



Meridian Ave E

FOR SALE

Milton Industrial Land - 6.33 Acres

114 - 220 MERIDIAN AVE E | MILTON, WA 98354

NAI Puget Sound
Properties

Property Highlights

NAI Puget Sound Properties is please to present a 6.33 acre industrial development site in Milton, WA. Located in the highly sought-after Kent Valley Industrial market, the site offers terrific freeway access, sitting roughly 1.5 miles from I-5 to the west and SR 167 to the east. In addition, the site is only 15 minutes from the Port of Tacoma and is benefited from over 375 feet of frontage along Meridian Avenue.

The property is zoned M-1, which allows for a wide array of industrial uses, including distribution and warehousing. Due do the current owner's CUP application for truck parking and outdoor storage, much of the site due diligence for development has already been completed, including a Phase 1 environmental survey, Geotech survey, traffic impact study, arborist study, and SEPA checklist.



ADDRESSES

200 Meridian Ave E, 220 Meridian Ave E and 114 Meridian Ave E, Milton, WA 98354



PARCEL NUMBERS

0420041232, 0420041233, 0420041231



PROPERTY TYPE

Vacant Industrial Land



LOT SIZE

275,788 SF (6.33 AC)



ZONING

M-1, City of Milton Light Industrial

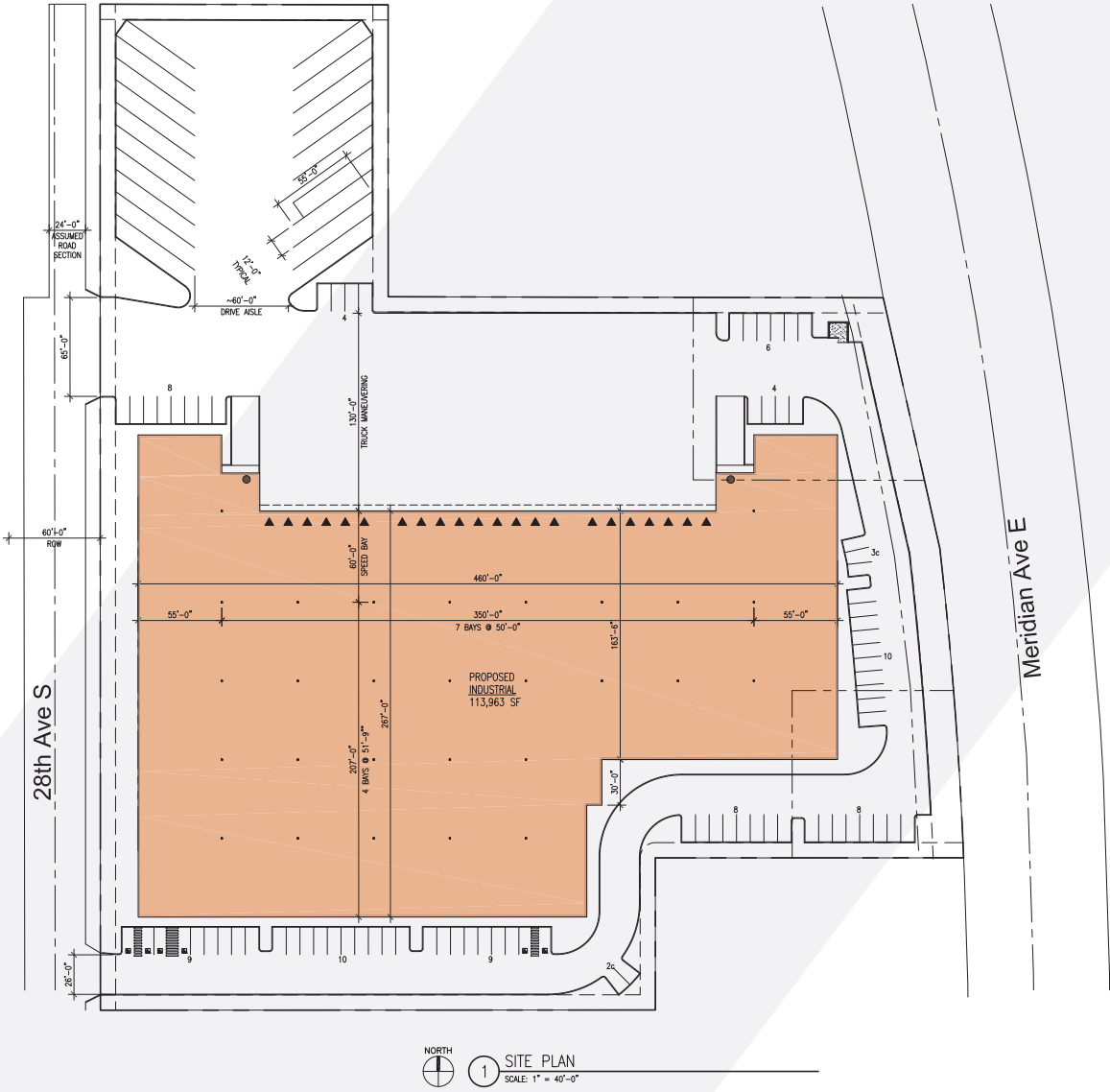


PRICING

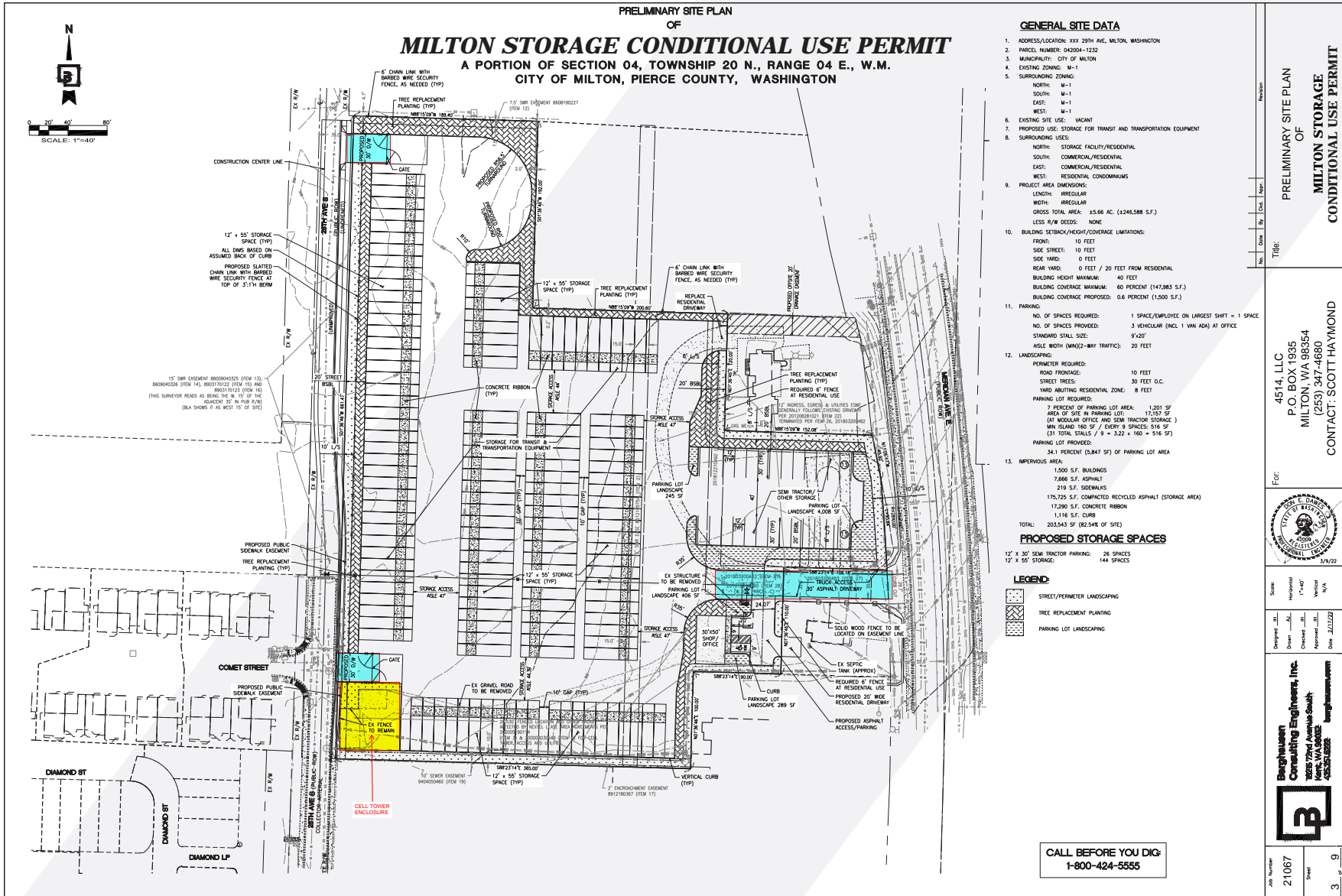
Best Offer

- Located in Kent Valley Industrial Market
- M-1 Zoning – Industrial Uses Permitted
- Flat Topography, All Usable Land
- Site Due Diligence In-Hand – Environmental, Geotech, Traffic Impact, etc.
- 15 Minutes from the Port of Tacoma
- Easy access to I-5 and SR 167
- Strategic Transportation Hub between Seattle and Portland

