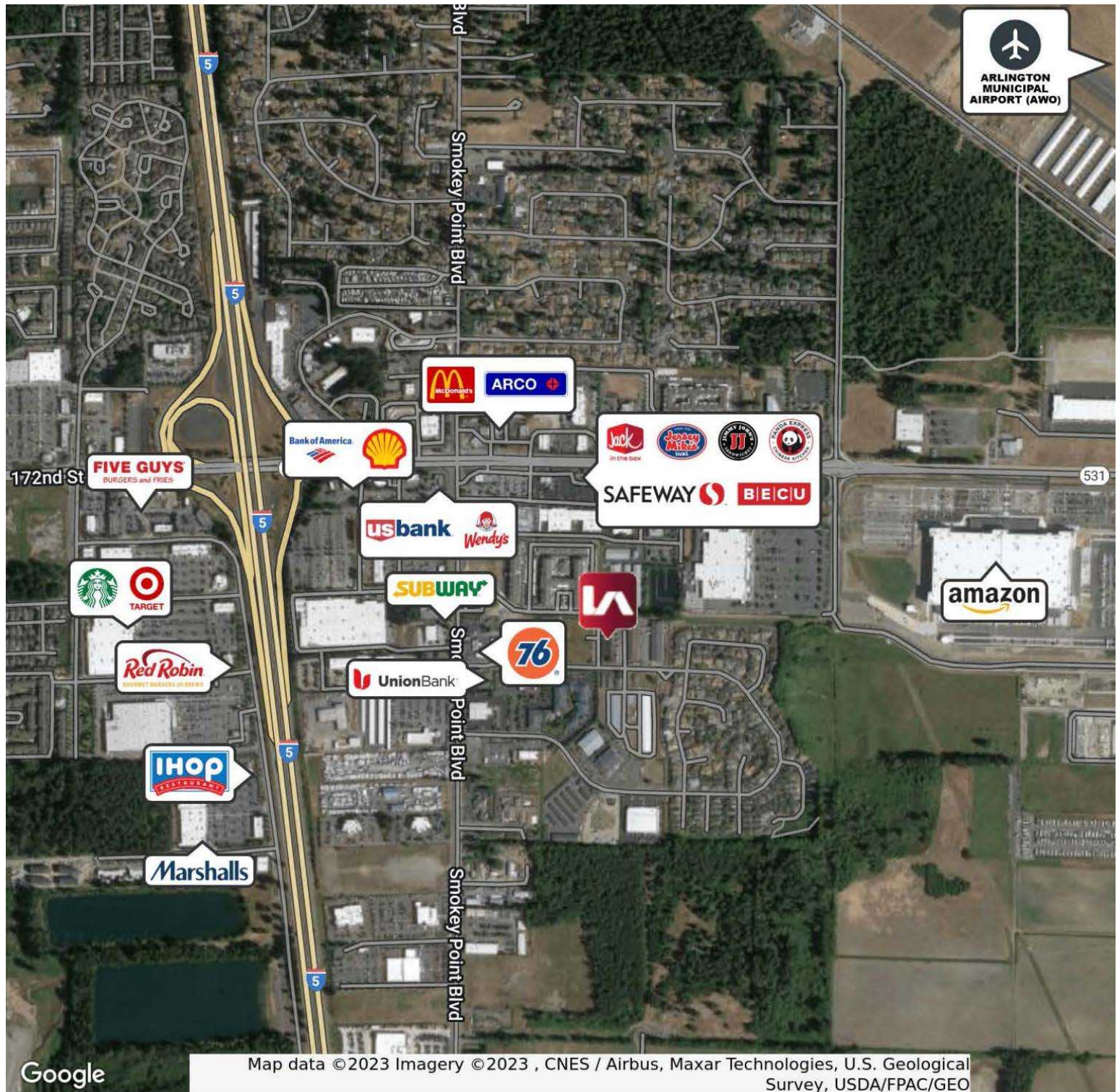
CONTACT

Zane Shiras, SIOR, CCIM
zshiras@lee-associates.com
D 206.773.2676

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SMOKEY POINT WAREHOUSE

3813 168TH STREET NE, ARLINGTON, WA 98223



CONTACT

Zane Shiras, SIOR, CCIM

zshiras@lee-associates.com

D 206.773.2676

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.