

INDUSTRIAL SITE FOR FOR SALE

ARLINGTON DEVELOPMENT SITE

6103 180TH ST NE, ARLINGTON, WA 98223



PROPERTY HIGHLIGHTS

LAND AREA:	2.57 AC (111,949 SF)
ZONING	GI - General Information
SALE PRICE:	\$2,499,500

- Building permit ready or redesign for your specifications
- All third-party reports completed
- Ideal Owner User or Investor opportunity
- Flat and ready to build



CURRENT BUILDING PERMIT

(If desired, but not required)

The property has already been through entitlement and permitting process to develop an 18,900 SF Building, with the ability to expand and add an additional 18,900 SF Building, for a total of 37,800 SF. The Owner is able to provide details on the cost to complete the development or discuss a modification of the current project to suit your needs.

PROPOSED 18,900 SF BUILDING FEATURES

FOOTPRINT:	18,900 SF
1ST FLOOR OFFICE:	1,088 SF
2ND FLOOR MEZZANINE:	1,088 SF
LOADING:	5 Grade Loading Doors
PARKING:	48 Stalls

ADDITIONAL BUILDING SPECS

Concrete Tilt Construction With 5" Reinforced Slab On Grade
Metal Roof Structure With TPO Overlay
70' Building Depth By 270' Building Width



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