

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

206.992.2727

greg.fuchs@kidder.com

CARTER NICHOLSON

425.450.1145

carter.nicholson@kidder.com

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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<br>(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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Mathews