

AVAILABLE FOR LEASE OR PURCHASE

HIGHWAY COMMERCIAL SALES & SERVICE FACILITY

20904 SMOKEY POINT BLVD | ARLINGTON, WASHINGTON

NEW CLASS A HIGHWAY COMMERCIAL SALES & SERVICE FACILITY

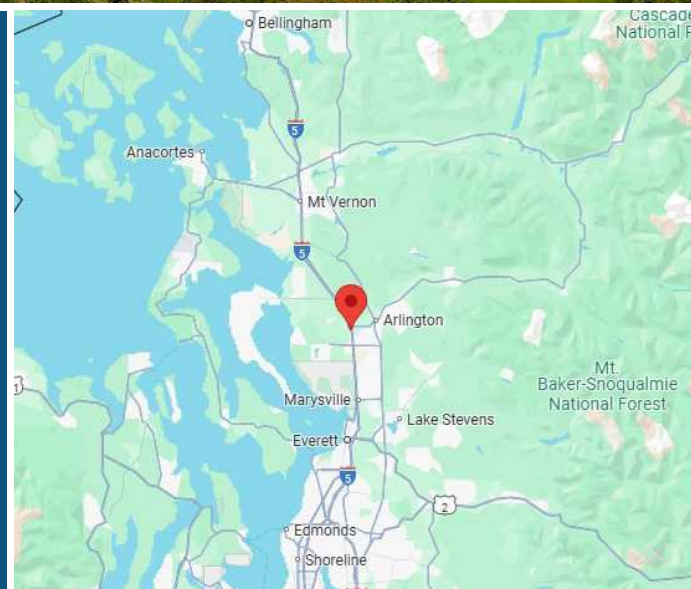


PROPERTY OVERVIEW

- State-of-the-art 21,969 SF facility on ~4.5 usable acres
- 9 service bays and 1 full wash bay
- Fully paved and fenced site
- 40 truck and trailer stalls
- 4,469 SF of Class A office on 2 floors
- Approx 8,700 SF warehouse storage
- 20-22 ft clear height

PROPERTY HIGHLIGHTS

- Direct visibility from I-5, less than 1 minute from off-ramp
- Centrally located between Seattle and Bellingham
- Natural barriers to entry prevent competitors in immediate vicinity
- EV ready infrastructure in place
- Premium corporate image
- Construction finished in 2025



