

*PRICE REDUCED
TO \$3.9 MILLION*



TOPCUB AIRCRAFT BUILDING

17922 59TH DR NE, ARLINGTON, WA

*28,750 SF Manufacturing
building available for sale
on Arlington Airport*

BUILDING HIGHLIGHTS



PREMISES	28,750 total SF
WAREHOUSE	26,000 SF
MEZZANINE	2,750 SF
LAND AREA	48,386 SF
YEAR BUILT	2018
CEILING HEIGHT	24' clear height
INSULATION	Heavy bat insulation on walls and roof
POWER	3-phase power 600 amps 277/480
LIGHTING	LED lighting - 50' candle
HEATING	Natural gas, Reznor heat
PARKING	66 stalls
ZONING	LI, City of Arlington Use restriction: AF
LOCATION	17922 59th Dr NE, Arlington (on airport tarmac)






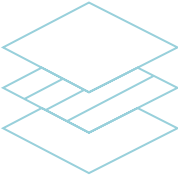




28,750 SF

TOTAL SF

\$3.9M (\$135/SF)

NEW REDUCED PRICE

BUILDING SPECIFICATIONS

 <p>HIGH-IMAGE BUILDING TOTALING 28,750 SF</p>	 <p>CONCRETE/STEEL MEZZANINE 2,750 SF</p>	 <p>3-PHASE POWER 600 AMPS 277/480</p>	 <p>130' CLEAR SPAN WITH 24' CLEAR HEIGHT</p>	 <p>SPRINKLERED</p>
 <p>HEAVY BAT INSULATION ON WALLS & ROOF</p>	 <p>TWO 50' X 20' AUTOMATIC ELECTRIC DOOR OPENINGS</p>	 <p>NATURAL GAS HEATING</p>	 <p>PARKING 66 STALLS</p>	 <p>LED LIGHTING THROUGHOUT</p>

