

Offering Memorandum | **INDUSTRIAL WAREHOUSES FOR SALE**

RDP Industrial

20404 & 20405 69TH AVE NE, ARLINGTON, WA



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NAI Puget Sound
Properties

Offering Summary

The property is situated along the Northern border of The City of Arlington, nestled on the corner of 67th Ave NE and 204th St SE. With easy access to both I-5 and Hwy 9, the site is ideal for heavy manufacturing and industrial distribution. Arlington's industrial base is supported by a deep aerospace and advanced manufacturing ecosystem, with notable users including AMT, Cobalt Enterprises, Global Machine Works, ABW Technologies, Stoddard International, Excell Aerofab, AeroTEC, and other precision machining, composites, fabrication, and aviation-support companies clustered around Arlington Municipal Airport and the Cascade Industrial Center. The property is currently fully leased with an expiration date of 2/29/2028.

\$ 2,950,000 (\$228.90/SF)

- + Clear Span Structure
- + 7 Grade Level Doors
- + 4 Heated MAU w/ dual exhaust vent stacks
- + 3 Overhead Cranes
- + 3-Phase Heavy Power
- + Fenced lot and yard
- + Ample parking and loading space
- + 2 miles from Arlington Airport (AWO)



LOT SIZE	2.19 Acres
TOTAL BUILDING AREA	12,888 SF
OFFICE AREA	1,888 SF
YEAR BUILT	1978 / 1991
CLEAR HEIGHT	20'
ZONING	General Industrial (GI)

Site Plan

STORAGE GARAGE

BUILT	2010
STORAGE	840 SF
CLEAR HEIGHT	18'
DOORS	1 GL

BUILDING 1

BUILT	1991
TOTAL SF	6,000
OFFICE SF	288
RESTROOMS	1
CLEAR HEIGHT	20'
POWER	3-Phase Heavy
DOORS	3 GL
CRANES	1 5-ton
HVAC SYSTEMS	MAU w/ 2 exhaust vent stacks

BUILDING 2

BUILT	1978
TOTAL SF	6,048
OFFICE SF	576
RESTROOMS	3
CLEAR HEIGHT	20'
POWER	3-Phase Heavy
DOORS	4 GL
CRANES	2 7.5-ton
HVAC SYSTEMS	MAU w/ 2 exhaust vent stacks



Building 1



Building 2





Arlington Market Overview

LOCATION DESCRIPTION

Located Northeast of Arlington Municipal Airport (AWO), 20404 & 20405 69th Ave NE is located in Arlington's industrial core, which includes a vibrant and fast-growing manufacturing and logistics hub. This highly accessible property lies along a heavily trafficked arterial corridor that serves as a primary connector between Hwy 9 and I-5, and surrounding aerospace and advanced manufacturing uses. Notably, the properties abuts the Centennial Trail, a 30.5 mile long paved trail which follows a historic rail line from Snohomish to Skagit county.