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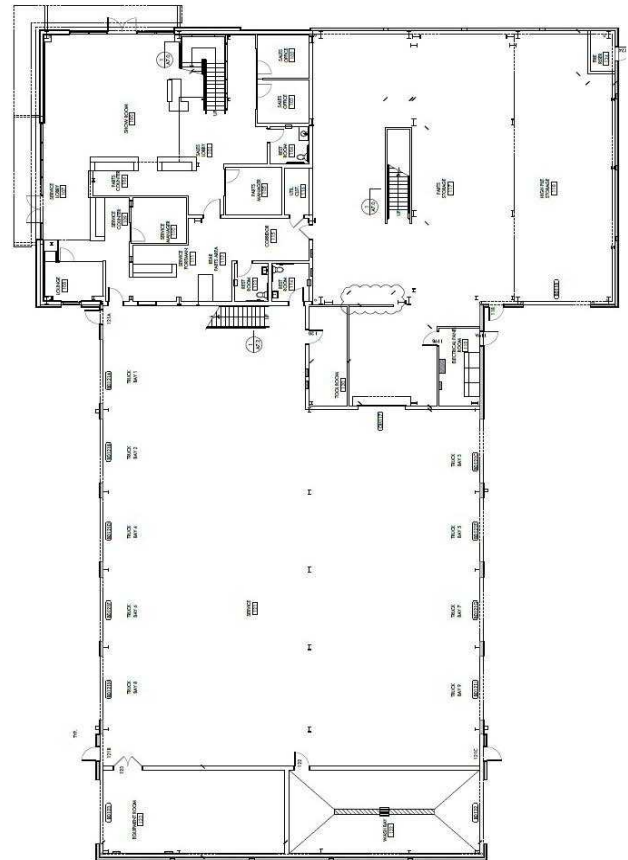
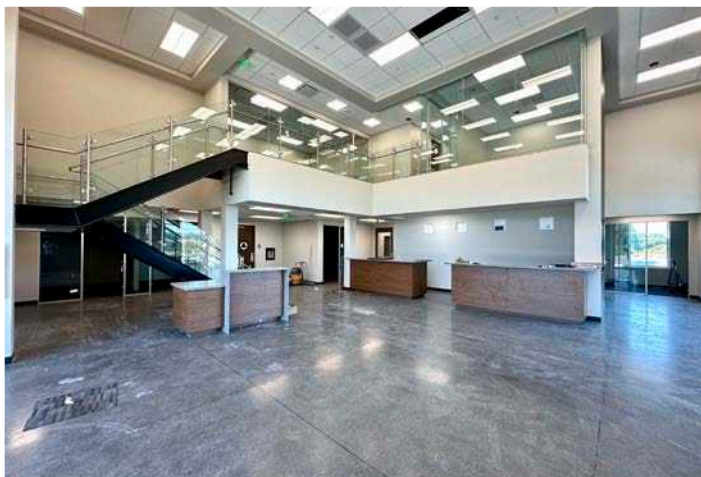
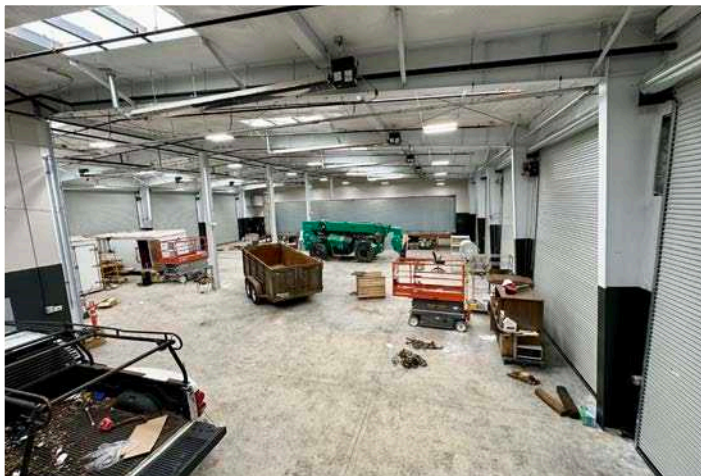
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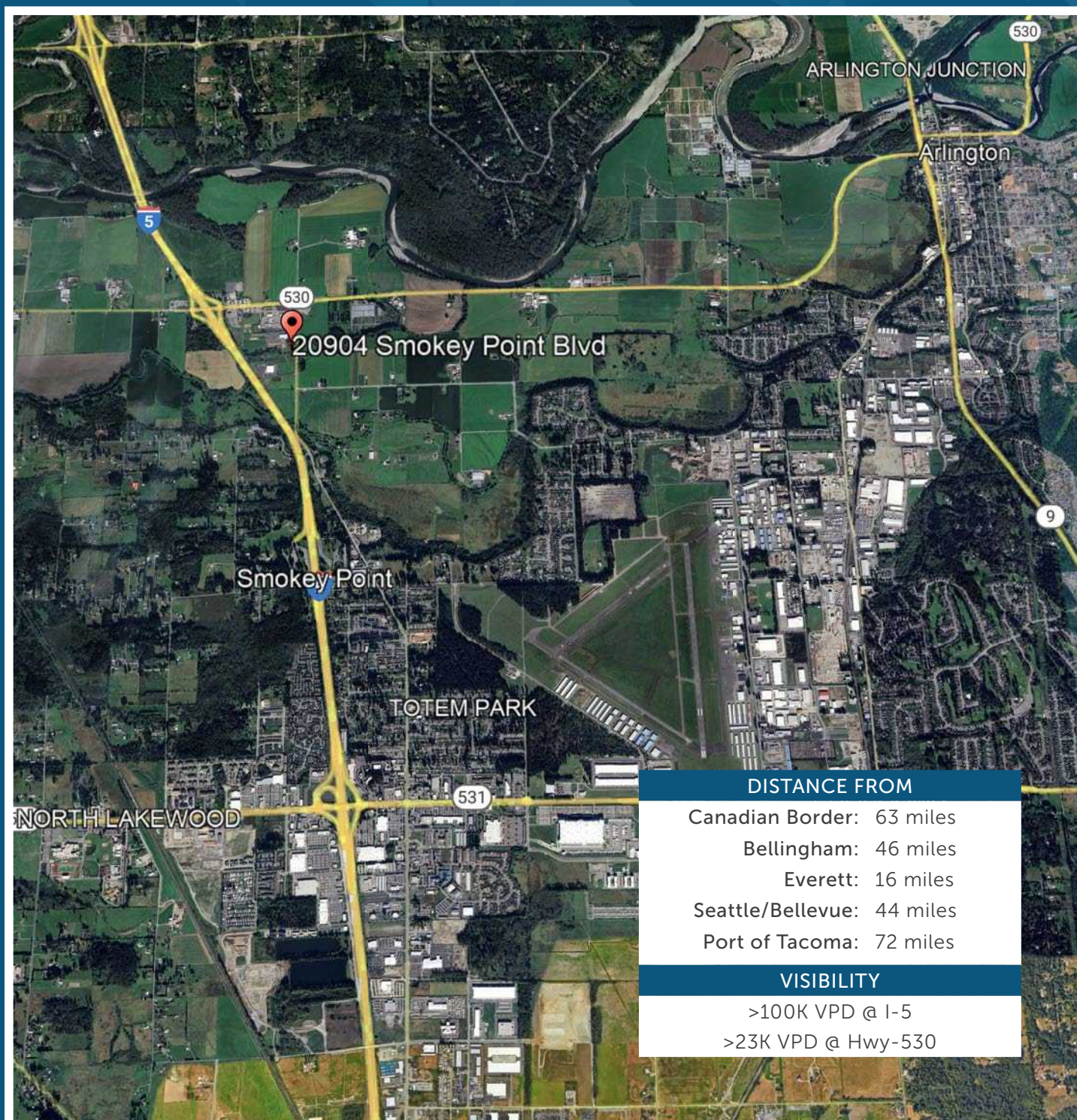
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DISTANCE FROM

Canadian Border: 63 miles
Bellingham: 46 miles
Everett: 16 miles
Seattle/Bellevue: 44 miles
Port of Tacoma: 72 miles

VISIBILITY

>100K VPD @ I-5
>23K VPD @ Hwy-530



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