



Colliers

±24.57 acres
Zoned "LI"

Airport Way

±14.16 acres
Zoned "A-10 : LI"

For Sale/Lease

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Bellevue, WA 98004
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9525 99th Avenue SE

Snohomish, WA 98296

Property Features

- ±38.73 acres total
 - ±28.31 usable acres (±24.24 acres west of trestle & mostly paved;
±4.07 acres east of trestle that is graveled)
- Located immediately south of downtown Snohomish
- Easy access to Hwy-9 and SR-2
- 7 Buildings totaling ±47,254 SF
- Zoning (Snohomish County Jurisdiction)
 - ±24.57 acres west of trestle zoned "LI" (Light Industrial)
 - ±14.16 acres east of trestle zoned "A-10 : LI" (Agricultural 10: Light Industrial)
- Fully fenced, except for area bordering Snohomish River
- Heavy 3-phase power service on site
- **Asking Price: \$6,750,000**
- **Asking Lease Rate: \$0.08/SF/Month + Utilities**



	SF	Built
1	4,000	1974
2	11,900	1983
3	10,260	1983
4	3,822	1993
5	4,800	1993
6	7,000	1980
7	5,472 Total <ul style="list-style-type: none">• 2,736 finished office• 2,736 storage	1973

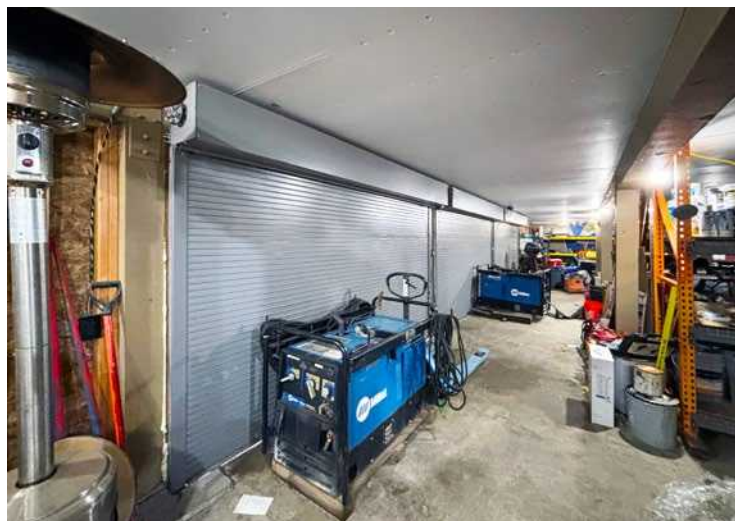
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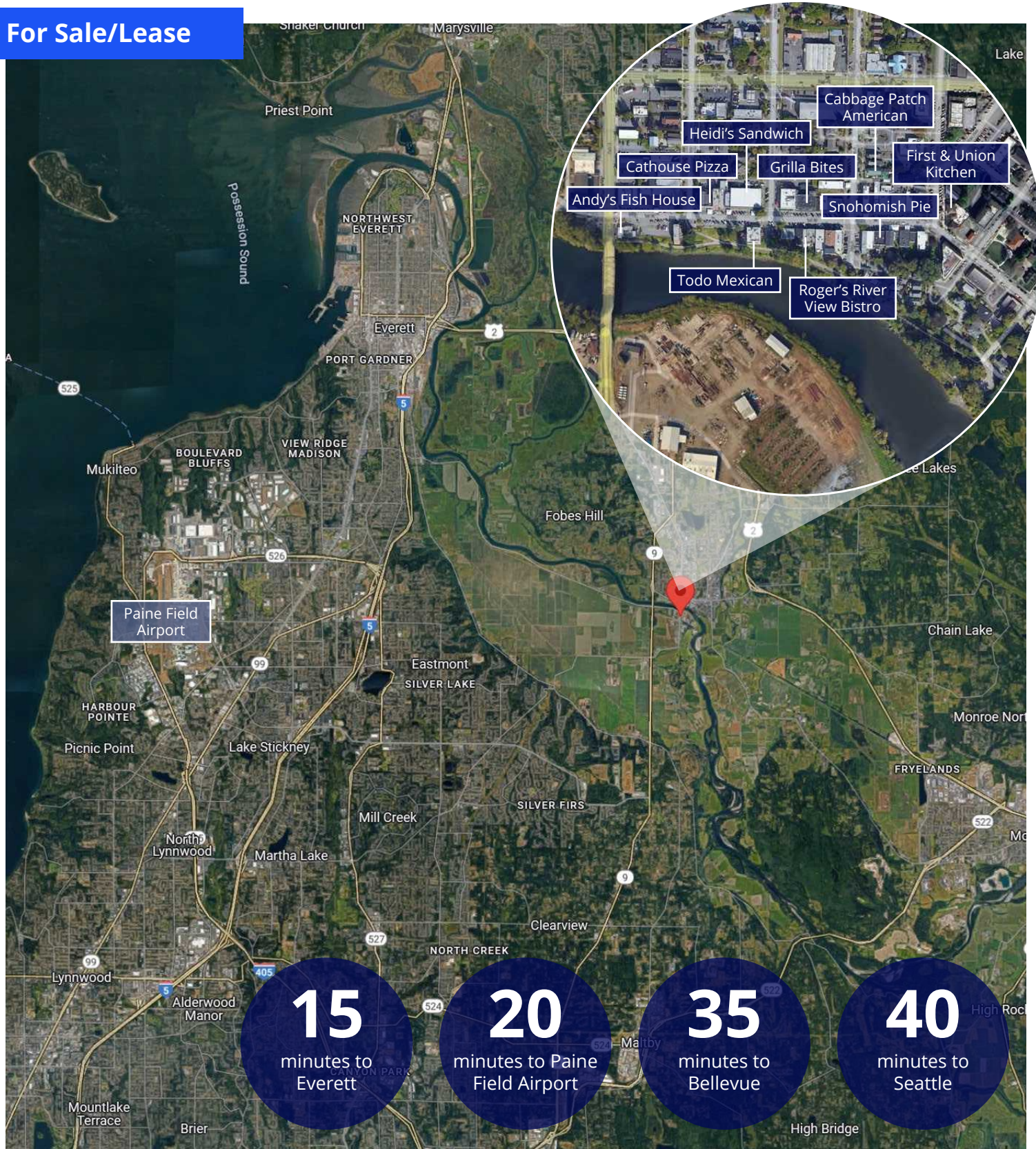
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