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SITE PLAN OVERLAY FOR REFERENCE ONLY. FINAL SITE PLAN TO BE DETERMINED.

Offering Summary

Northlake Industrial Park



Offering Summary

Asking Price: \$4,795,000

Lot Size: 7.61 Acres (per survey)

Zoning: Industrial (I) City of Lake Stevens

Delivery Information

- To Be Delivered At Closing: Fully Entitled & Engineered with Clearing and Grading permits in hand, Binding Site Plan & Civil Engineering approval
- Sewer to be available via Developer Extension Agreement prior to delivery or septic is an allowed option
- Critical Area Report, Traffic Impact Study, and Geotech Study available
- Flexible Site Plan With Up To 8 Pads
- Layout can be adjusted to suit buyer needs!
- Ideal For Contractors, Warehouse/Distribution, Outdoor Storage/Laydown Yard, and More

Site Plan Information

Northlake Industrial Park



Site Plan Narrative:

The Northlake Industrial site comprises 7.61 ± acres of vacant, raw, industrial land with largely level topography. The property is in the final stages of entitlement and is planned to be delivered full entitled and construction-ready. Sewer service available to be connected and extended to site via a Developer Extension Agreement (septic is also an allowed option).

Due diligence materials, including the Pre-App Letter, Critical Areas Report, Geotechnical Report, and Traffic Impact Study, are complete and available to qualified parties upon request.

A Binding Site Plan has been prepared and submitted for review, illustrating eight (8) development pads with dedicated wetland and stormwater management areas. This plan demonstrates the site's development capacity and can be changed while in review to suit buyers' needs. All onsite utility runs, storm detention, and offsite sewer extension engineering to be completed as well.

Other Key Notes:

*Pads may be combined or reconfigured to suit larger users NOW, while binding site plan is in process

*The property may be acquired as one contiguous site.

*Buyers can adjust circulation, access, and building layouts to match their operational needs.

This unique combination of entitlement-ready status, zoning flexibility, and site configurability makes Northlake Industrial an attractive opportunity for a wide range of users.

Proposed Pad

Pad Number	Approximate Square Footage
Pad 1	30,495
Pad 2	20,895
Pad 3	23,533
Pad 4	14,877
Pad 5	20,977
Pad 6	43,549
Pad 7	43,243
Pad 8	42,581

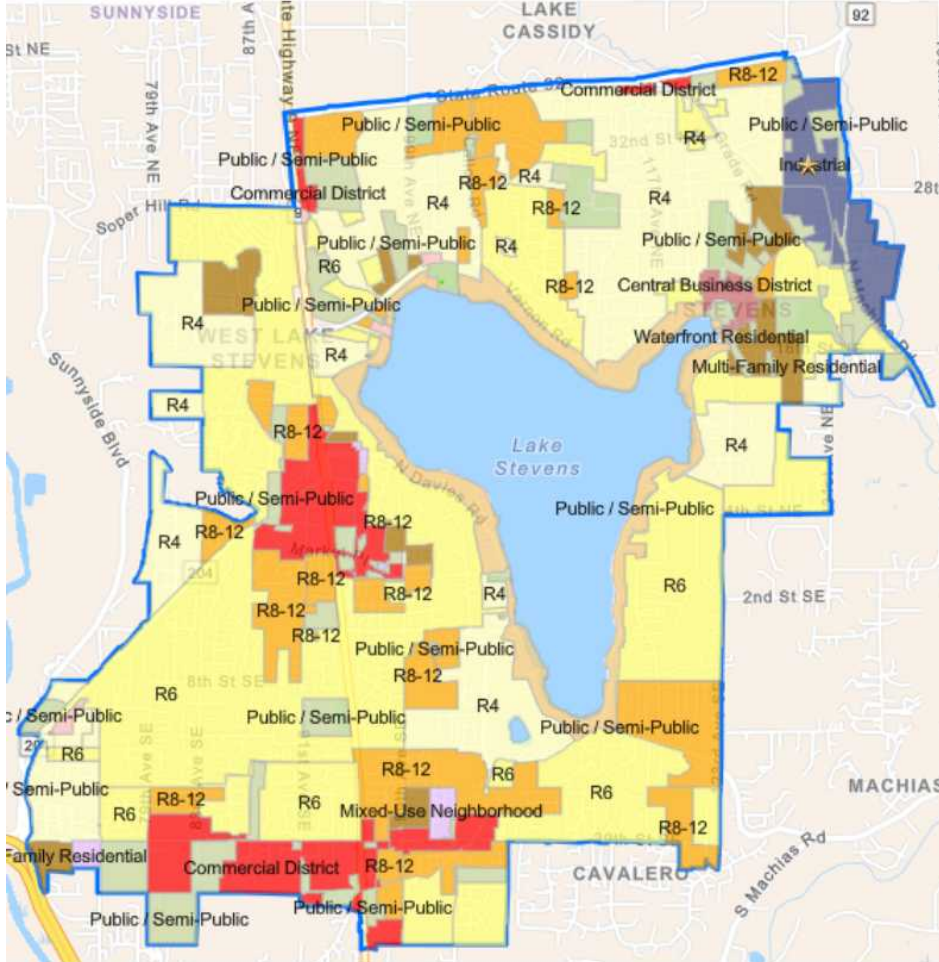
Pads may be reconfigured/combined NOW while binding site plan review is still in process.

