

FOR SALE OR LEASE

MALTBY 212

8323 MALTBY RD | SNOHOMISH, WA

New Construction 76,346 SF Warehouse
with Office on 4.74 acres For Sale or Lease.
Shell completion December 2025

KIDDER.COM

 **Kidder
Mathews**

New Construction 76,346 SF Warehouse for Sale or Lease

76,346 SF shell on 4.74 acres

BTS office available

Structural improvements made to accommodate up to 6,000 SF of additional second-floor office

6 dock-high, 2 grade-level loading doors

107 parking stalls

2000 AMP /480V service with two divisible tenant meter sections

Lease: \$2.50/SF, NNN for BTS office and \$1.55/SF, NNN for warehouse

For sale at \$22,522,070 (\$295/SF)

Call Brokers for available sale terms

Shell completion December 2025

ZACH VALL-SPINOSA

425.450.1115 | zach.vallspinosa@kidder.com

JAMES LEPTICH

425.450.1159 | james.leptich@kidder.com



NOVEMBER 2025 UPDATE

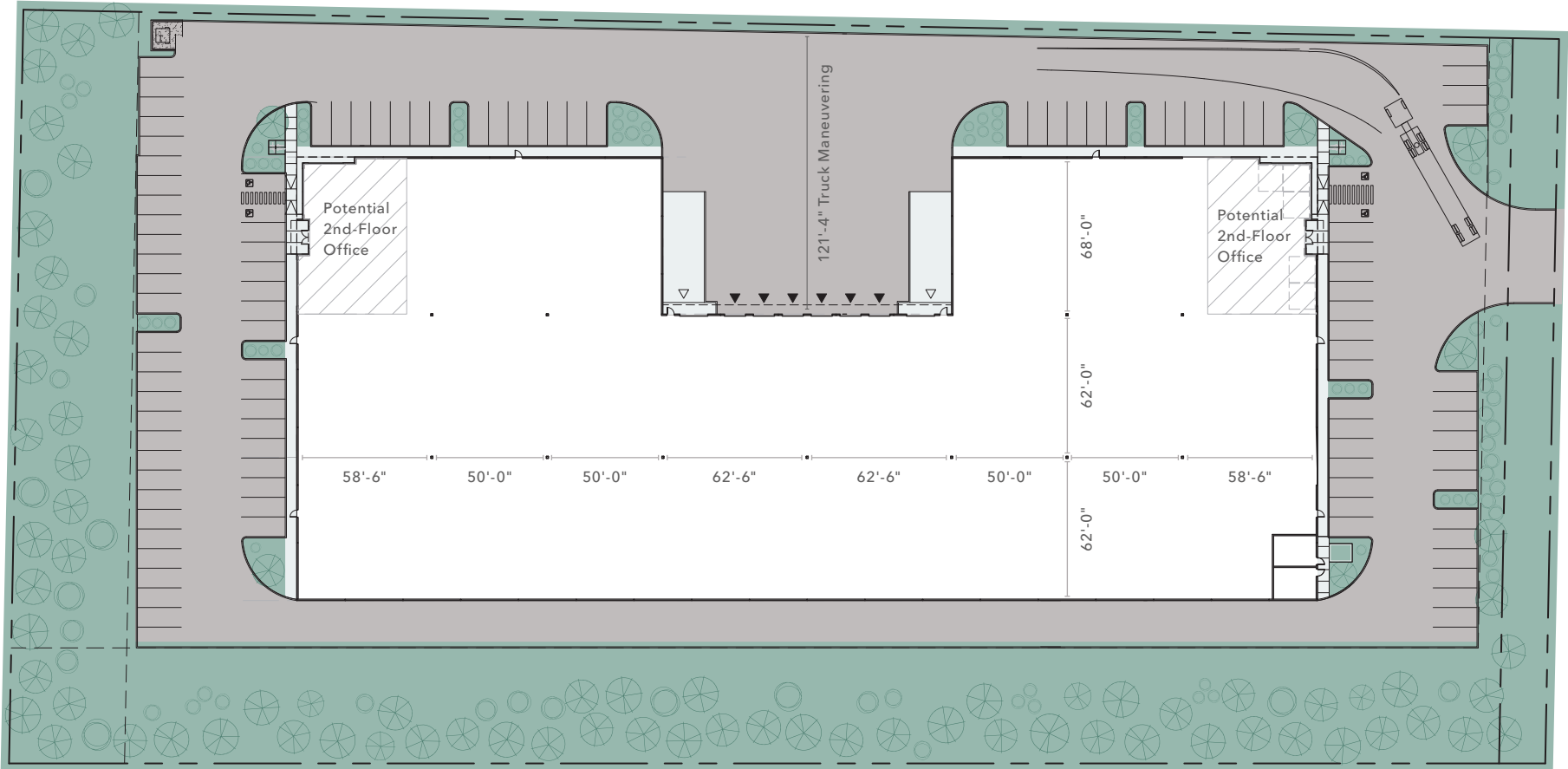
Roof Complete | Painting Underway

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SITE PLAN



BTS OFFICE
AVAILABLE

24'
CLEAR HEIGHT

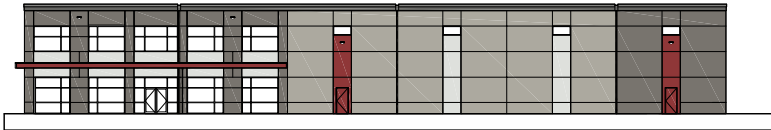
DEC. 2025
SHELL COMPLETION

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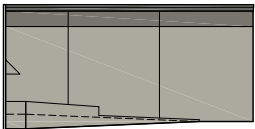
EXTERIOR ELEVATIONS



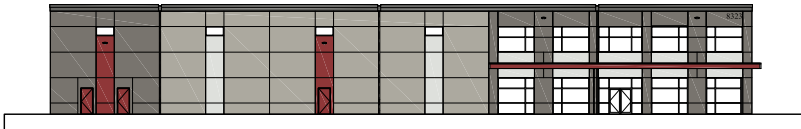