Proposed Site Plan – Warehouse/Distribution

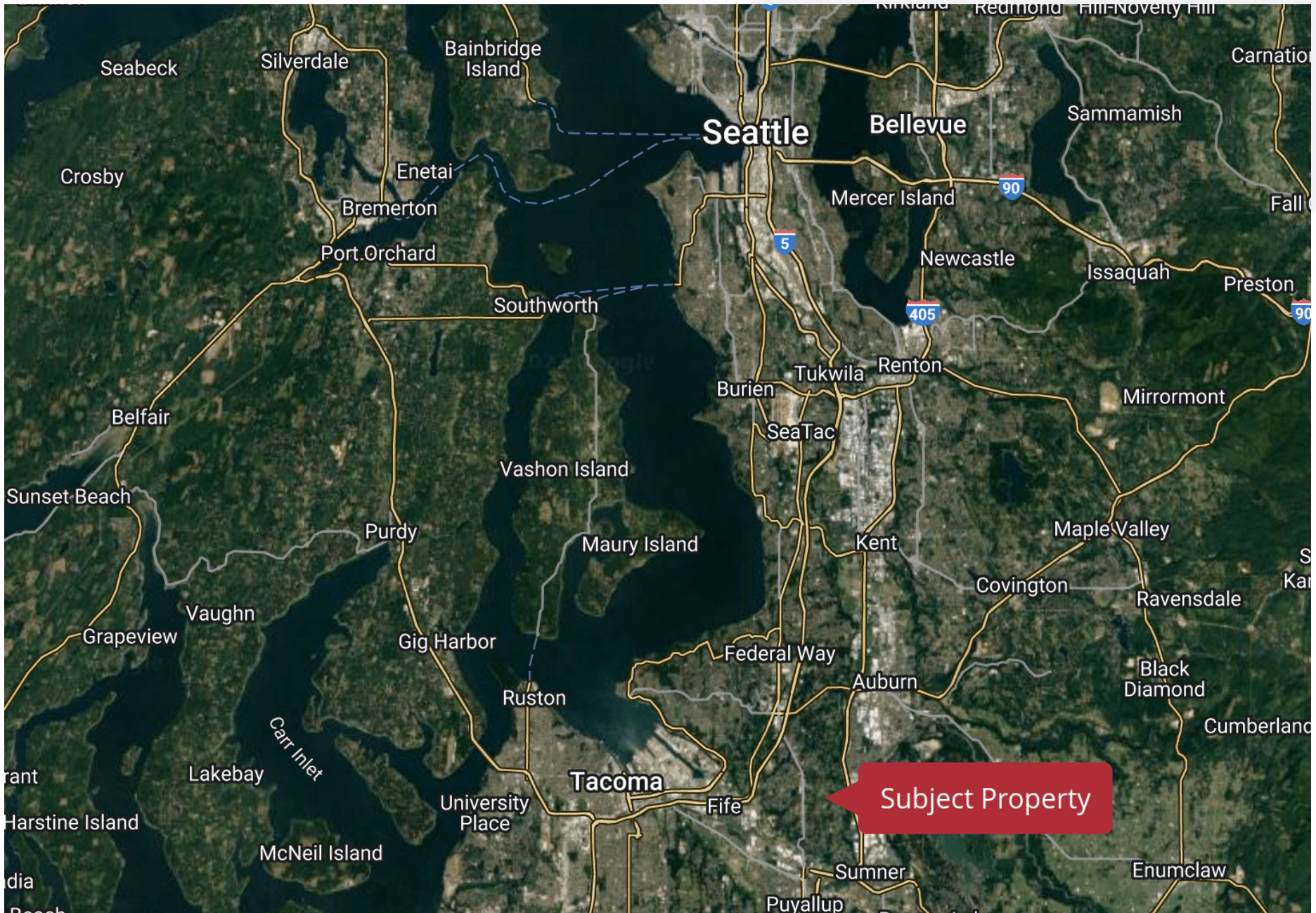


Proposed Site Plan: Truck Parking/Outdoor Storage





Meridian Ave E



Exclusively marketed by:

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