

31 ACRES
MALTBY, WA

Maltby Road

86th Ave SE

524

522

212th St SE

Retail/Industrial Land - For Sale

Maltby, Washington

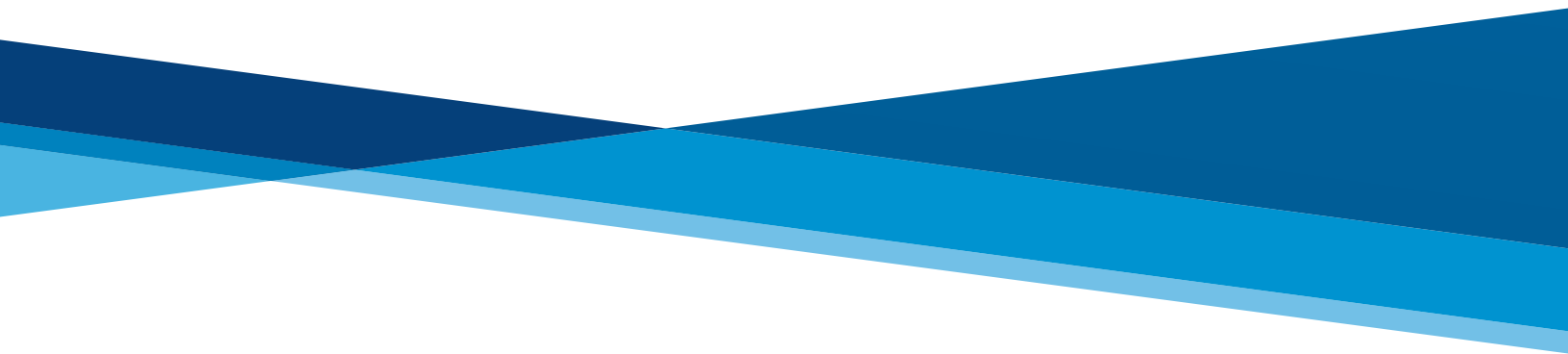
- › Rare large visible site (31 acres total)
- › Approximately 11 Acres zoned Industrial (IP)
- › Approximately 16.5 Acres zoned Planned Community Business (PCB)
- › Approximately 3.5 Acres zoned General Commercial (GC)
- › \$7.95/SF - Industrial
- › \$15.00/SF - PCB/GC
- › Snohomish County
- › Level Site
- › Immediate access to SR-522
- › Planned highway interchange
- › High visibility
- › All utilities available

PREPARED BY:

Derek Heed
Senior Vice President
+1 425 453 3133
derek.heed@colliers.com

Gregg Riva
Senior Vice President
+1 425 453 3132
gregg.riva@colliers.com

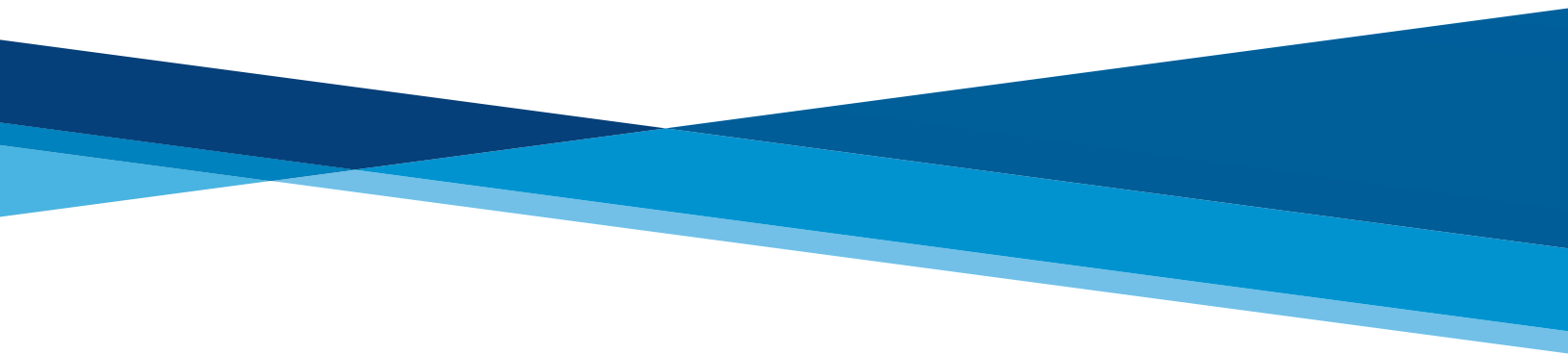
Peter Werle
Agent
+1 360 830 4361
werlegig@msn.com