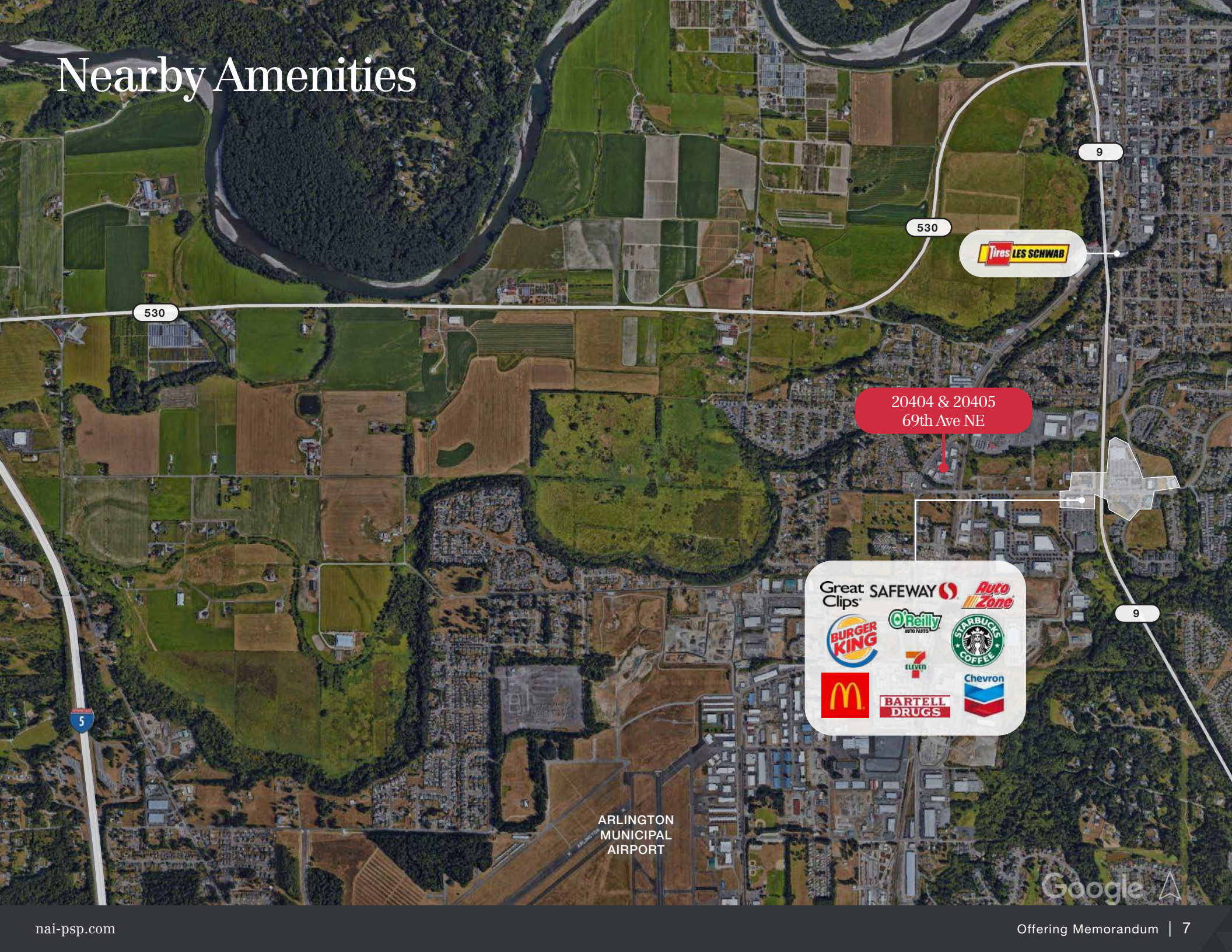
COUNTY OVERVIEW

Snohomish County, located in the heart of the Pacific Northwest, is one of Washington State's most dynamic and rapidly growing regions – with both rural and urban areas, as well as maritime and alpine climates. Its strengths lie in its diverse economic base, with manufacturing and research, strong manufacturing and industrial zones, and a high quality of life that attracts businesses and residents alike. Snohomish County's unique combination of economic strengths, cultural diversity, and natural attractions makes it a cornerstone of Washington State's development and a prime destination for both businesses and residents — driving increased demand for industrial manufacturing and logistics related businesses.

CITY OVERVIEW

Positioned 45 miles north of Seattle, Arlington combines industrial strength with a growing cultural and residential appeal, making it a key hub in Snohomish County. The city is home to a dynamic mix of aerospace, logistics, and healthcare employers, anchored by Arlington Municipal Airport and the new Amazon Fulfillment Center, PAE2. With an expanding commercial footprint, Arlington is attracting both new residents and forward-looking investment.

