

Crane Served Fabrication Facility

19602 60th Ave NE
Arlington, WA

3.37 acres, fenced

3,420 SF office

19,140 SF warehouse

Building is permitted for addition of Phase 2 (approx. 18,318 SF)

2 ea 10-ton cranes,
13 ea 1-ton jib cranes

Blasting room, paint booth,
heavy power

Zoned General Industrial

52 parking spaces

Utilities are underground and
retention pond is in for both
phases, per code

Property is completely secured
around perimeter



Location



Contact

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Crane Served Fabrication Facility

SITE

19602 60th Avenue NE, Arlington

Available Space	22,560 SF on 3.37 acres
Office Space	3,420 SF
Warehouse Space	19,140 SF
Asking Price	\$2,780,000

Property Summary and Comments

The facility is a crane served fabrication plant constructed in 2000 that features a total of 22,560 square feet, of which 3,420 square feet is configured as office area. The manufacturing portion has 34'3" ceiling height and is served by 2 each 10-ton remote control cranes and 13 1-ton jib cranes. The building has a permitted blasting room and paint booth as well as dock high and grade level loading. Compressed air, inert gas, natural gas, oxygen, and heavy power are distributed throughout. The 3.37 acre site allows for the existing building size to be doubled while still allowing adequate manufacturing and parking area. The property is in excellent condition.

Detail Description

Project Type	Crane served industrial fabrication	Construction Type	Metal
Loading Doors - Grade	14' wide	Zoning	GI (General Industrial)
Loading Doors - Dock High	2 ea	Year Built	2000
Parking	52 stalls	Land Area	146,797 Sf
Ceiling Height	34'3"	Yard Area	yes
Sprinklers		Rail	no
Heating / AC (Office)	yes	Number of Floors	1
Heating (Warehouse)	yes	Elevator	-
Tax Year	203	AV Building	\$623,000
Taxes	\$18,771.37	AV Land	\$845,000
		AV Total	\$1,468,000

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