



# ICONIC FREEWAY BUILDING

FOR SALE | 30,129 SF BUILDING ON 2.52 ACRES  
16216 SMOKEY POINT BLVD, MARYSVILLE, WA



**FOR SALE**

# Iconic Freeway Building

16216 SMOKEY POINT BLVD, MARYSVILLE, WA



## Features

**30,129 SF** building on 2.52 acres of land

**RETAIL / INVESTMENT OR OWNER/USER** opportunity

**FABULOUS** freeway exposure

**ICONIC** building identity

**STATE-OF-THE-ART** facility

**2006** construction

**SALE PRICE** \$8,452,000

**BRIAN KENWORTHY**  
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**km** Kidder Mathews

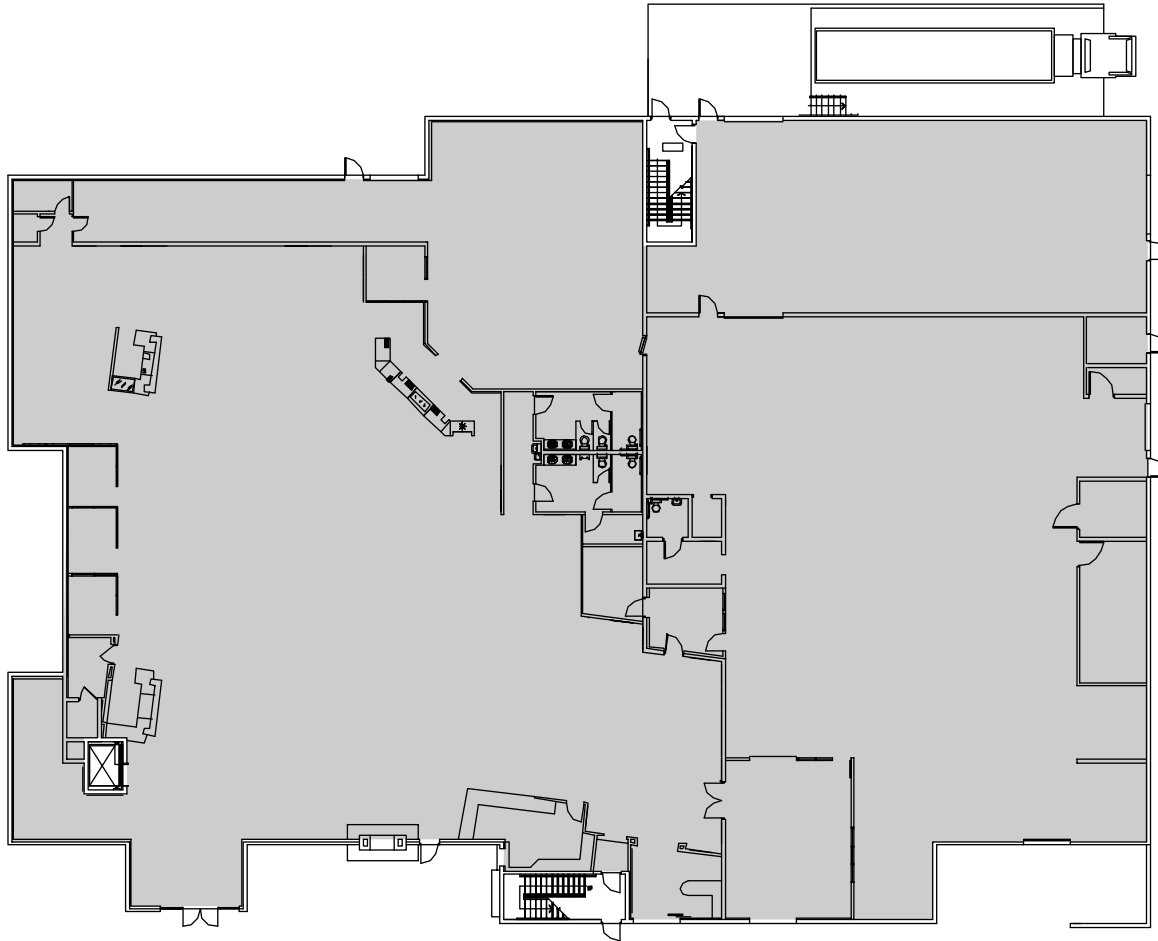
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## Floor Plan

