

# ARLINGTON ADVANCED MANUFACTURING PARK

17825 & 17825-B 59th Ave. NE | Arlington, WA



**3,735 - 17,440 RSF OFFICE, MANUFACTURING & ASSEMBLY SPACE**

**AL HODGE**

(425) 646-5240 | [hodge@broderickgroup.com](mailto:hodge@broderickgroup.com)

**RAWLEY HOLMBERG**

(425) 274-4284 | [holmberg@broderickgroup.com](mailto:holmberg@broderickgroup.com)

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## PROPERTY DETAILS

Arlington Advanced Manufacturing Park is an industrial development built in 1978 consisting of about 463,479 RSF spread amongst 17 buildings. The primary uses of the park are light manufacturing and assembly.

- » Centrally located between Hwy 9 and I-5
- » Tech and light manufacturing capabilities
- » Fully conditioned and recently renovated
- » Heavy power

- » Excellent visibility from 59th Ave. NE
- » Directly accross the street from Arlington Municipal Airport



## AVAILABLE SPACE

| Space                                    | RSF                                                                                                        | Availability |
|------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------|
| Building 5<br><i>17825 59th Ave NE</i>   | 3,735 RSF<br>(2,695 RSF Office)                                                                            | Now          |
| Building 9<br><i>17825-B 59th Ave NE</i> | 8,220 RSF - 17,440 RSF                                                                                     | Now          |
| Rates                                    | \$1.10/RSF, NNN                                                                                            |              |
| Clear Height                             | 10'                                                                                                        |              |
| Parking                                  | <ul style="list-style-type: none"><li>• 33 parking stalls</li><li>• Additional parking available</li></ul> |              |

# BUILDING 5

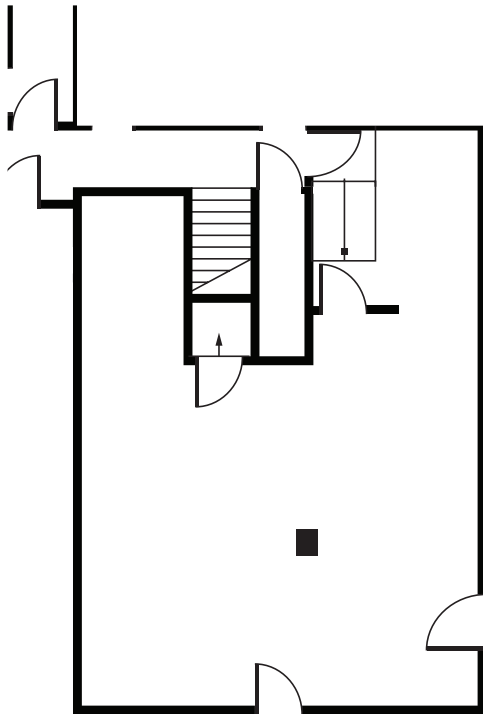
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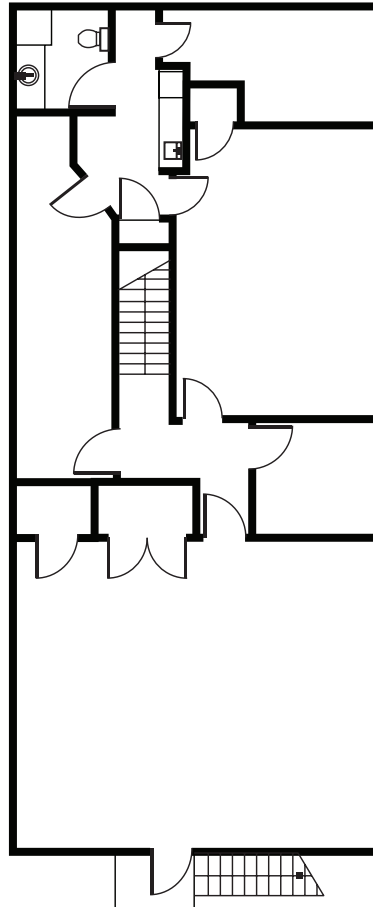
**3,735 RSF (2,695 RSF Office)**

