Arlington Air North

Airport Blvd. 51st Ave NE & 174th Street, Arlington, WA

Developed by SMARTCAP

924,080 SF in 5 Buildings

Q2 2026 Delivery (Bldg 3) & Build-to-Suit Options

SMARTCAP

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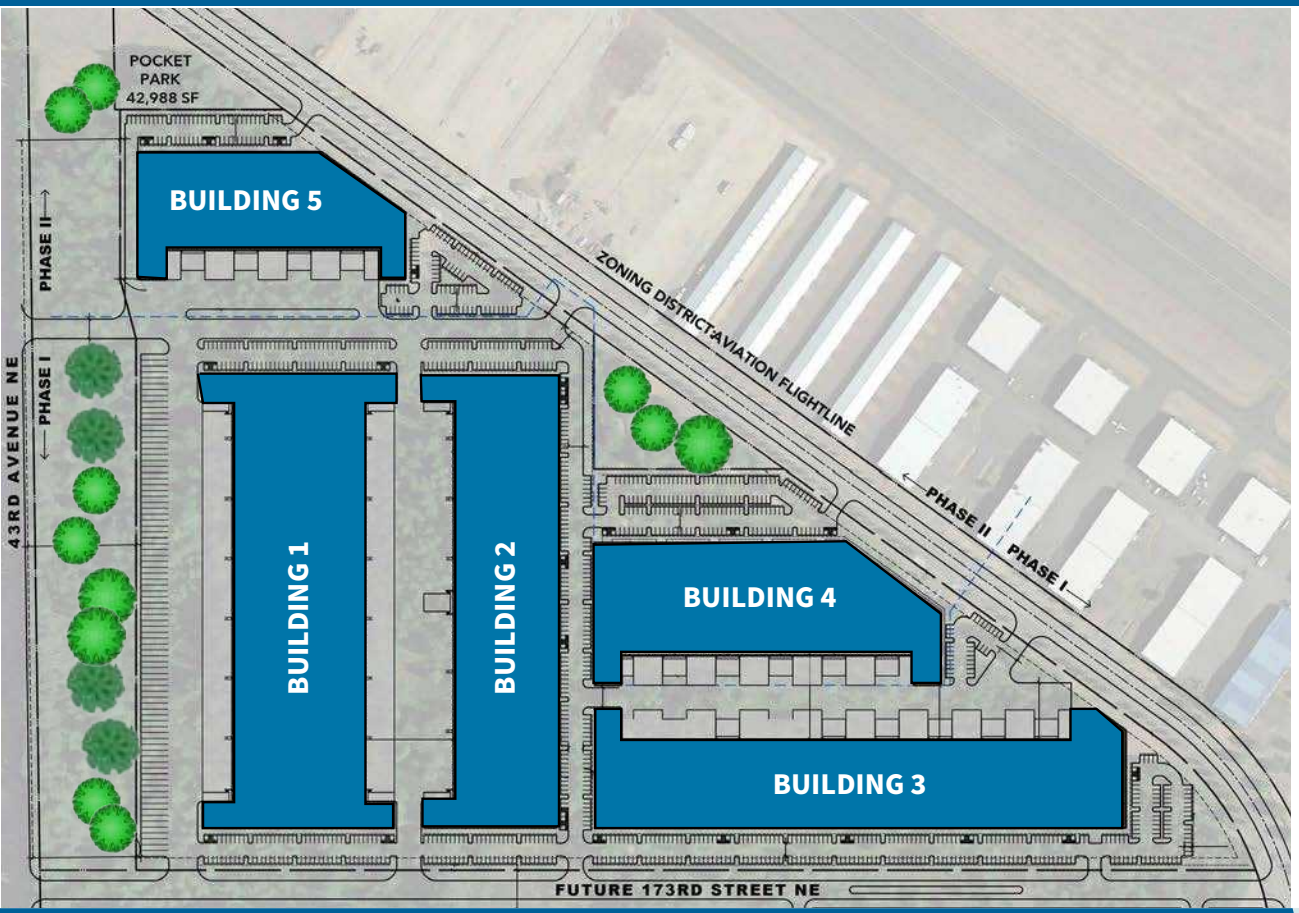
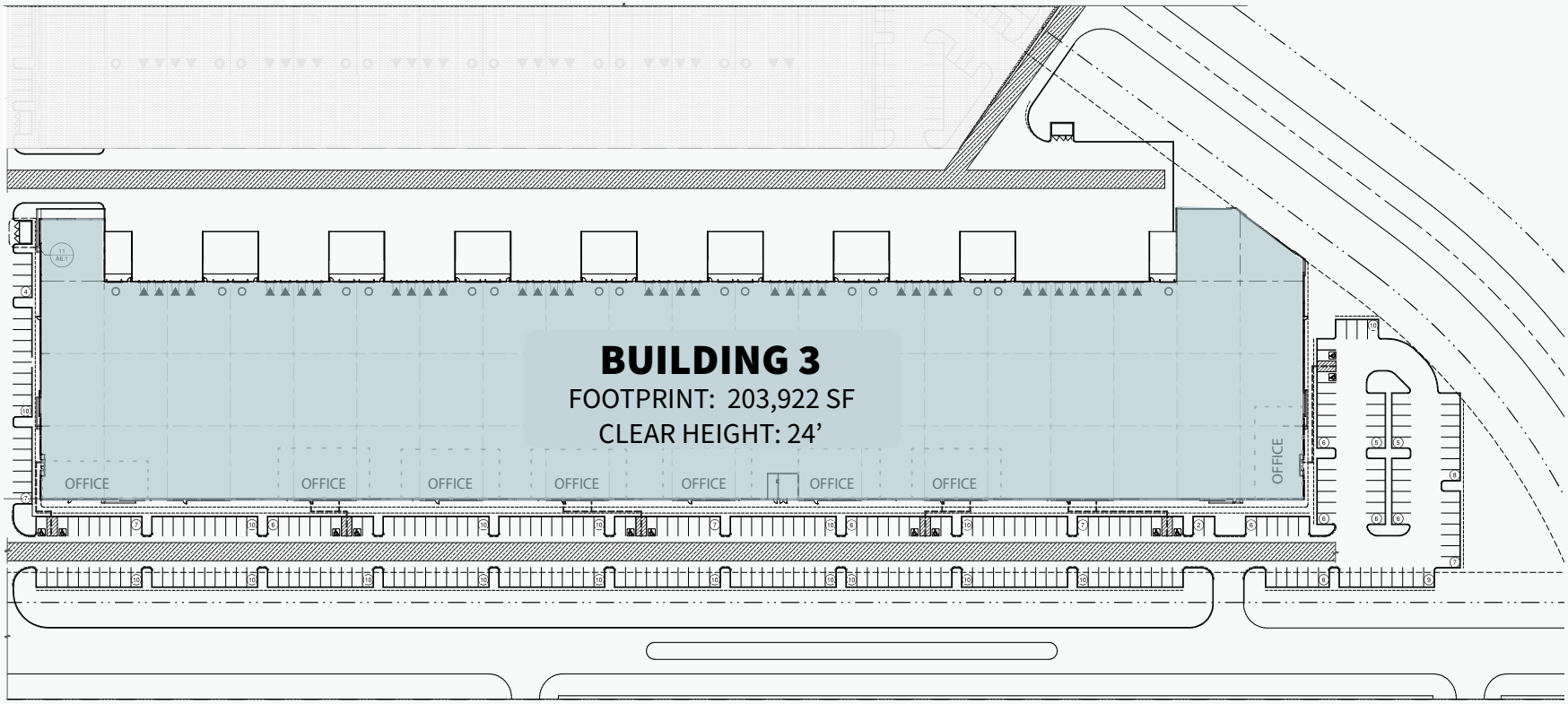
Arlington Air North