Zoning Information

Northlake Industrial Park

Zoning Information

- Site is zoned "Industrial"
- Industrial zone has a wide range of permitted uses: Contractor yards, storage, shops, light & heavy manufacturing, warehouse, distribution, and more
- Per City of Lake Stevens the "least restrictive" of applicable permitting and density/dimensional regulations will apply!
- Visit the links below for more information



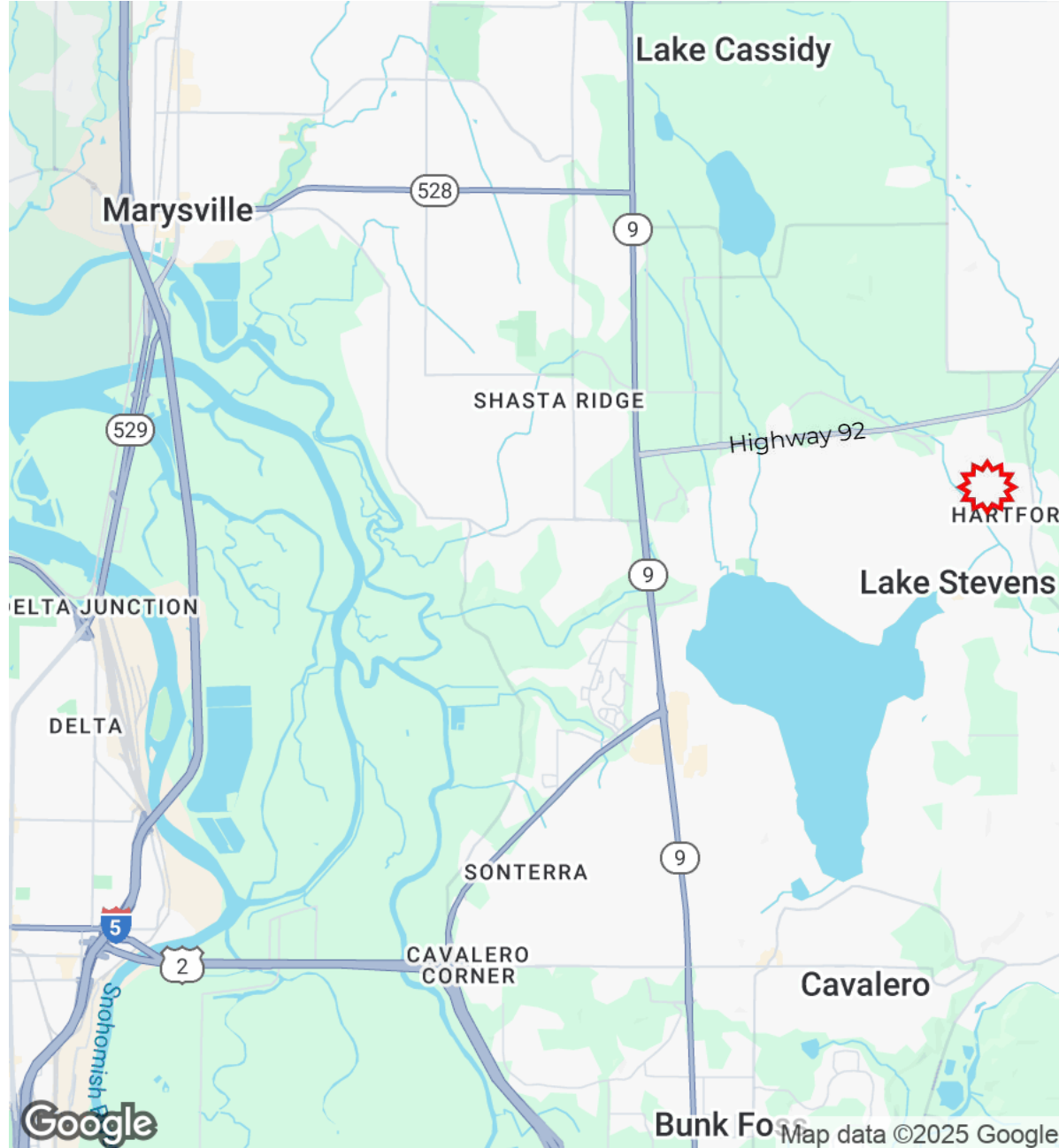
**Hard to Find Industrial Space in
Lake Stevens!**