- Office/Shop
- Available Now

**1st Floor Shop**



**2nd Floor Office**



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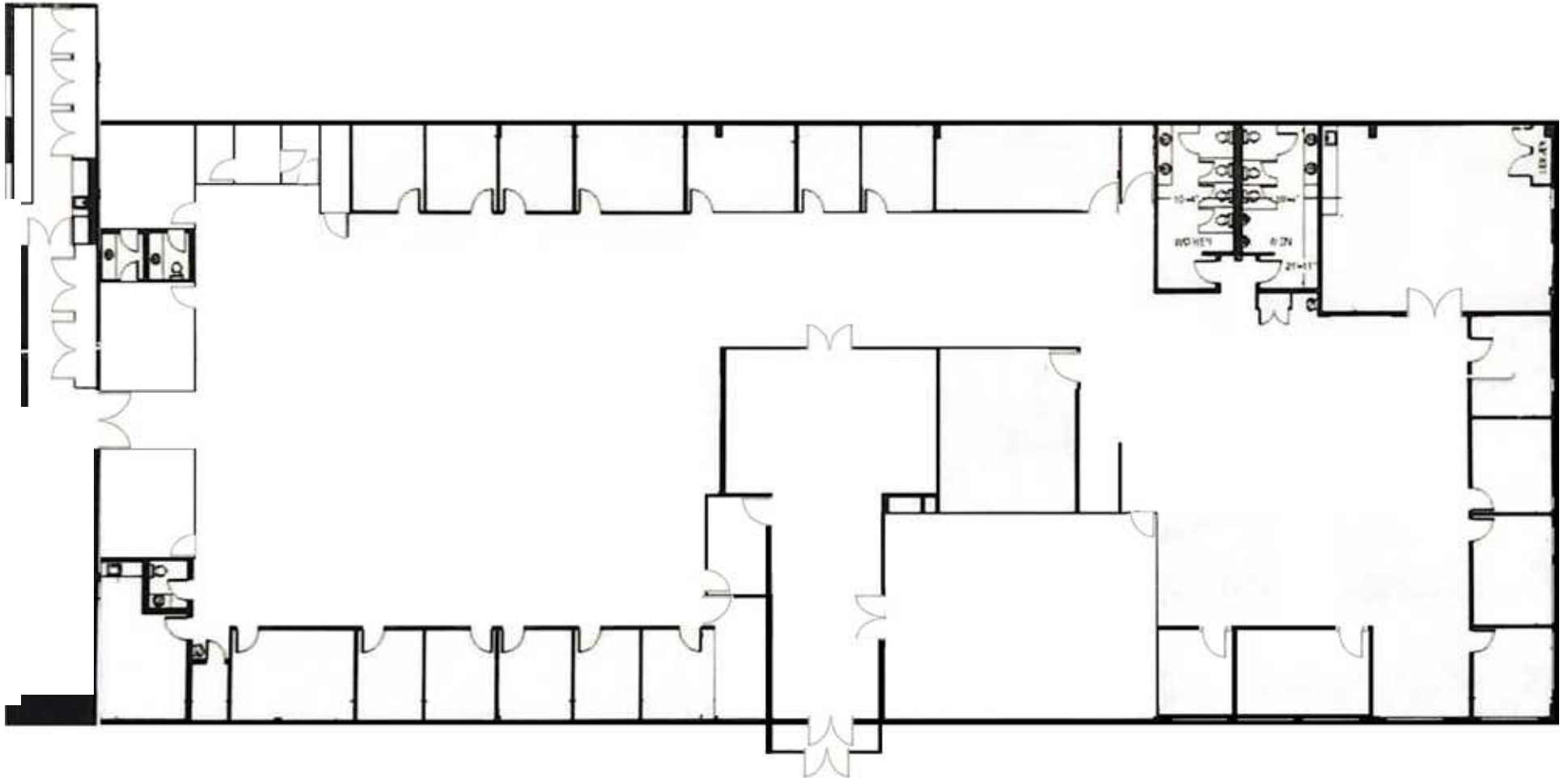
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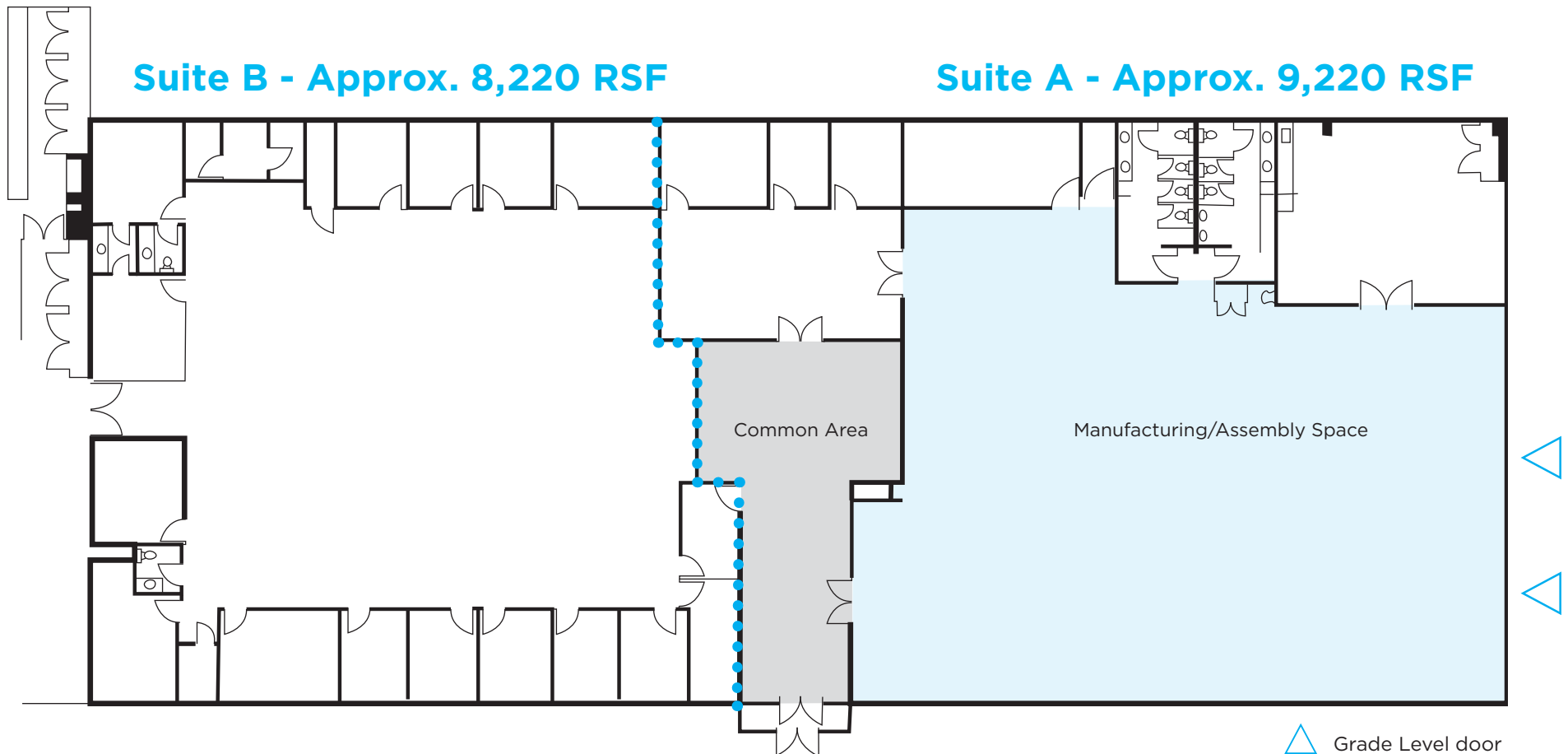
## 17,440 RSF (Existing Plan)

- Fully conditioned office space
- Recently renovated
- Available Now
- 33 parking stalls



## 17,440 RSF (Conceptual Plan)

- Heavy Power
- Fully conditioned
- Parking: 2 stalls per 1,000 RSF leased
- Recently renovated
- Demising plans are flexible



# SITE PLAN

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# AMENITIES MAP

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