FIRST FLOOR



**30,129**

SQUARE FOOT BUILDING

**2.52**

ACRES OF LAND

**\$8,452,000**

SALE PRICE

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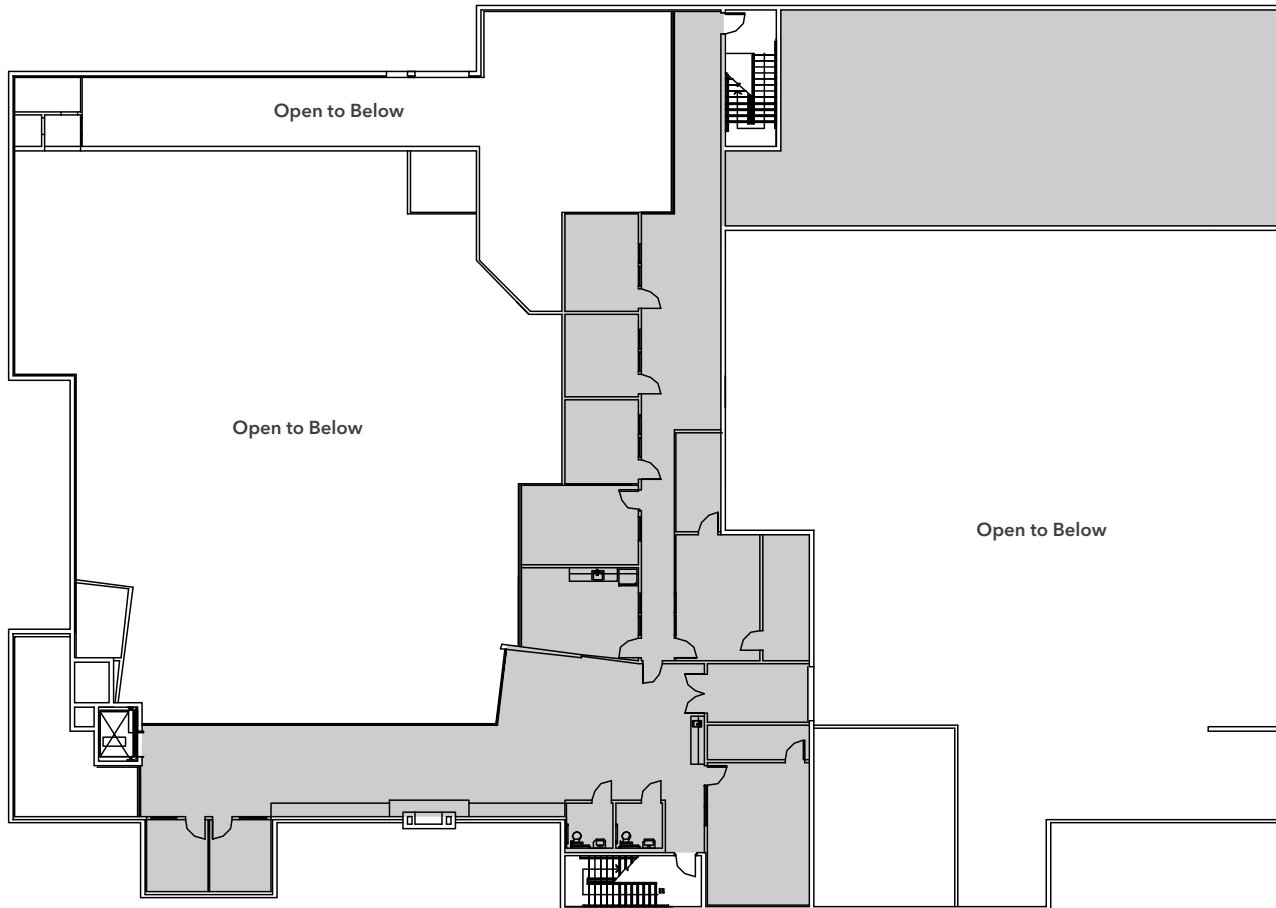
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## Floor Plan

**SECOND FLOOR**



**103,850**

**ANNUAL AVERAGE DAILY  
TRAFFIC (AADT) ON I-5**

**22,876**

**AADT ON SMOKEY POINT  
BLVD**

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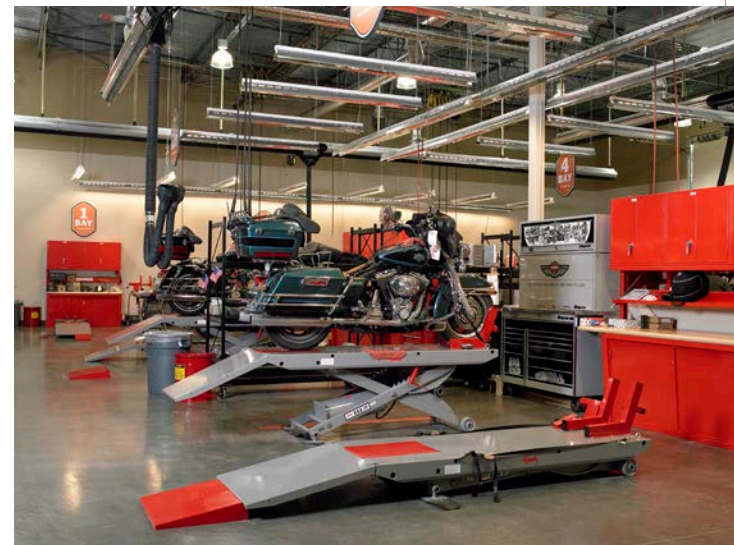
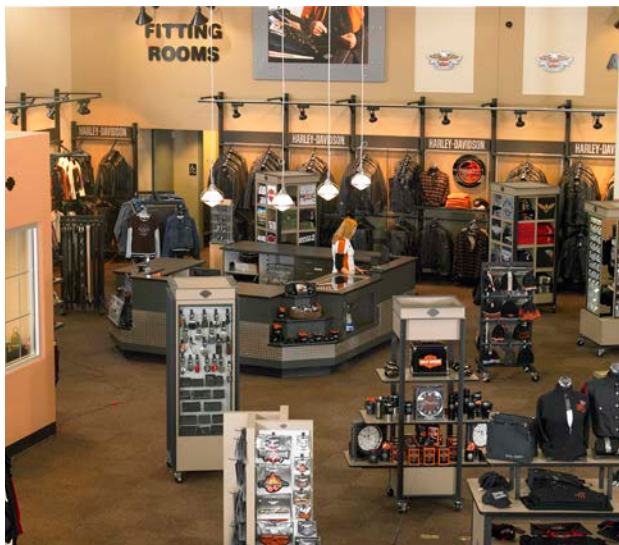
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