FOR SALE OR LEASE

MALTBY 212

8323 MALTBY RD | SNOHOMISH, WA

New Construction 76,346 SF Warehouse with Office on 4.74 acres For Sale or Lease. Shell completion December 2025

KIDDER.COM

Kidder Mathews

New Construction 76,346 SF Warehouse for Sale or Lease

- 76,346 SF shell on 4.74 acres
- BTS office available
- Structural improvements made to accommodate up to 6,000 SF of additional second-floor office
- 6 dock-high, 2 grade-level loading doors
- 107 parking stalls
- 2000 AMP /480V service with two divisible tenant meter sections
- Lease: $2.50/SF, NNN for BTS office and $1.55/SF, NNN for warehouse
- For sale at $22,522,070 ($295/SF)
- Call Brokers for available sale terms
- Shell completion December 2025

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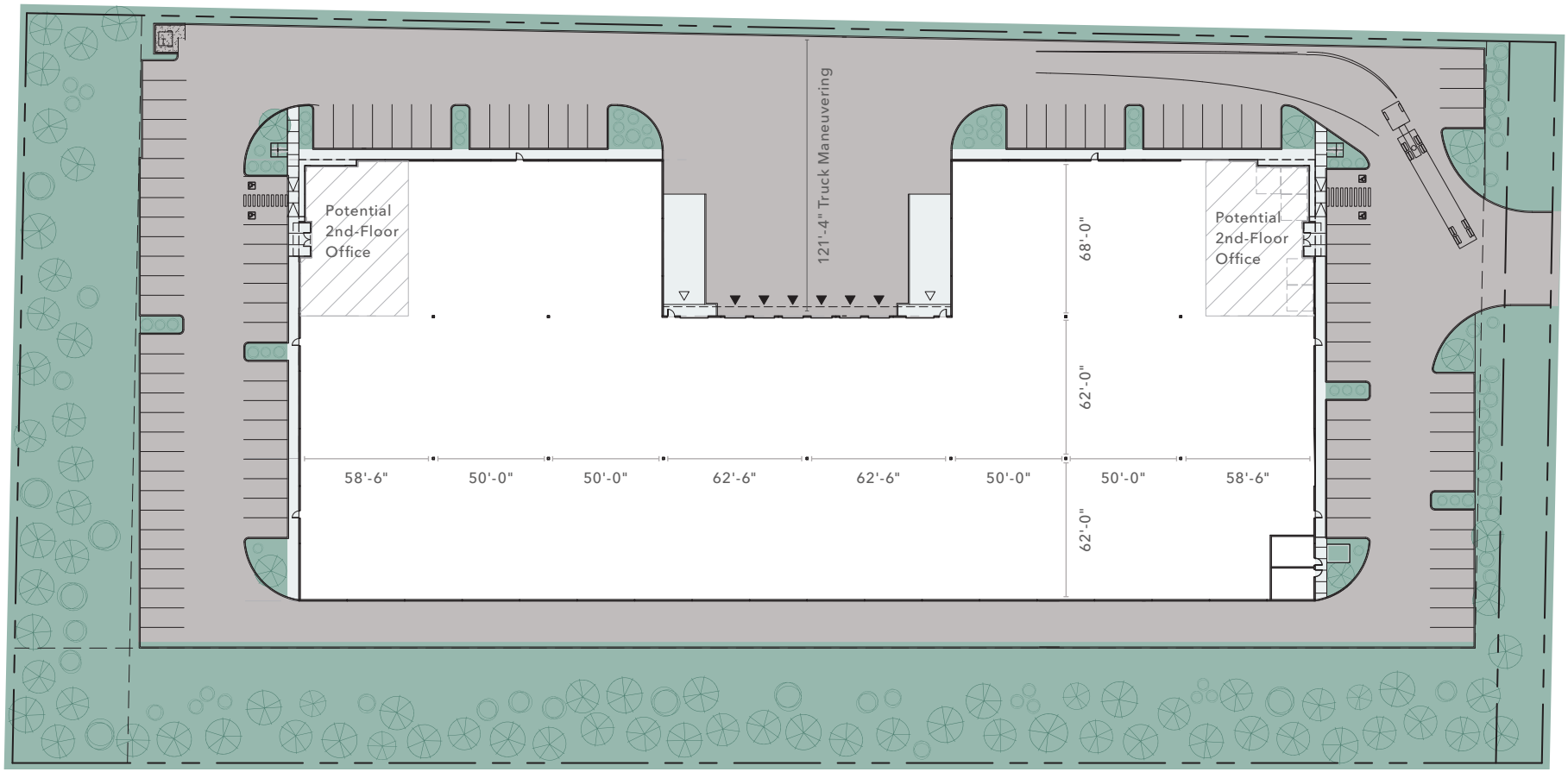
SITE PLAN



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BTS OFFICE AVAILABLE | *24'* CLEAR HEIGHT | *DEC. 2025* SHELL COMPLETION

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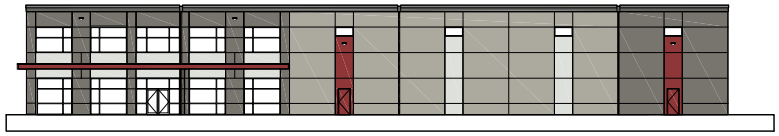
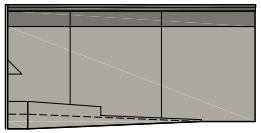
EXTERIOR ELEVATIONS

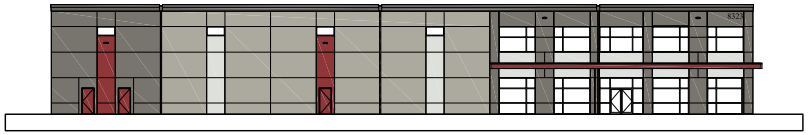


NORTH ELEVATION

EAST ELEVATION

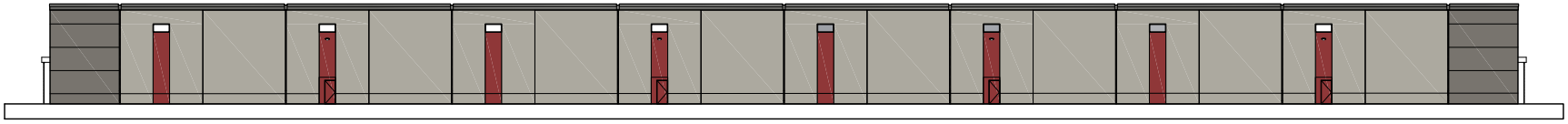


DOCK WALL



SOUTH ELEVATION

WEST ELEVATION



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WSDOT CONSTRUCTION & PLANNING

SR-522 INTERCHANGE & WIDENING

Future Improvements Planned from Paradise Lake Road to Snohomish River Bridge

State Road 522 in Snohomish County is an increasingly important east-west route connecting communities between Woodinville and Monroe. One section between Paradise Lake Road in Maltby and the Snohomish River remains one-lane in each direction. WSDOT plans to widen the highway to two lanes in each direction, build a new eastbound bridge at Fales Road/Echo Lake Road, replace the SR-522 intersection at Paradise Lake Road with an interchange and remove fish barriers.

Source: Washington State Department of Transportation

TIMELINE	TBD - in design now
PROJECT STATUS	Pre-construction
FUNDING	$33.5 Million

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For more information, please contact

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