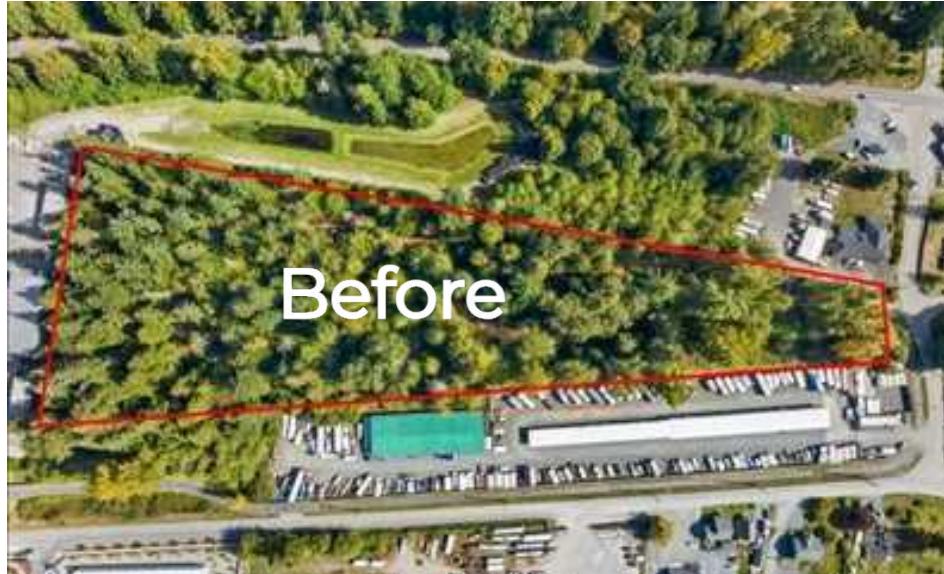


# For Sale | 7.61 Acres Industrial Land With Flexible Layout and Site Plan





**Before**



**After**

# 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 Narrative:

The Northlake Industrial site comprises  $7.61 \pm$  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.

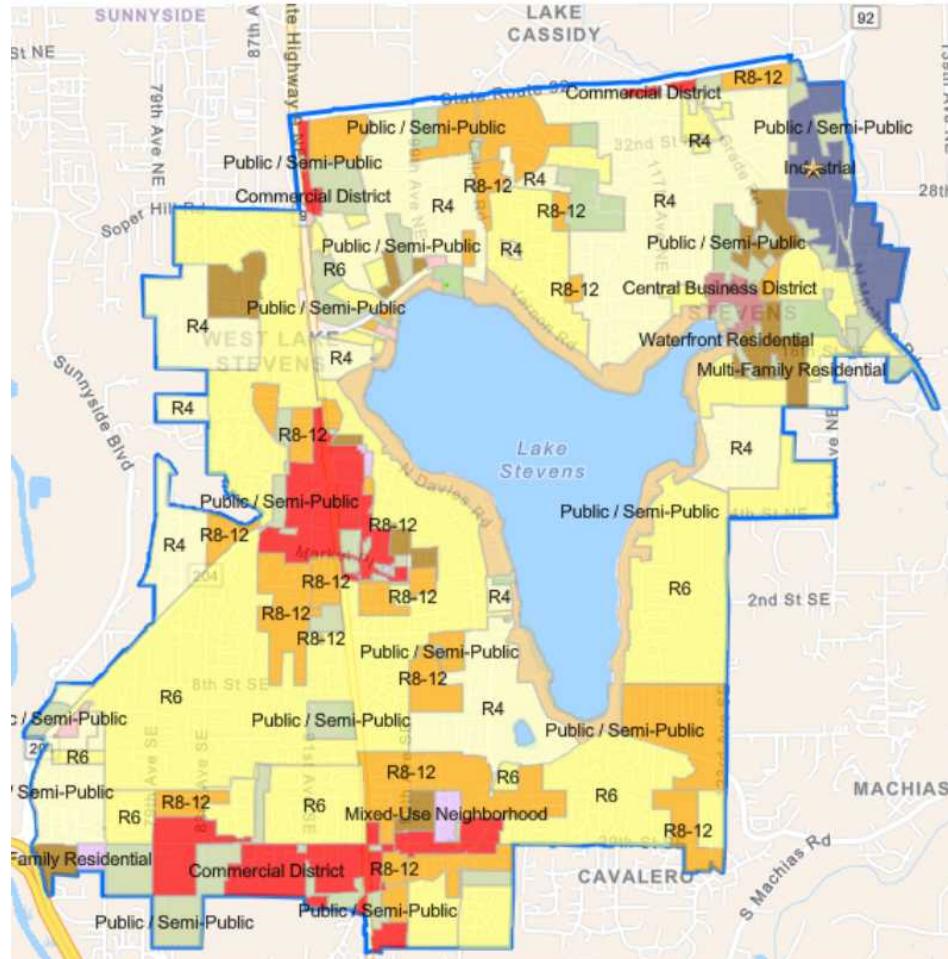
\*Buyers can adjust circulation, access, and building layouts to match their operational needs.

