

FOR SALE

# SMOKEY POINT AUTO ROW FREEWAY SITE

16300 SMOKEY POINT BLVD,  
MARYSVILLE, WA

*6.96-Acre Freeway Auto  
Row Site with Unobstructed  
Exposure to I-5 and Smokey  
Point Boulevard*

**GREG FUCHS**

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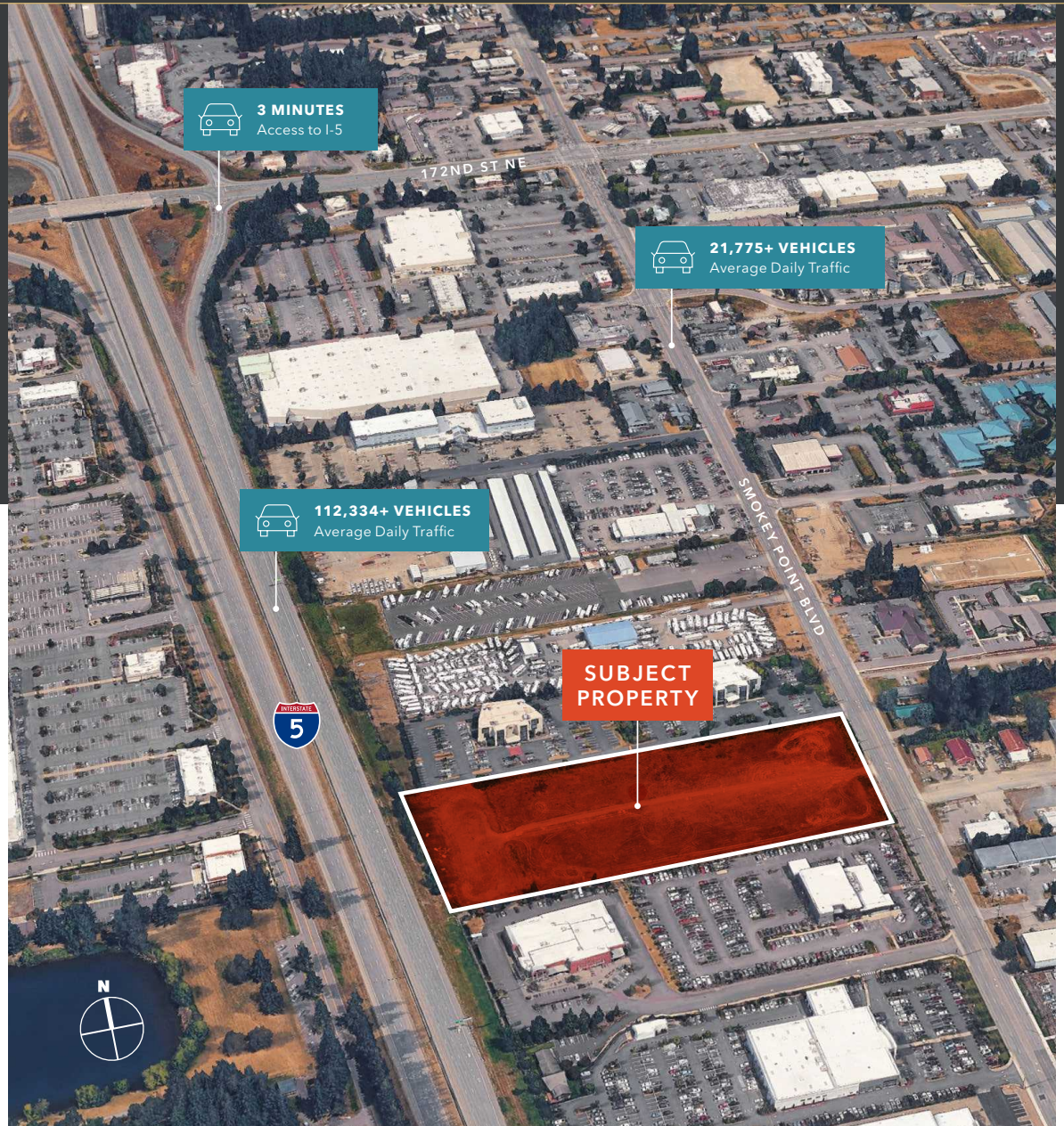
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*Rare frontage on I-5 and Smokey Point Blvd. Off-site surface water system available (at additional cost) that eliminates on-site surface water pond (no loss of land).*

TOTAL SIZE	6.96 Acres (303,073 SF)
MUNICIPALITY	Marysville
ZONING	General Commercial (City of Marysville)
TOPOGRAPHY	Level
ELECTRICITY	At Site
SEWER	At Site
SALE PRICE	\$39.00 / SF (\$11,820,000)

**3 MIN**  
ACCESS TO I-5

**6.96**  
TOTAL ACRES



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