

FOR SALE > INDUSTRIAL SITE

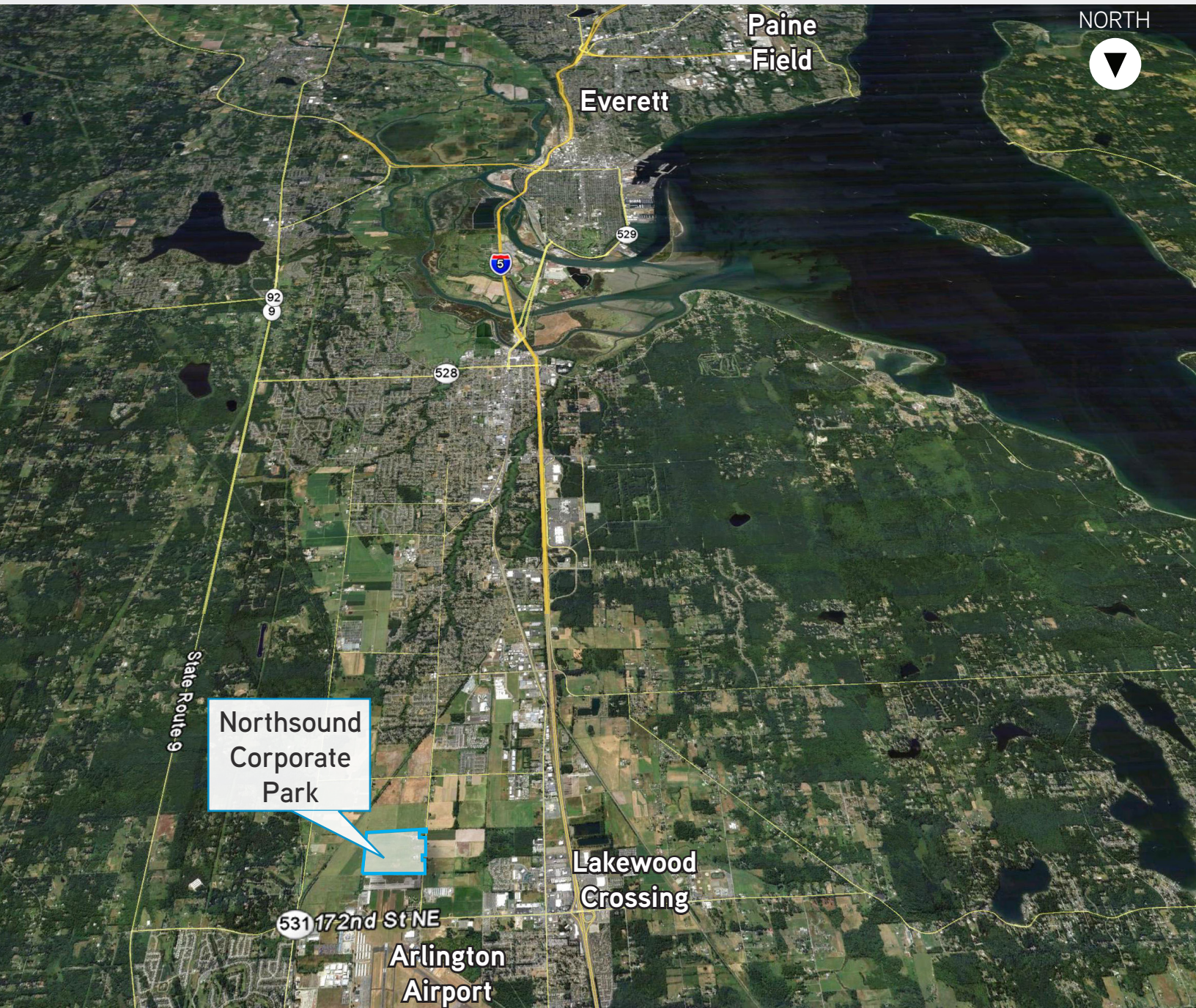
Northsound Corporate Park



16329 51ST AVE. NE, MARYSVILLE, WA 98271

76.25 ACRE LIGHT INDUSTRIAL SITE

Previously Approved Binding Site Plan for up to 1,400,000 SF



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OFFERING PRICE: \$8,000,000 (\$2.41/SF)