Executive Summary

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Site Address	Maltby Road & Broadway Avenue Maltby, Snohomish County Washington
Price	\$7.95/SF, Industrial \$15.00/SF, PCB & GC
Size & Zoning	Approximately 11 Acres - Industrial (IP) #270524003400 Approximately 3.5 Acres - General Commercial (GC) #270524003001 Approximately 16.5 Acres - Planned Community Business (PCB) #270524085002
Utilities	Gas/power - at road Water - 12" line through site Sewer - 12" line through site
Topography	Relatively level site One block north of Paradise Lake Road exit from SR-522
Allowed Uses	Industrial - Light industrial uses, manufacturing, distribution GC & PCB - Grocery, banking, service station, multi-family, retail, office use
Special Features	Maltby Road will be extended to connect with a planned interchange with SR-522. Construction of the interchange is currently on hold pending funding.



Site and Location Maps



NORTH

31 ACRES
MALTBY, WA

85th Ave SE

86th Ave SE

Maltby Road

Elm St

MALTBY

216th St SE

87th Ave SE

Yew Way

524

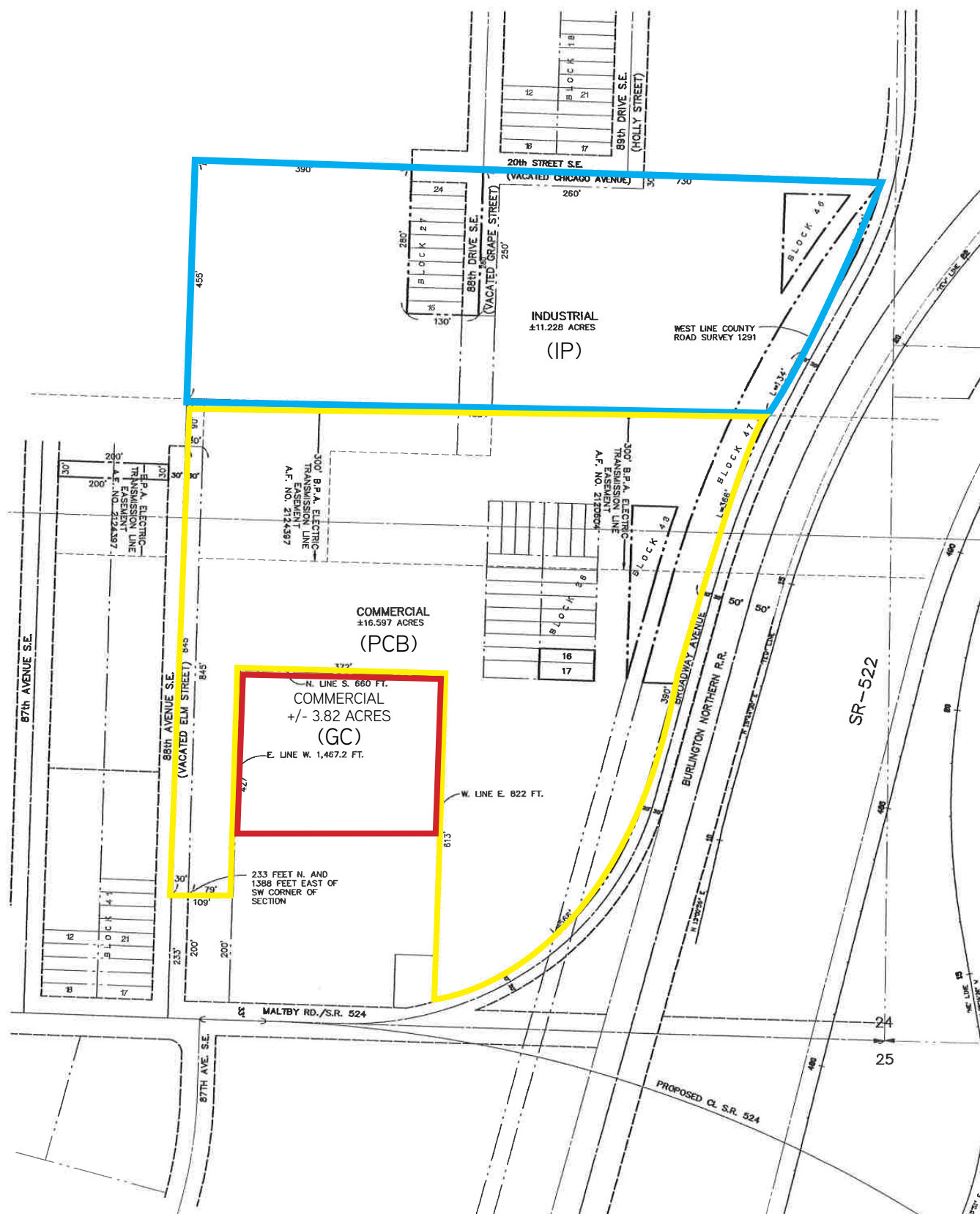
522

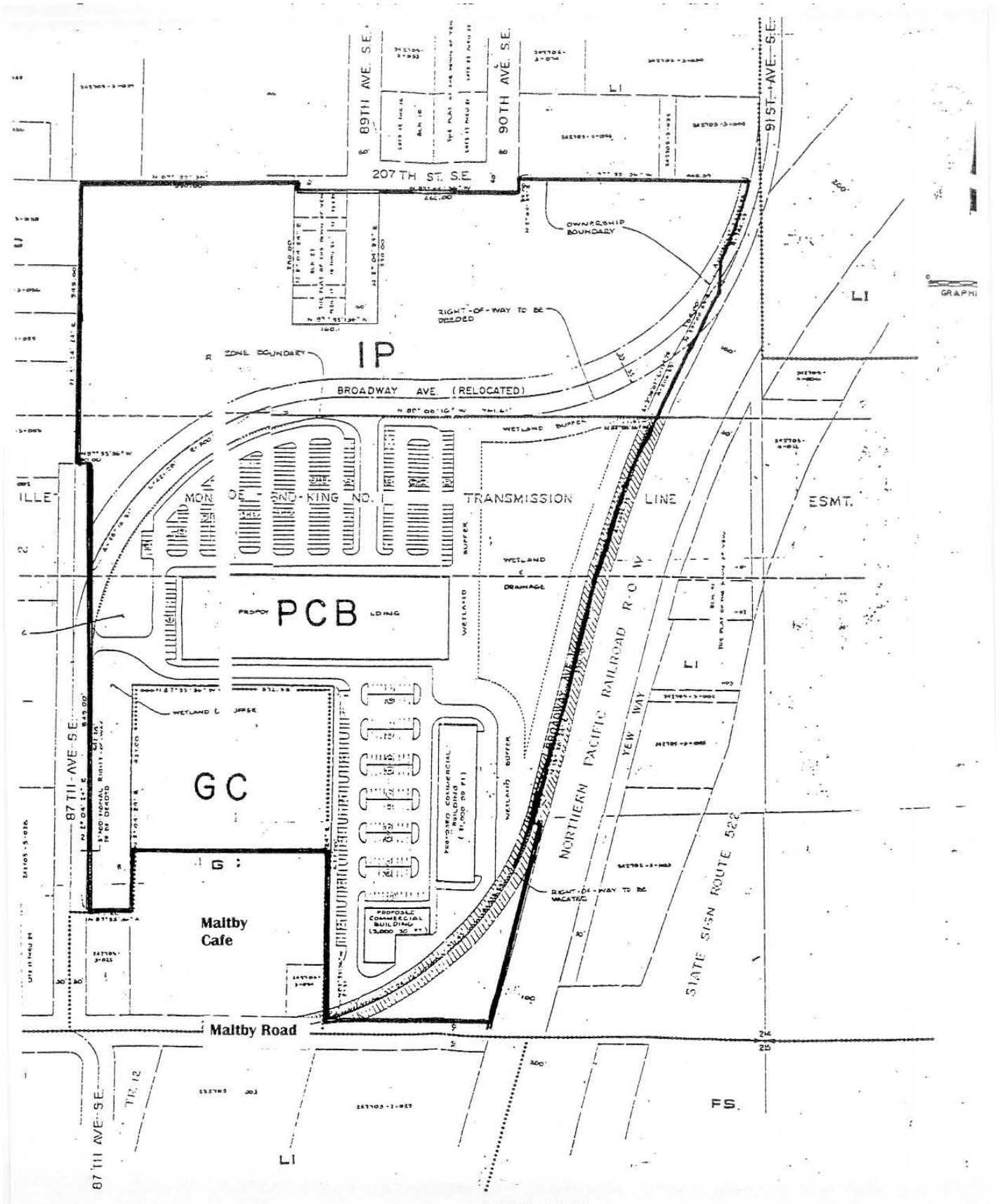
91st Ave SE

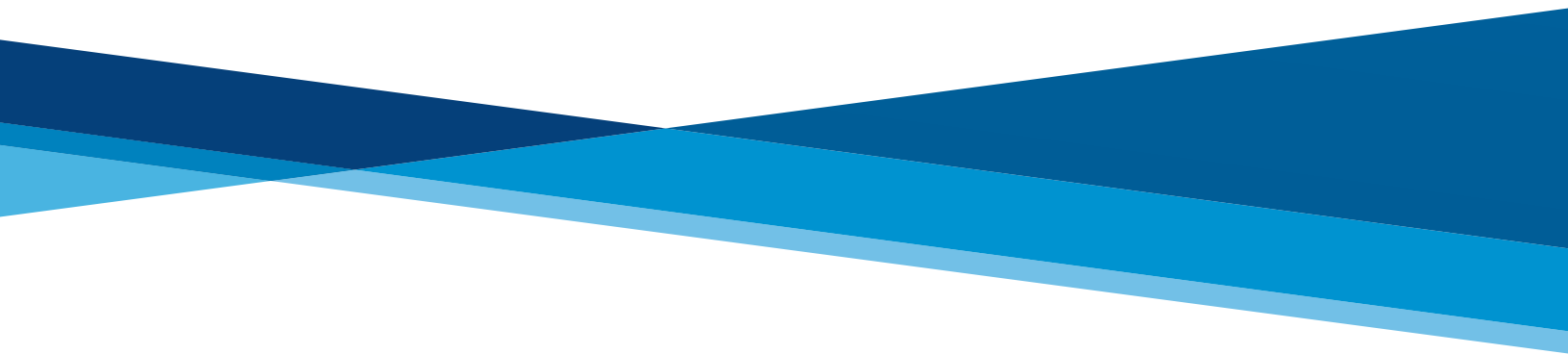
212th St SE

95th Ave SE

Paradise Lake







Site Information

Site Information



<i>Land Size / Shape / Dimensions</i>	<p>The property includes four contiguous tax parcels and encompasses a gross land area of approximately 31 acres. The site is bounded to the south by Maltby Road and to east by Broadway Avenue</p>
<i>Utilities</i>	<p>12 inch water and sewer lines are located on the east side of the Maltby Cafe and run north and east through the site. Electrical power and natural gas is available through Puget Sound Energy. Telephone lines are with GTE.</p> <p>Water and sewer were recently brought to the site. ULID is \$0.55 per square foot. Water and sewer district is Cross Valley, Snohomish, Washington.</p>
<i>Ingress / Egress</i>	<p>Washington State Department of Transportation is planning to construct an interchange at SR-522 and Maltby Road (SR-524). In conjunction with the project, Broadway will be realigned through the property. The intersection of 87th SE and Maltby Road will be signalized. Ingress and egress to and from the property will be off Broadway Avenue and 87th. The interchange has not been funded by the State of Washington.</p>
<i>Environmental Issues</i>	<p>A Phase I environmental study was completed in 2001.</p> <p>The site has no unusual environmental concerns.</p>