Nearby Amenities



530

530

9

Tires LES SCHWAB

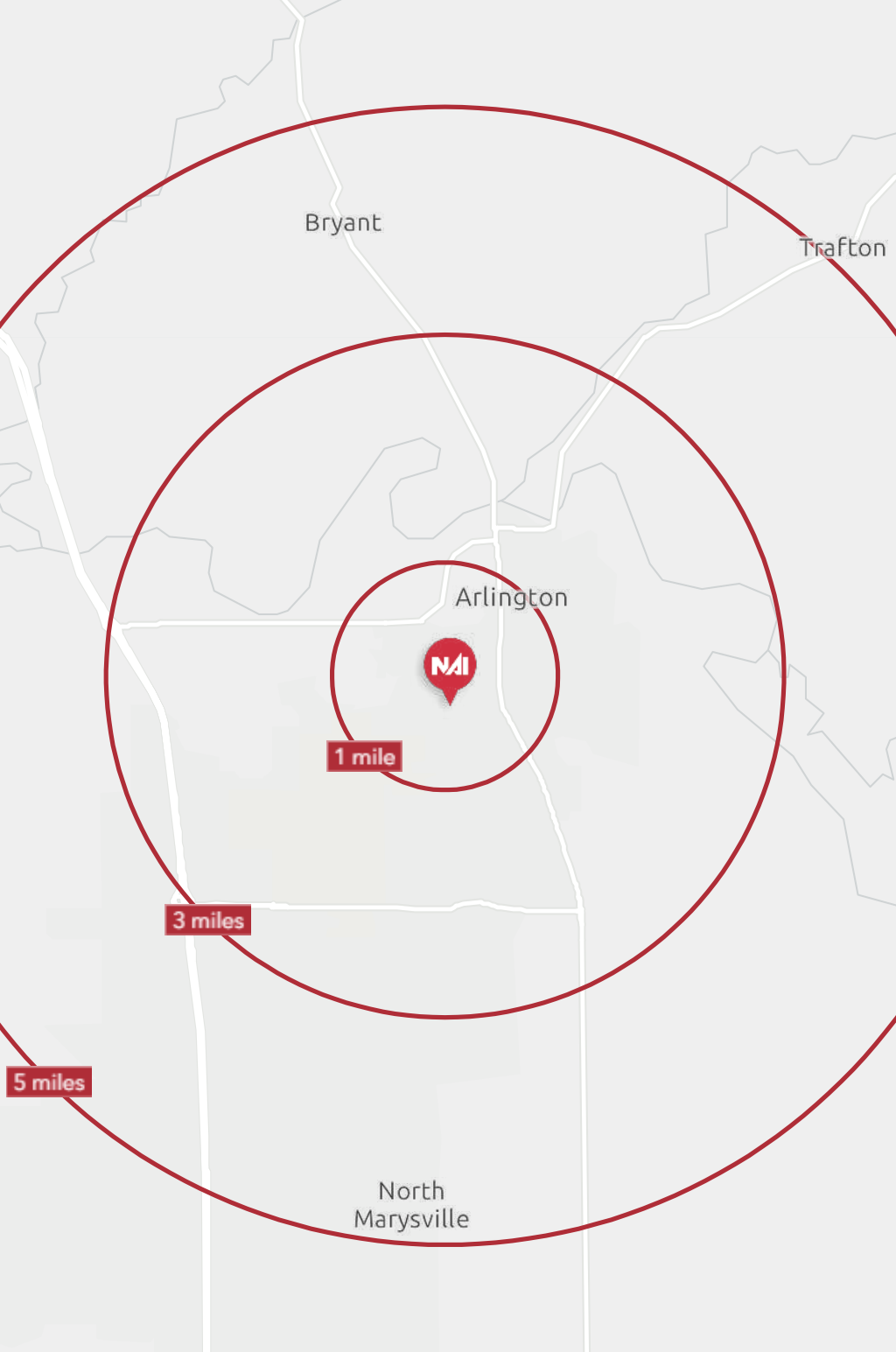
20404 & 20405
69th Ave NE

9

- Great Clips
- SAFeway
- Auto Zone
- BURGER KING
- O'Reilly AUTO PARTS
- STARBUCKS COFFEE
- McDonald's
- 7 ELEVEN
- BARTELL DRUGS
- Chevron

ARLINGTON
MUNICIPAL
AIRPORT

Google



Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	6,174	27,401	49,835
Households	2,326	10,062	18,276
Median Age	37.4	38.1	38.8
Avg. HH Income	\$113,885	\$127,369	\$126,506
Median Home Value	\$484,604	\$523,194	\$536,504

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