**City of Lake Stevens Council Minutes -
Click Here!**

**City of Lake Stevens Land Use Tables -
Click Here!**

Location Overview

Northlake Industrial Park



Location Overview

The property is located on 28th St NE between N Machias Road and Old Hartford Road in the Hartford Industrial Area of Lake Stevens, WA.

Key Location Advantages:

~3.5 miles to Hwy 9

~7.5 miles to US Hwy 2

~10 miles to I-5 and Everett

Close to Port of Everett, Paine Field, and regional distribution routes

Lake Stevens has grown from 8,000 people in 2008 to over 41,000 people in 2025*. In response to this incredible growth the city has invested heavily in infrastructure, annexation, and zoning initiatives to support employment land growth. The Hartford Industrial core has been identified as one of the city's primary economic growth centers**, making this site a strategic location for long-term industrial use.

*City of Lake Stevens Council meeting 10/6/2025

**City of Lake Stevens Council meetings 10/19/2022, 11/15/2022. Planning Commission meeting 9/18/2024.

Market Overview

Northlake Industrial Park



Market Overview:

Lake Stevens has identified the Hartford Industrial Area as a key growth district, investing in infrastructure and zoning to support contractors, trades, and small-scale industrial users.

What it means for you:

- *Room to grow → Land delivered shovel-ready with flexible industrial zoning
- *Pro-business city → Rezoning and annexations to expand employment land
- *Easy access → Hwy 9, Hwy 2, and I-5 within minutes
- *High demand → Contractor yards and small industrial pads are scarce in Snohomish County

Shovel-ready industrial land in Snohomish County is almost impossible to find — especially with this much flexibility.

Professional Bio

Northlake Industrial Park



ROB SERVISS Managing Broker



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For nearly 10 years, Rob served as an organizational leader, leading a staff of almost 100 people and managing multi-million dollar budgets with precision and care. This experience honed his analytical skills, leadership abilities, and his knack for critical thinking, all of which he now brings to the table as a commercial real estate broker.

Driven by a passion for serving clients, Rob founded Serviss Commercial with a clear vision: to provide unparalleled service and ensure the success of every client. Rob is an active real estate investor and this combined with his background as an executive taught him the importance of strategic planning, analysis, and execution, which he now applies to every real estate transaction. Rob believes that every assignment is critically important to his team, and this philosophy guides his approach to business.

Disclaimer

Northlake Industrial Park



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The offering party is under contract to purchase the property and has obtained authorization from the current recorded owner to market the property for assignment or resale prior to closing. For additional information, please contact Rob Serviss.