NORTH ELEVATION



EAST ELEVATION

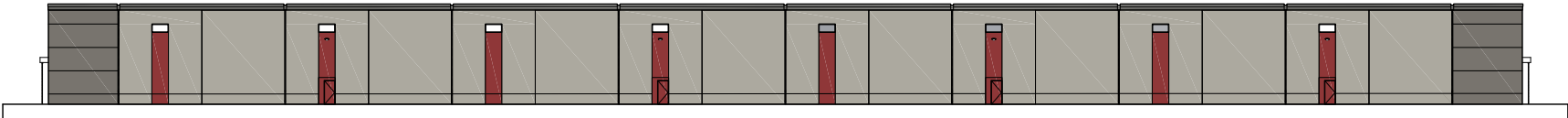


DOCK WALL



SOUTH ELEVATION

WEST ELEVATION



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WSDOT CONSTRUCTION & PLANNING

SR-522 INTERCHANGE & WIDENING

Future Improvements Planned from Paradise Lake Road to Snohomish River Bridge

State Road 522 in Snohomish County is an increasingly important east-west route connecting communities between Woodinville and Monroe. One section between Paradise Lake Road in Maltby and the Snohomish River remains one-lane in each direction. WSDOT plans to widen the highway to two lanes in each direction, build a new eastbound bridge at Fales Road/Echo Lake Road, replace the SR-522 intersection at Paradise Lake Road with an interchange and remove fish barriers.

Source: Washington State Department of Transportation

TIMELINE	TBD - in design now
PROJECT STATUS	Pre-construction
FUNDING	\$33.5 Million





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For more information,
please contact

ZACH VALL-SPINOSA
Executive Vice President
425.450.1115
zach.vallspinosa@kidder.com

JAMES LEPTICH
Senior Vice President
425.450.1159
james.leptich@kidder.com

KIDDER.COM

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