Attributes

- > Binding Site Plan: Allows up to +/- 1,400,000 SF of light industrial development
- > 1 mile east of I-5 Exit 206 on 172nd St. NE (SR 531)
- > 1/4 mile south of the Arlington Municipal Airport
- > 16 miles to Boeing's Everett Plant
- > 10 miles to Port of Everett
- > 47 miles to Port of Seattle
- > 90 miles to Delta Port (Vancouver B.C.)
- > Flat terrain
- > Water & sewer in street
- > Power available

Parcel No.

> 310527-002-007-00	19.629 Acres
> 310527-003-011-00	17.300 Acres
> 310527-002-010-00	19.938 Acres
> 310527-003-001-00	19.388 Acres
Total	76.255 Acres

Land Details

> Size	76.255 Total Acres
> Address	16000 - 16400 51st Ave. NE, Marysville, WA
> Zoning	Light Industrial (LI)

Extensive Due Diligence package available for serious prospects.

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FOR SALE > 76.265ACRE INDUSTRIAL SITE

Northsound Corporate Park

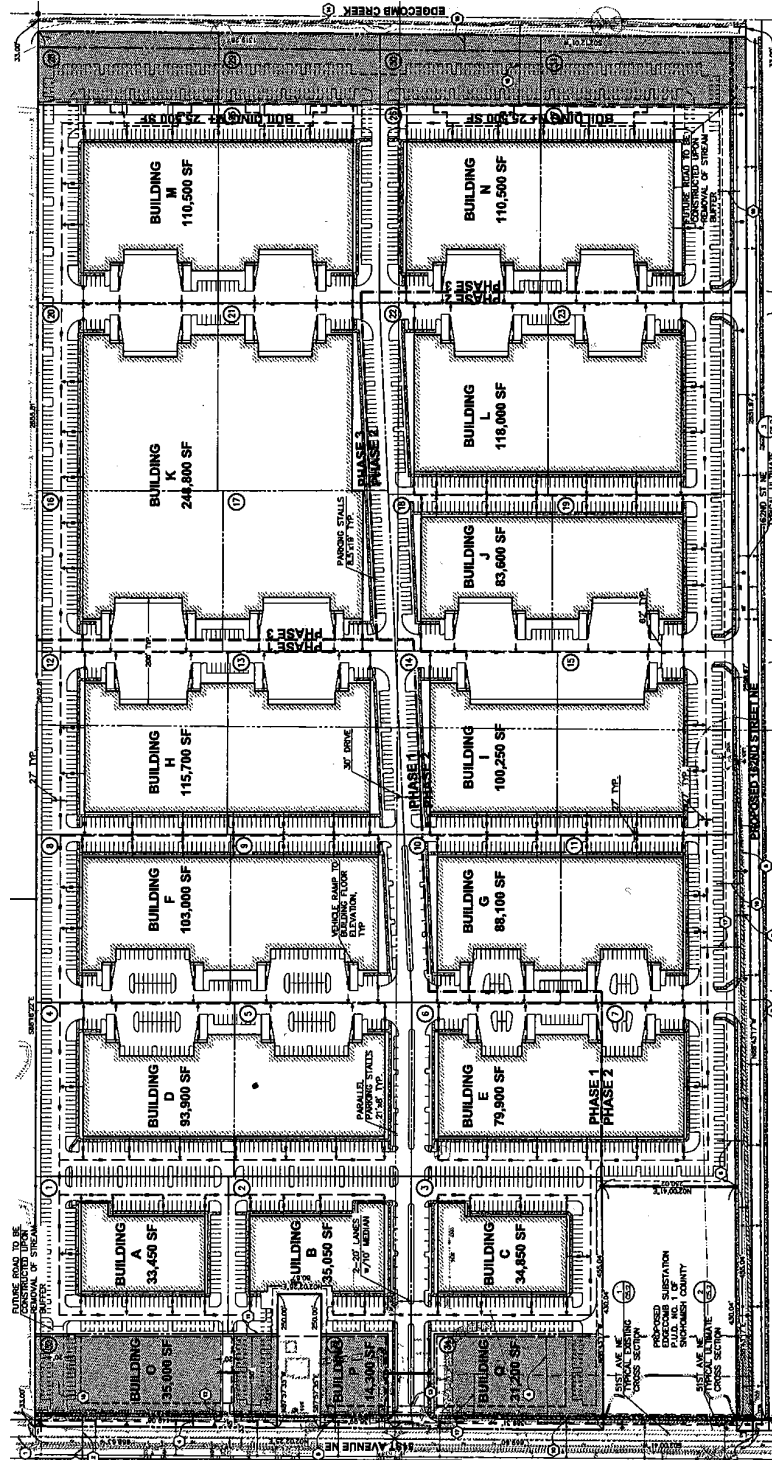
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(CONCEPTUAL)

