

# Arlington Industrial Investment

19704 60th Ave NE, Arlington, WA



**FOR SALE**  
**\$3,650,000**

**Fully Leased, Single Tenant Industrial Investment**  
**29,694 SF Warehouse**

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## Executive Summary

Kidder Mathews has been retained to exclusively market for sale a single story warehouse 8 minutes from I-5 and SR 530 junction. This 29,694 SF building is situated six minutes from downtown Arlington and the refreshed Riverfront Park. Located nearly halfway between Seattle and Vancouver B.C, this warehouse sits on 2.05 acres with 1,848 SF of office space, as well as a small open storage mezzanine. The building is fully leased, with the possibility of renewal in September 2021. The building incorporates both drive-in and recessed loading dock capability with two dock high doors.

This Property has historically had long term occupants due to proximity to freeway, municipal airport, and town center. In the current configuration, this warehouse could be used by a manufacturing company, which make up 18% of the jobs in Arlington. With close proximity to the Arlington Municipal Airport and the quickly expanding aerospace community in Snohomish and North King Counties, it could attract interest from Boeing and their subcontractors. Paine Field, 20 minutes south, could also attract additional tenants.

This offering presents an excellent opportunity to acquire a well-maintained warehouse near Seattle's buzzing real estate and job markets. An additional value-add opportunity for the Property lies in the possibility of an expansion option on the southerly portion of the building.

## Offering Process

This Property is being offered for sale at \$3,650,000. The ownership will review offers as received and reserves the right to call for offers at a later date.



## Investment Highlights

Solid cash flow in a stable industrial business park

Excellent access to both I-5 and SR 530, as well as the Arlington Municipal Airport

Below market rents provide value-add potential upon lease renewal

Ample surface parking surrounding the building

Circular drive aisle providing trucks ability to turn around on site

One grade level and two dock high doors

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## Property Overview

<b>PROPERTY</b>	Arlington Warehouse
<b>TYPE</b>	Industrial
<b>ADDRESS</b>	19704 60th Ave NE, Arlington, WA 98223
<b>PARCEL NUMBER</b>	007463-000-011-00
<b>NRSF</b>	29,694 SF
<b>OCCUPANCY</b>	100%
<b>TENANT(S)</b>	Single Tenant - Country Save
<b>YEAR BUILT</b>	2002
<b>BUILDINGS</b>	1
<b>STORIES</b>	1
<b>PARKING</b>	Surface - 37 stalls
<b>LAND AREA</b>	2.05 AC
<b>ZONING</b>	IND



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**km** Kidder  
Mathews

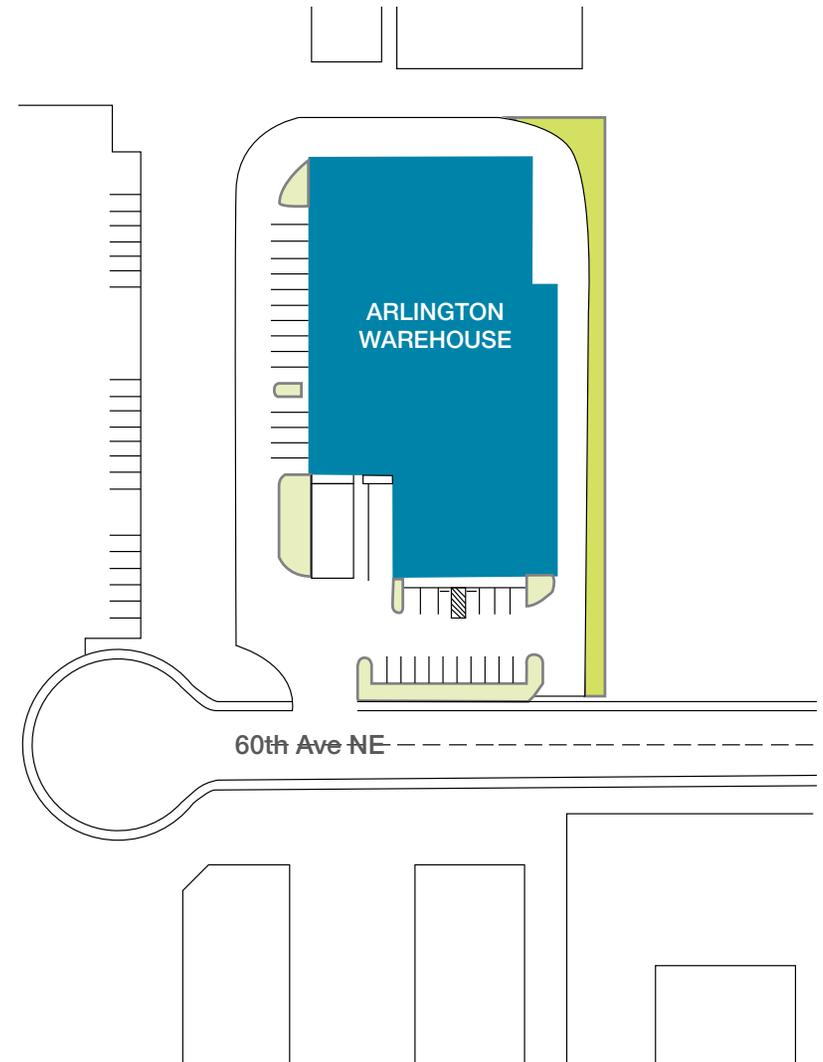
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## Building Information

<b>TOTAL GROSS BUILDING SIZE</b>	29,694 SF
<b>YEAR BUILT</b>	2002
<b>NUMBER OF STORIES</b>	1
<b>OFFICE COMPONENT</b>	1,848 SF
<b>INDUSTRIAL COMPONENT</b>	27,840 SF
<b>DOORS</b>	1 grade level door with 12' x 18' opening 2 dock high doors with 10' x 10' dimensions
<b>POWER</b>	Heavy 3-phase power
<b>CEILING CLEAR HEIGHT</b>	24'
<b>FOUNDATION</b>	Concrete slab at-grade with concrete spread footings
<b>EXTERIOR WALL</b>	Painted concrete tilt-up
<b>ROOF TYPE</b>	Deck roof with steel bracing
<b>WINDOWS</b>	Double pane units
<b>ADDITIONAL SURFACES</b>	2 large silos



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Located in strong, stable Puget Sound business park

## LOCATION HIGHLIGHTS

The expansion of the aerospace industry in the Seattle region led Arlington to develop its own municipal airport into an aerospace job center, which includes a high concentration of Boeing subcontractors. As of 2012, the airport has 130 on-site businesses that employ 590 people, with a total output of \$94.5 million annually

No corporate or personal income tax

The City of Arlington plans an increase in the number of jobs by 20,000 by 2035

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## Tenant & Financial Information

### 100% OCCUPIED BY COUNTRY SAVE

Founded in 1977

Major contracts with the Defense Department and Wyndham/Worldmark Vacation Rentals

Consistently rated the highest powder detergent on Amazon

### NNN LEASE

Base Rent: \$9,985.97/month

Adjusted annually based on CPI

Expiration: September 30, 2021



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