km Kidder Mathews

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

For Sale or Lease



Location



Contact

Brian Kenworthy Senior Vice President

425.450.1131 briank@kiddermathews.com



For Sale or Lease

Highway 9 Retail Yard

PROPERTY SUMMARY	
Location	21015 State Route 9 NE, Arlington, WA
Summary	Main building is \pm 25,000 SF and includes \pm 5,600 SF retail showroom and offices. Ideal auto, boat or RV sales lot. Leased by Dwayne Lane's Arlington Chevorlet 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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