

For Sale or Lease

Rail Served - 21 acres

6615-172nd Street NE
Arlington, WA

9 buildings totaling
approximately 45,000 SF

Just east of the I-5 & 172nd St
Interchange

Excellent exposure

Rail spur on site

15 acres of paving and gravel

Industrial zoning allows most
uses

Aggressively priced

Will divide



Contact

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Rail Served - 21 Acres

RAIL SERVED FACILITY - 21 ACRES

6615 - 172nd Street NE, Arlington

Total Available Size	±21 acres (±913,040 SF)
Zoning	Industrial
Project Type	Industrial/Rail
Sale Price	\$4,995,000
Lease Rate PSF/MO	\$0.15-\$0.30 shell / \$0.70 office

Property Summary and Comments

Approximately 21 acres just east of I-5 on 172nd Street NE (full freeway interchange). The site has excellent exposure, rail spur on site, 15 acres of paving and gravel, and approximately 45,000 SF of building area. Industrial zoning allows most uses, general commercial available on road frontage. Quick permits in the City of Arlington. Aggressively priced. Will divide. Will lease short term for \$0.15 for sheds, \$0.30 for buildings, \$0.70 for office, and \$0.05 for yard.

Detail Description

Municipality	Arlington	Rail	Yes
Water	Public	Will Build	Possible
Sewer	Available/Septic	Will Divide	Yes
Electricity	Heavy	Topography	Level
Gas	Adj. to site	Neighborhood	
Tax Year	2010		
Taxes	\$38,398.93		
AV Total	\$4,457,200.00		

Contact

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