SITE SPECIFICATIONS

AVIATION-ZONED FACILITY

This property has been approved for aircraft and aerospace-related uses

AIRPORT LEASE

Long-term ground lease with Arlington Municipal Airport through 2055

DIRECT AIRFIELD ACCESS

This property has direct airfield access in an active aviation environment

OVERHEAD DOORS

Two 50' wide automatic overhead doors opening directly to the tarmac

IDEAL USES

Aerospace manufacturing, assembly, and hangar use

SECURED LOCATION

Secure, controlled airport setting



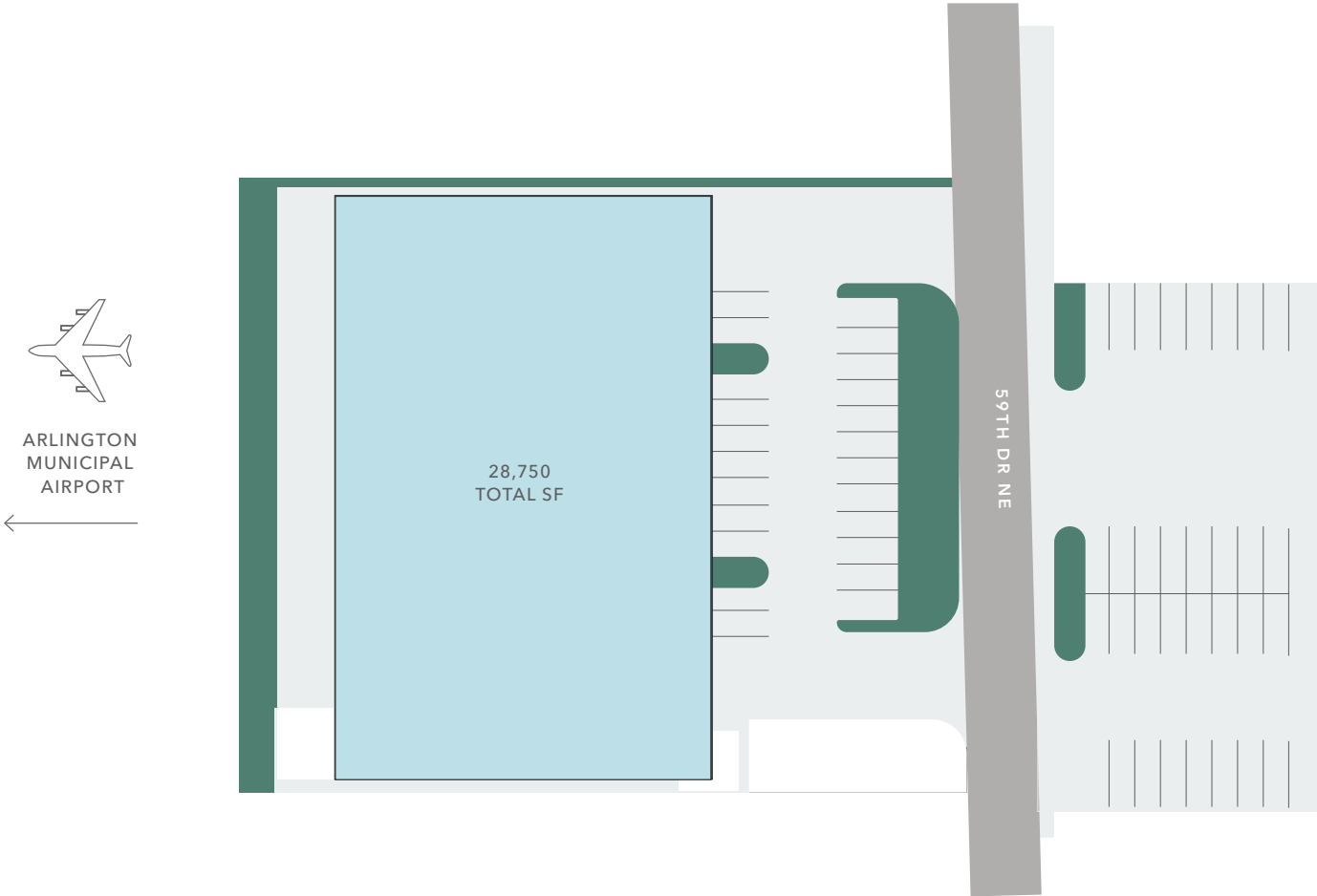
