

FOR SALE

JARVIS LOT

13930 NE 190TH ST, WOODINVILLE, WA

522

Yard for Sale in Woodinville, WA

4.49 Acres across 2 tax parcels

Multi-tenant configuration - fully demised as a 4-tenant site

Three occupying tenants with dedicated warehouse facilities

55,000 SF vacant secured yard - immediate opportunity for a new buyer, expansion, or additional revenue

Individually secured tenant spaces, each featuring its own dedicated access point

Ready-to-occupy income-producing asset with upside

General Business Zoning - Woodinville | [VIEW ZONING TABLE](#)

Allowed uses include but not limited to (buyer to verify): general service commercial uses, regional-oriented retail, professional offices, auto-related services, wholesale trade (including associated storage and distribution for business-to-business sales) Light industrial uses (e.g., enclosed assembly, processing, or packaging) allowed with limitations; construction services and storage yards permitted under specific conditions.

\$8.5M

ASKING PRICE

\$43.43

PER SF

4.49

ACRES

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km Kidder Mathews

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RENT ROLL

| Tenant | Location | Lease Expiration | Approx Building Size (SF) | Approx Land Occupied (SF) |
|---------------------------|----------|------------------|---------------------------|---------------------------|
| VACANT | Site 1 | - | - | ± 55,000 |
| Waste Management | Site 2 | 4/30/2030 | ±1,800 | ± 58,000 |
| Pacific Facility Services | Site 3 | 7/31/2031 | ±3,100 | ± 31,500 |
| 1-800 Got Junk | Site 4 | M-T-M | ±2,500 | ± 22,000 |

Contact broker for rents



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