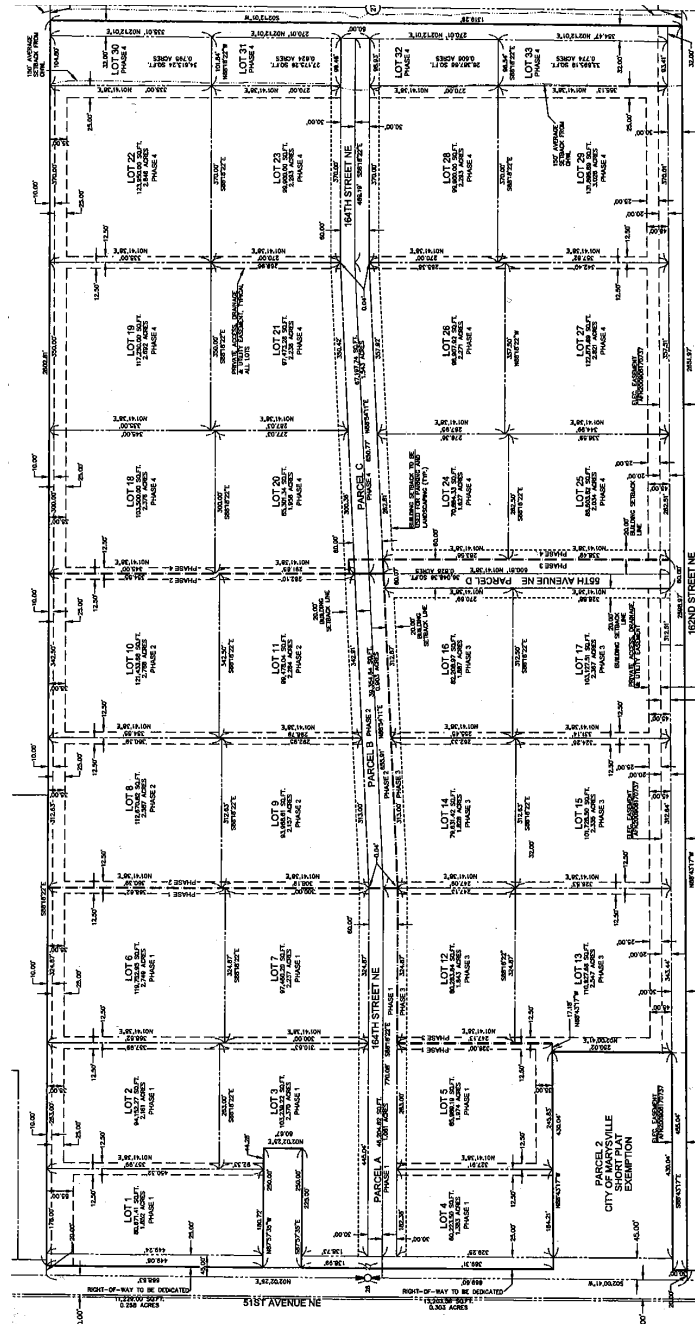


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FOR SALE > 76.26 ACRE INDUSTRIAL SITE

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