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.**



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

# 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

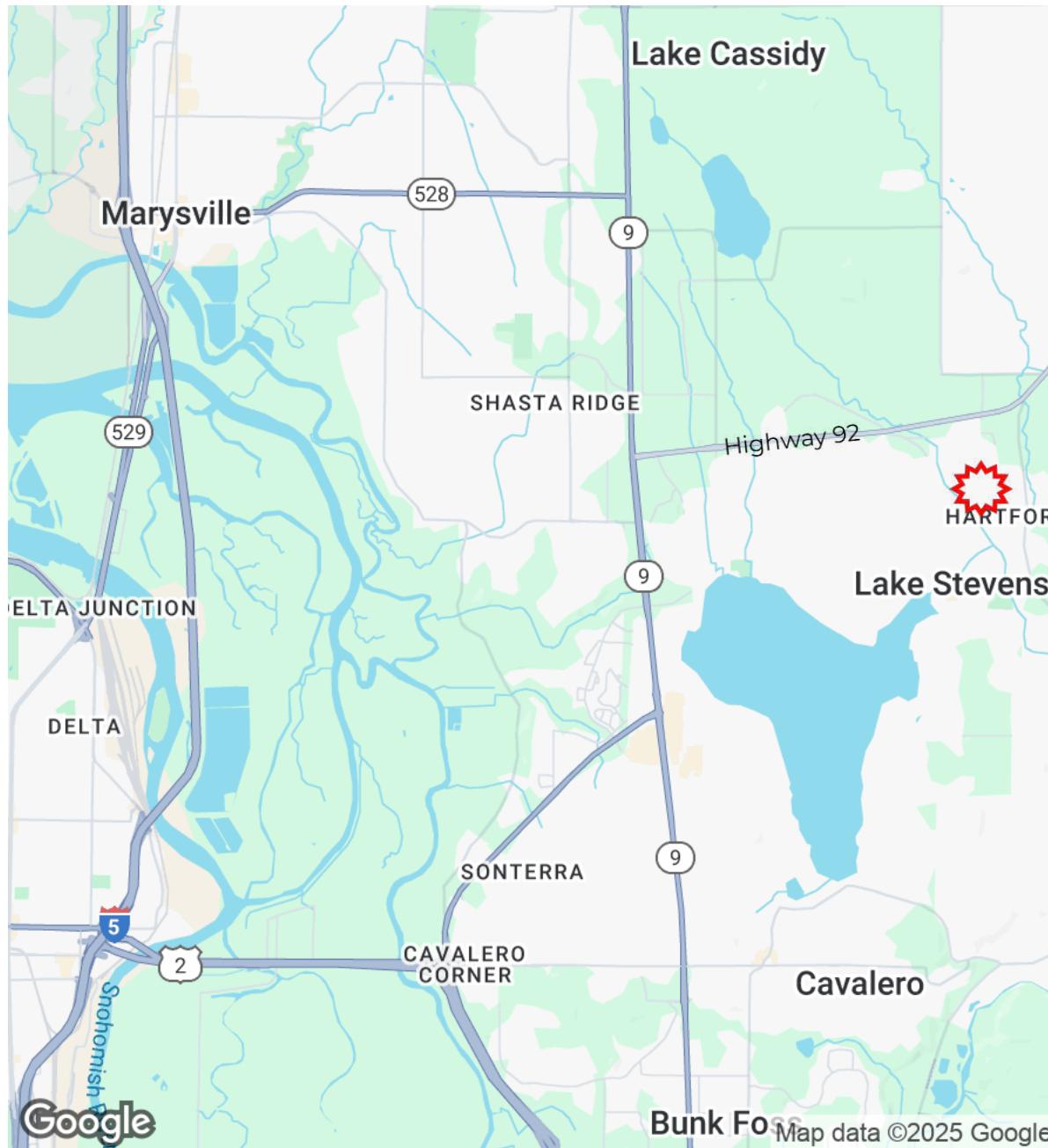
**City of Lake Stevens Council Minutes -  
Click Here!**

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

## Location Overview

Northlake Industrial Park

**SERVISS**  
COMMERCIAL  
RE/MAX ELITE



## 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:

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



---

RE/MAX Elite  
1800 Bickford Ave Ste 206  
Snohomish, WA 98290-1769  
C: (425) 971-4060  
[rob@servisscommercial.com](mailto:rob@servisscommercial.com)

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



All materials and information received or derived from RE/MAX Elite its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RE/MAX Elite its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. RE/MAX Elite will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Elite makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Elite does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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.

---

**Rob Serviss**

[rob@servisscommercial.com](mailto:rob@servisscommercial.com)

425-971-4060