

For Sale or Lease

Monroe Welding Site

3302 Old Hartford Rd
Lake Stevens, WA

10,824 SF on 2.21 Acres

Excellent crane-served
fabrication facility on 2.21 acres

Minutes from Hwy 9 and
Interstate 5

Zoned GI (General Industrial)

Manufacturing building is 9,000 SF

Separate office is 1,824 SF

Two 5-ton cranes in place

Heavy 480-volt/3-phase power

Aggressively priced



Location



Contact

Brian Kenworthy
Senior Vice President
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PROPERTY SUMMARY

Detail Description

Location	3302 Old Hartford Road, Lake Stevens, WA
Total Available Size	10,824 SF on 2.21 acres (96,268 SF)
Office Building	1,824 SF
Manufacturing Building	9,000 SF
Sale Price	\$1,300,000
Lease Rate	\$8,740/Month, NNN

Lease Rate Breakdown

Office	\$1.00 / SF / Month
Warehouse	\$0.50 / SF / Month
Yard	\$0.04 / SF / Month
Estimated Triple Net Expenses	\$0.12 / SF / Month

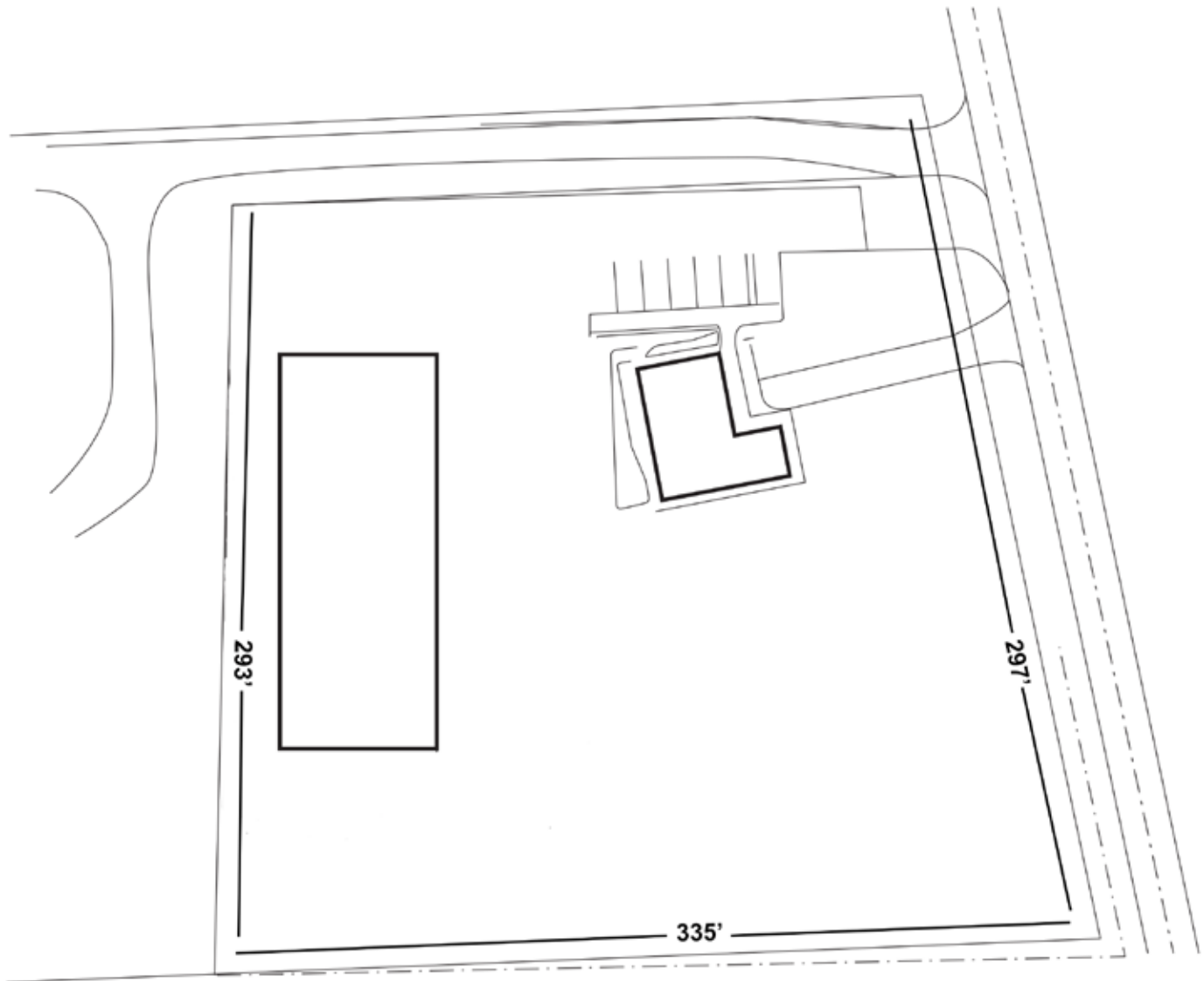
Property Details

Construction Type	Metal	Year Built	1969 / 1993
Loading Doors - Grade	3	Jib Cranes	Numerous
Parking	Ample	Cranes	Two 5-ton
Sprinklers	Yes / Dry	Column Spacing	Clear Span
Heating (Office)	Yes	Rail	No
Zoning	General Industrial	Yard Area	Yes
Land Area	2.21 acres (96,268 SF)	Elevators	0
Number of floors	1	AV Building	\$331,300
Tax Year	2013	AV Land	\$264,700
Taxes	\$10,157.84	AV Total	\$596,000

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