- Building 3 will be a manufacturing/light industrial building. This speculative building is targeted for a Q2 2026 delivery.
- Buildings 1 & 2 are highly functional distribution buildings, boasting 106 and 51 loading doors, respectively. Building 1 is cross loaded, with dedicated trailer parking stalls. Delivery for these buildings can be provided in 12 months.
- Buildings 4 & 5 can accommodate a variety of industrial uses.
- Delivery can be provided on a BTS basis.

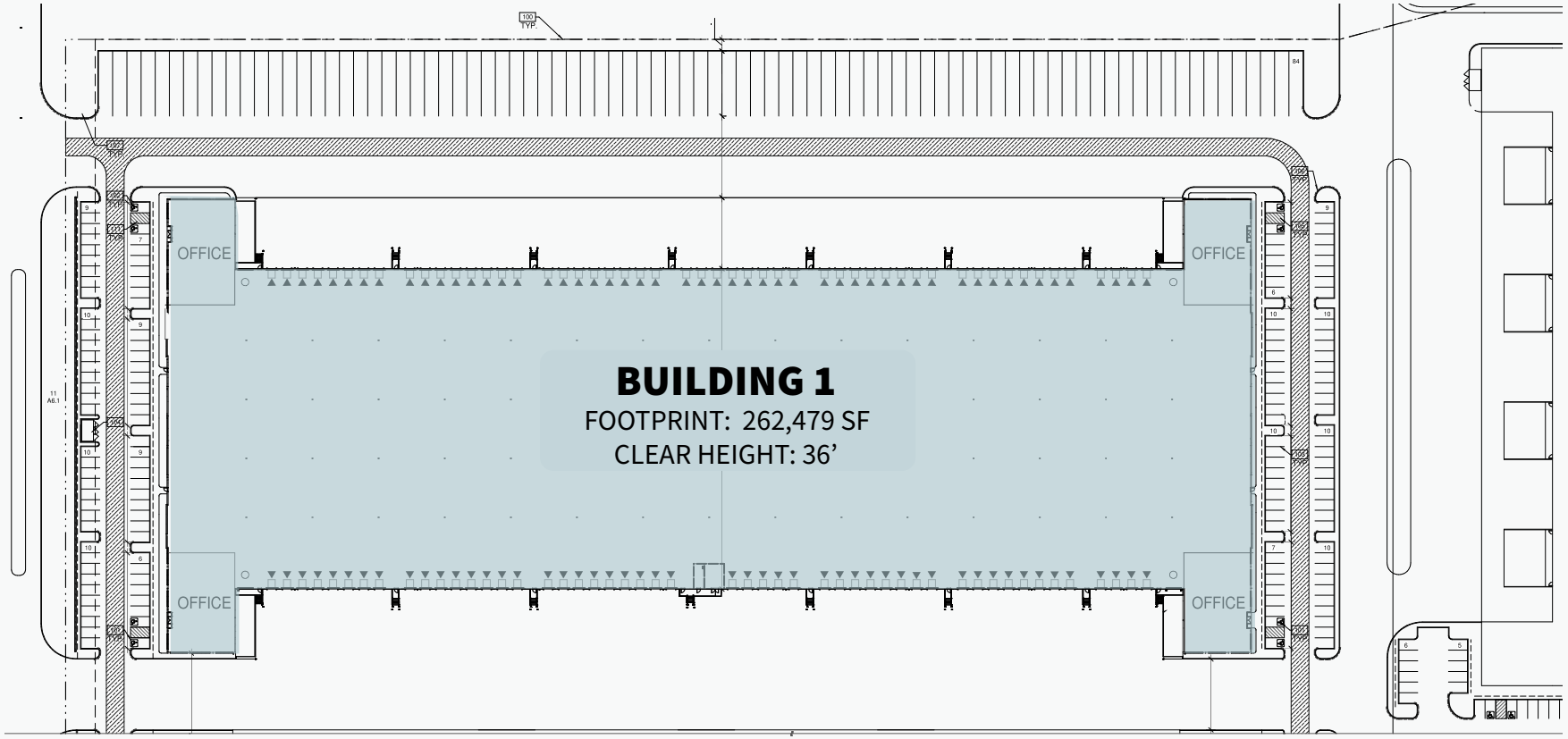
Bldg	SF	Clear Height	Loading	Auto Parking	Power	Delivery
3	203,922	24’	36 Dock / 16 Grade	295	4,000 AMPS 480v Power	Q2 2026
1	262,479	36’	102 Dock / 4 Grade	150	3,000 AMPS 480v Power	<= 12 months
2	199,419	36’	43 Dock / 8 Grade	193	4,000 AMPS 480v Power	<= 12 months
4	154,150	32’	22 Dock / 11 Grade	223	TBD	BTS
5	104,110	32’	16 Dock / 8 Grade	141	TBD	BTS



SMARTCAP Arlington Air North | Building 3

Total SF	203,922 SF
Clear Height	24'
Loading Doors	36 Dock Doors | 16 Grade Doors
Parking	295 Auto Parking Stalls
Power	4,000 AMPS 480v Power
Features	LED Warehouse Lighting | ESFR Sprinklers
Delivery	Q2 2026

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.



