

For Sale - Investment

Rail Served Arlington Investment

20815 67th Avenue NE
Arlington, WA

ProBuild/ Builders FirstSource, Inc. (**NASDAQ: BLDR**) is the nation's largest professional building products retailer with over 470 units serving 74 of the top 100 metropolitan statistical areas across 40 states

\$6.1 billion dollars in combined sales in 2014

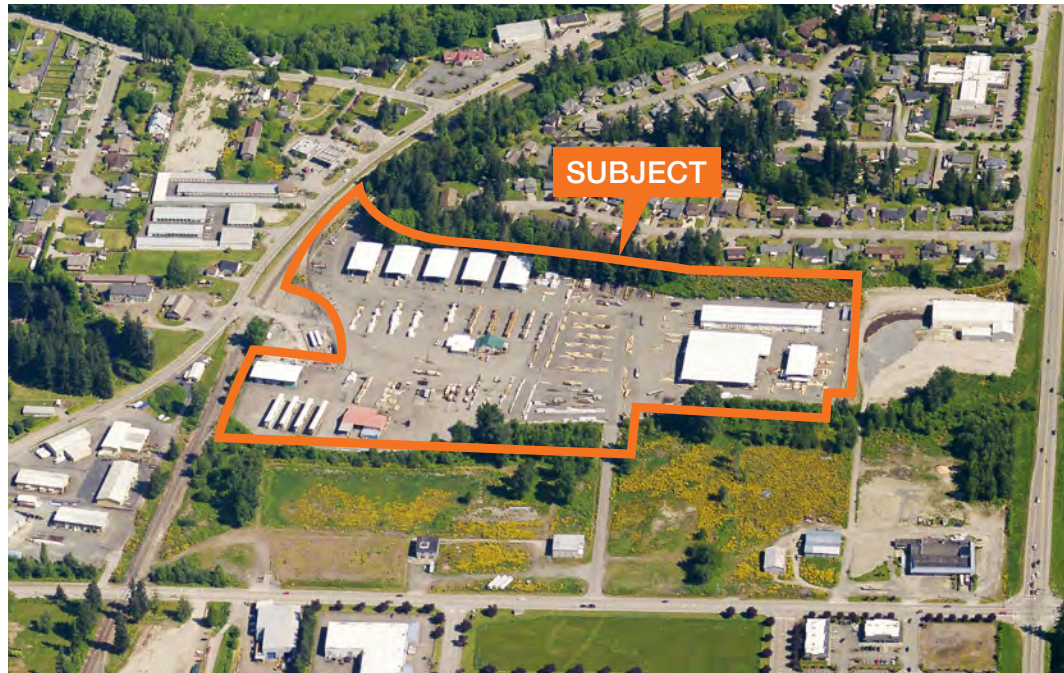
National credit tenant just extended lease through May 2020

7.1% cap rate

24.27 acres of newly developed yard with rail service

116,712 SF of building area

Priced at \$14,084,000



Contact

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SUMMARY INFORMATION

20815 67th Ave NE, Arlington

Total Building Size

116,712 SF

Property Summary and Comments

National credit tenant with lease through May 2020 (plus options). ProBuild / Builders FirstSource, Inc., (**NASDAQ: BLDR**) is the nation's largest professional building products supplier and a dominant force in their industry, nationally and locally, with a strong growth pattern.

Newly developed distribution center with rail service (BNSF). Improvements to site done in 2008. Great location for long term investment.

Detail Description

Project Type	Industrial	Construction Type	Metal/Frame
Loading Doors-Grade	Yes	Zoning	General Industrial
Loading Doors-Dock High	-	Year Built	2008
Parking	1,000	Land Area	24.27 acres (1,057,202 SF)
Ceiling Height	Varies by building	Yard Area	Yes (paved)
Sprinklers	Yes	Rail	Yes (BNSF)
Heating/A-C (Office)	-	Number of Floors	1
Heating (Warehouse)	-	Electrical Reported as	Heavy
Tax Year	2015	Taxes	\$104,899.43

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