

## Pacific Industrial Building

6405 172nd Street NE  
Arlington, WA

Suites C & D2 totaling 16,606 SF  
the space can be demised down  
to 2,520 SF (dead storage)

Floor plan attached

Concrete yard area

Great location just off  
Interstate I-5

Near Arlington Airport

Concrete tilt-up construction

Dock-high and grade-level  
loading

Very heavy 3-phase power

Office recently remodeled

Aggressive rates



### Location



### Contact

**Brian Kenworthy**  
Senior Vice President  
425.450.1131  
briank@kiddermathews.com

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### Pacific Industrial Park, Suite D

#### Space Available for Lease

Office	Warehouse	Total Space for Lease	Total Building Size
2,086 SF	14,520 SF	16,606 SF	50,400 SF

#### Lease Breakdown

Office	Warehouse	Triple Net Expenses
\$1.10/SF, NNN	\$0.50/SF, NNN	

#### Property Summary and Comments

Concrete tilt-up; grade level loading. Extremely heavy power (3-phase). Great location, just off I-5 near Arlington Airport. Office has recently been remodeled. Minimum one (1) year term on the smaller spaces (lower rate for longer term). 2,086 SF and newly renovated office also available. See floor plan for possible configurations.

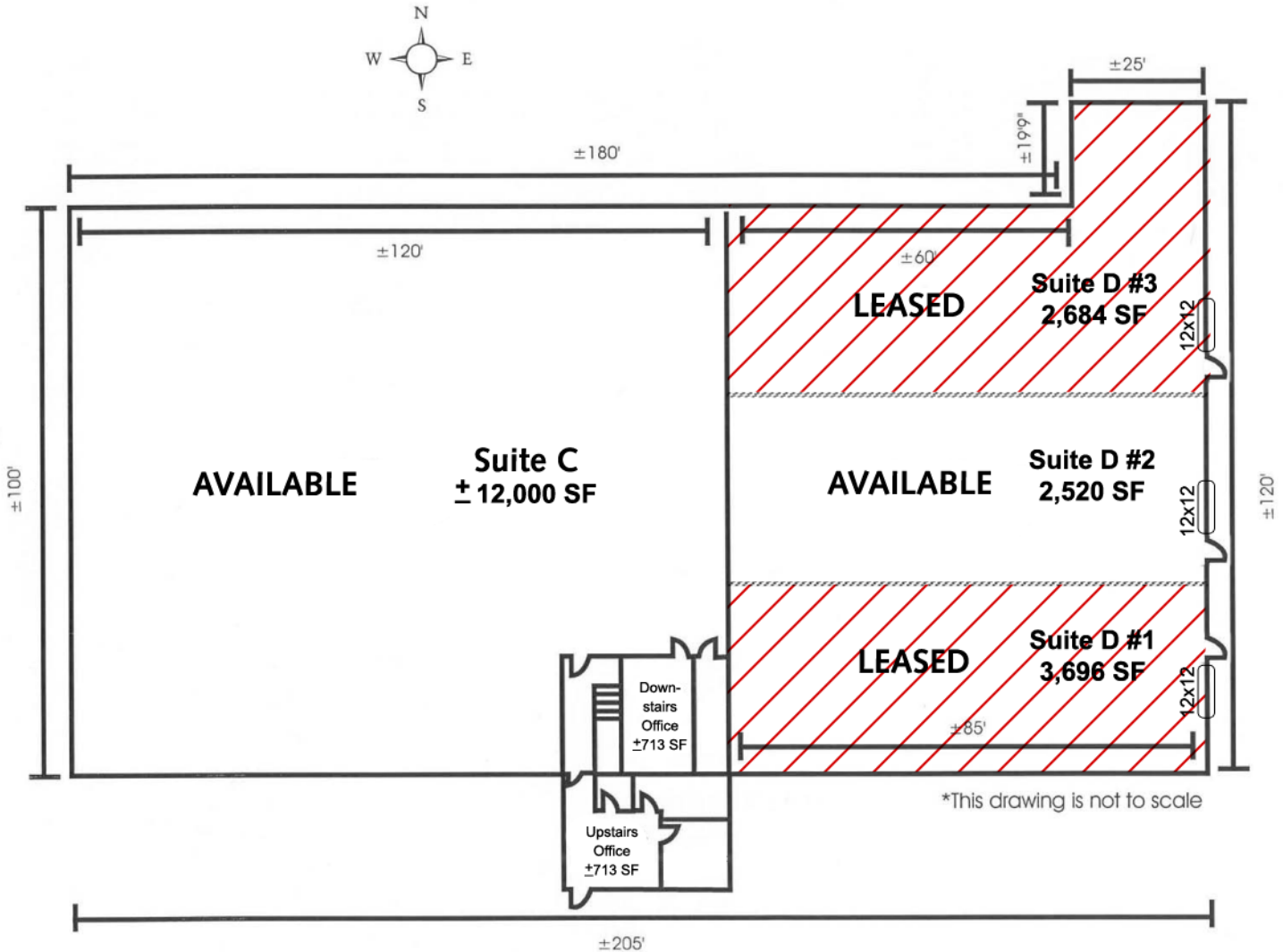
#### Detail Description

<b>Project Type:</b>	Industrial	<b>Construction Type:</b>	Concrete tilt-up
<b>Loading Doors-Grade Level:</b>	4	<b>Zoning:</b>	General Industrial
<b>Loading Doors-Dock High:</b>	2	<b>Year Built:</b>	1990
<b>Parking:</b>		<b>Land Area:</b>	3.61 acres/157,252 SF
<b>Ceiling Height:</b>	20'	<b>Yard Area:</b>	Yes
<b>Column Spacing:</b>		<b>Rail:</b>	No
<b>Sprinklers:</b>		<b>Building Dimensions:</b>	
<b>Heating/AC-Office:</b>		<b>Number of Floors:</b>	1
<b>Heating-Warehouse:</b>	Yes	<b>Elevator:</b>	
<b>Electrical Reported as:</b>	Heavy	<b>Other:</b>	

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