SMARTCAP Arlington Air North | Building 1

Total SF	262,479 SF
Clear Height	36’
Loading Doors	102 Dock Doors | 4 Grade Doors
Parking	150 Auto Parking Stalls | 85 Trailer Stalls
Power	3,000 AMPS 480v Power
Features	LED Warehouse Lighting | ESFR Sprinklers
Delivery	<= 12 months

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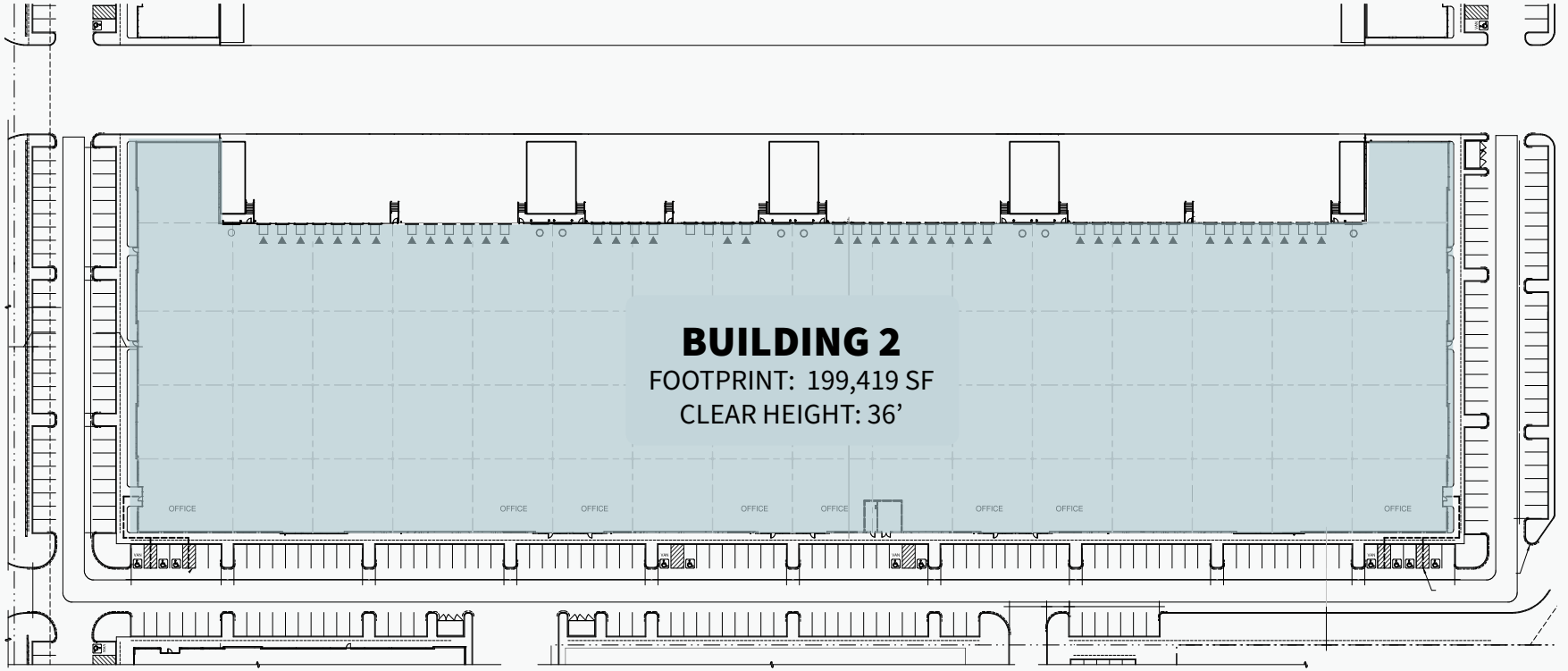

SMARTCAP Arlington Air North | Building 2

Total SF	199,419 SF
Clear Height	36’
Loading Doors	43 Dock Doors | 8 Grade Doors
Parking	193 Auto Parking Stalls
Power	4,000 AMPS 480v Power
Features	LED Warehouse Lighting | ESFR Sprinklers
Delivery	<= 12 months

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HIGHLIGHTS

- Central location with access to world-class port, commercial, and air freight services within approximately 20 miles.
- Minutes to I-5 and full freeway interchange.
- 172nd St improvements underway, ensuring streamlined access to the site.
- Highly skilled workforce and more affordable housing nearby.
- Located in the Cascade Industrial Center ("CIC") - Snohomish County's Hub for manufacturing Innovation. Click **HERE** to read more about the CIC and the key business advantages.

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