

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.

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km 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

ZACH VALL-SPINOSA

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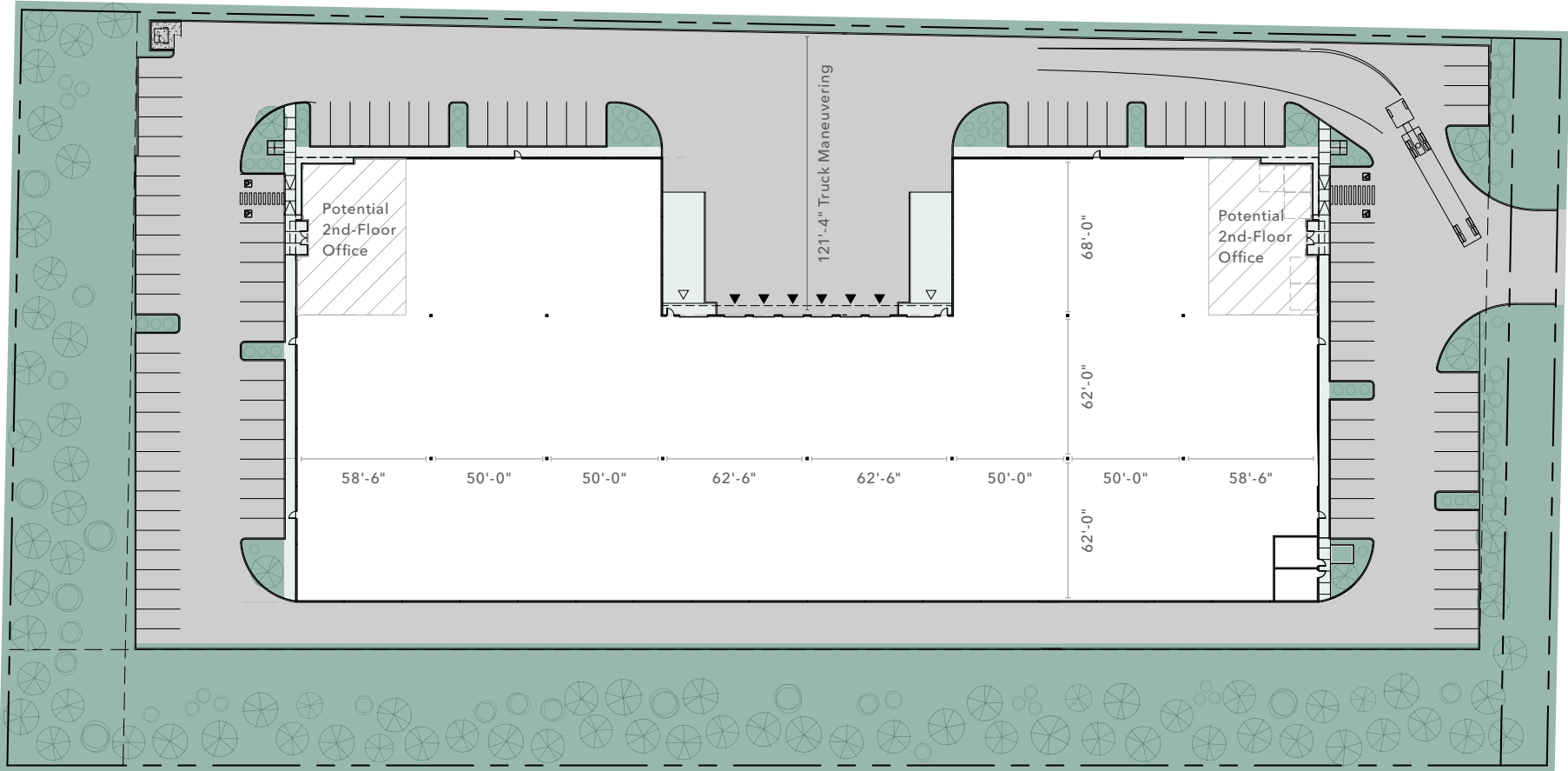


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SITE PLAN



BTS OFFICE
AVAILABLE

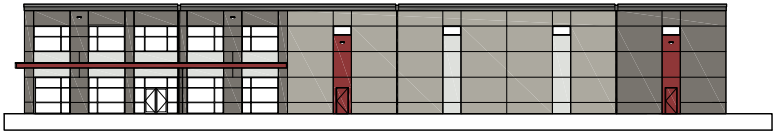
24'
CLEAR HEIGHT

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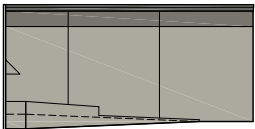
EXTERIOR ELEVATIONS



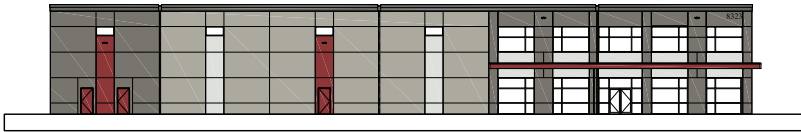
NORTH ELEVATION



EAST ELEVATION

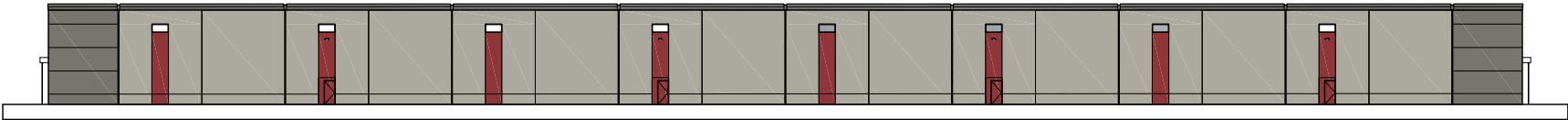


DOCK WALL



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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