

PAD-READY INDUSTRIAL LAND FOR LEASE

COLLEGE MERCANTILE

21795 QUICKSTEP CT NW, POULSBOROUGH, WA

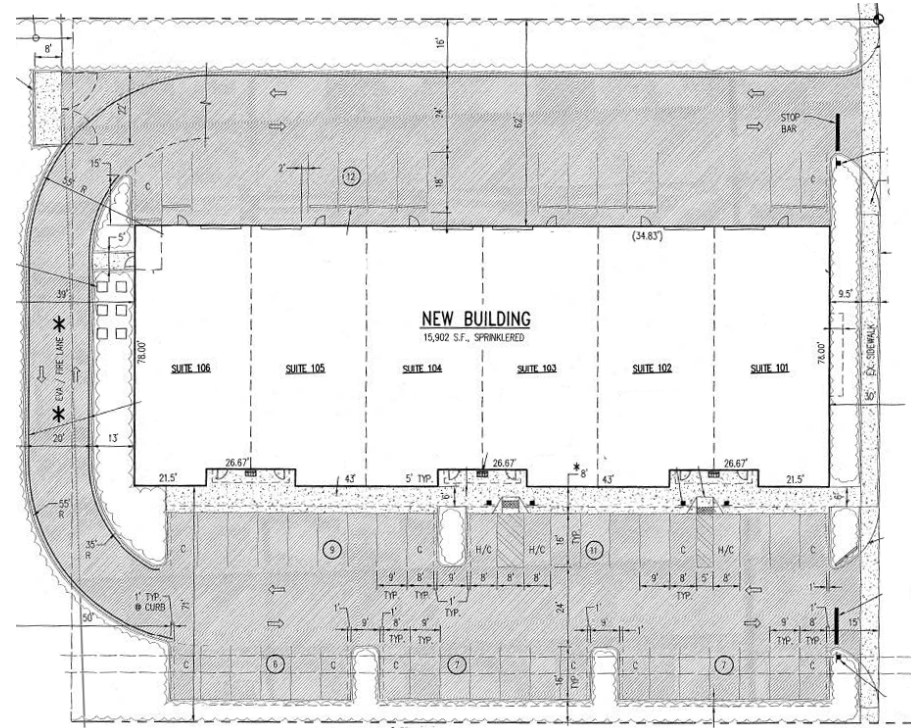


RARE SMALL BAY INDUSTRIAL SPACES FROM 2,650 SF - 18,000 SF

Pad-ready (permit in hand) for an 18,000 SF concrete tilt building, divisible to 2,650 SF spaces with 24' clear heights, 2nd story windows and office build out as an option, and oversized grade level doors. Build-to-suit modifications available, lease or purchase. Located in College Marketplace, a 61-acre development site consisting of 34 commercially zoned parcels, strategically located at the intersection of Hwy 305 and Hwy 3 in Poulsbo, WA. Combined daily traffic exceeds 50,000 vehicles per day on these two highways, making it the area's most utilized transit corridor.

DETAILS

- » **Lease Rate:** \$24.00 PSF + NNN
- » **Building Size:** 2,650 - 18,000 SF
- » **Office Size:** Build-to-suit
1 bathroom in each space, other TI's to be negotiated separately
- » **Lot Size:** 65,776 SF
- » **Clear Height:** 24'
- » **Loading:** Oversized grade level doors
- » **Zoning:** Business Park



COLLEGE MARKETPLACE



AREA AMENITIES



Sean Durkin, SIOR, MSRE, CCIM
sdurkin@lee-associates.com
(206) 773-2682

Harrison Laird
hlaird@lee-associates.com
(253) 238-0044

John Bauder, CCIM
jbauder@lee-associates.com
(253) 238-0043