SITE PLAN

26,000 SF

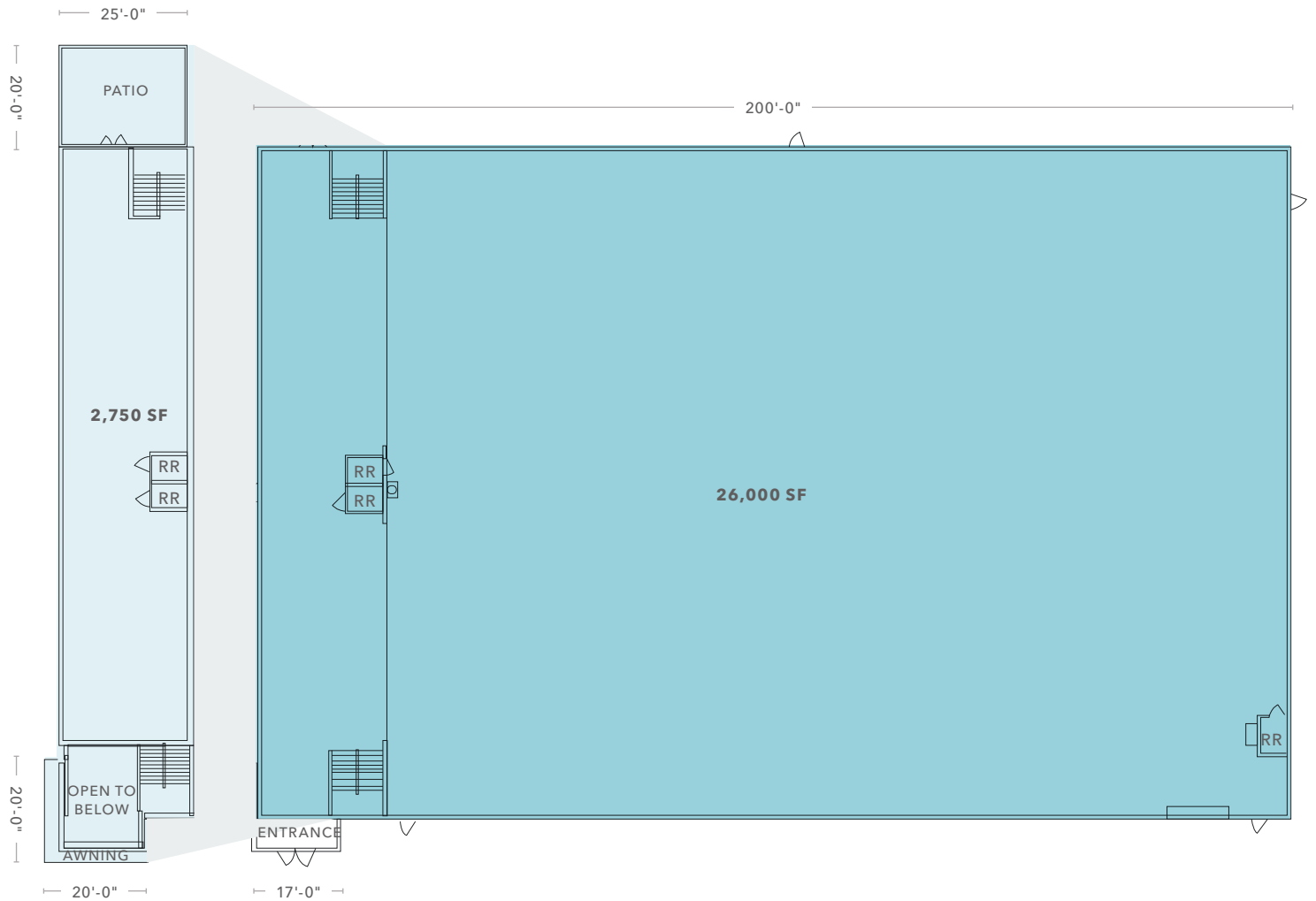
BUILDING FOOTPRINT

2,750 SF

CONCRETE/STEEL MEZZANINE



FIRST FLOOR PLAN



26,000 SF
FOOTPRINT

2,750 SF
MEZZANINE

28,750 SF
TOTAL SF

■ GROUND FLOOR
■ MEZZANINE



ELEVATIONS



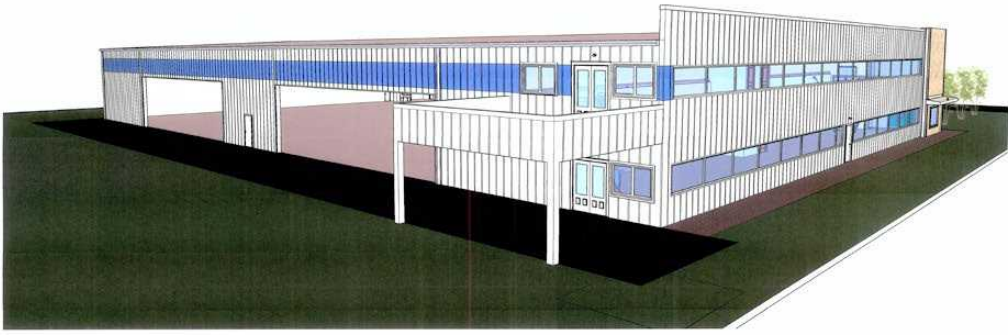
5 CONCEPT NORTH-WEST ISO VIEW
NOT TO SCALE



6 SOUTH EAST ISO VIEW
NOT TO SCALE



7 INTERIOR ENTRANCE ISO VIEW
NOT TO SCALE



8 EXTERIOR BALCONY ISO VIEW
NOT TO SCALE

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