

For Sale or Lease

Highway 9 Retail Yard

21015 State Route 9 NE
Arlington, WA

34,240 SF on 5.44 Acres

Great location, fabulous
exposure and frontage on
Highway 9

5+ acres site with paved yard

±5,600 SF of nice
retail/showroom with offices

±25,000 SF main building

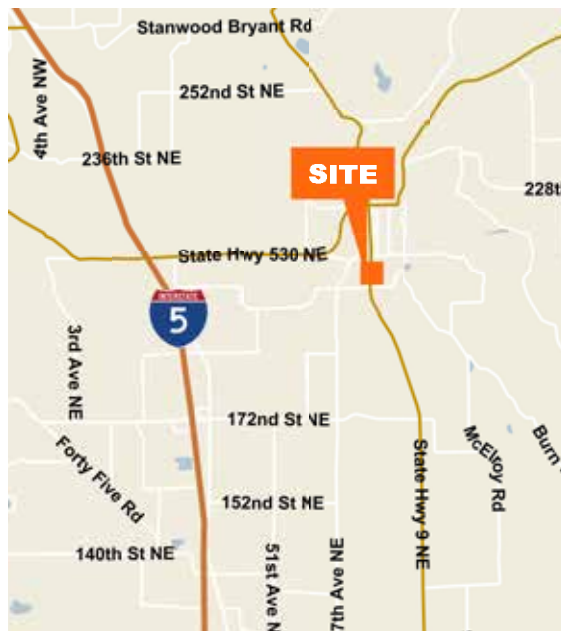
Two separate storage buildings
approximately 3,480 SF
and 5,760 SF

Dock high and grade
level loading

Adjacent house/office with
amenities also available



Location



Contact

Brian Kenworthy
Senior Vice President
425.450.1131
briank@kiddermathews.com

Highway 9 Retail Yard

PROPERTY SUMMARY

Location	21015 State Route 9 NE, Arlington, WA
Summary	Main building is ± 25,000 SF and includes ±5,600 SF retail showroom and offices. Ideal auto, boat or RV sales lot. Leased by Dwayne Lane's Arlington Chevrolet through Nov. 2013. Storage buildings of 3,840 SF and 5,760 SF. Numerous shed covers.
Construction Type	Metal
Year Built	Main Building - 1968, Storage Buildings - 1996
Parking	Ample
Heating/AC (office)	Yes
Heating (warehouse)	Yes
Zoning	General Commercial
Rail	No
Land Area	5.44 acres (±236,966 SF)
Yard Area	Yes
Sale Price	\$2,500,000.00

LEASE RATE BREAKDOWN

Office	\$0.90 PSF/Mo/NNN
Warehouse	\$0.49 PSF/Mo/NNN
Storage Buildings	\$0.49 PSF/Mo/NNN
Yard	\$0.06 PSF/Mo
Estimated Triple Net Expenses	\$0.19 PSF/Mo



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