

WAREHOUSE

18824 Smokey Point Blvd, Arlington, WA 98223



THE
CANTRELL
GROUP@kw

Listed by **Kris Cantrell**
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Kris Cantrell



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Incredible opportunity to own this 17,000 multi use space. Perfectly located in the busy Smokey Point area off of the 172nd street exit. Easy in and out access with tons of parking. Included are 4 tax parcels with 14k sq ft on the main and 3k sq ft custom floating concrete 2nd floor. Three 16' roll up doors. 5 Bathrooms. 2 main rooms with 25' ceilings. Tons of offices. Sprinkler system. 5 heat pumps. Just down the road is Amazon, Costco, Target, Lowes, Arlington Airport and more.

Zoning Class: Commercial

17,000 sq ft of Multi Use Space



Building Overview



Unit Details

Unit 2	Available Sq Ft: 3,500
Unit 3	Available Sq Ft: 3,500
Unit 5	Available Sq Ft: 3,500
Unit 6	Available Sq Ft: 3,500

The industrial real estate market in Arlington, Washington, is experiencing significant growth, particularly in the rapidly developing Smokey Point area surrounding this parcel. Anchored by the Cascade Industrial Center (CIC), which was established in 2019 to designate more than 4,000 acres for industrial and manufacturing uses, the region has attracted major companies seeking long-term advantages. Businesses located within the CIC benefit from generous manufacturing tax incentives, a predictable and efficient permitting process, and an industry-friendly climate that supports expansion.

This location offers excellent multi-modal connectivity, including convenient access to I-5, SR-531, the BNSF mainline, a municipal airport, and an international deep-water seaport. The area features a mix of industrial, commercial, and residential developments with proximity to retail amenities, public transit, and a strong local workforce. Zoned for commercial, the site is well-suited for manufacturing, warehousing, or distribution operations, providing strategic access and significant development potential within Snohomish County's growing industrial hub.

Features

Neighboring Anchors: Amazon, Walmart, Safeway, Costco, Target, Best Buy, Lowe's and Starbucks

PROPERTY SITE PHOTOS



18824 Smokey Point Blvd

PROPERTY SITE PHOTOS



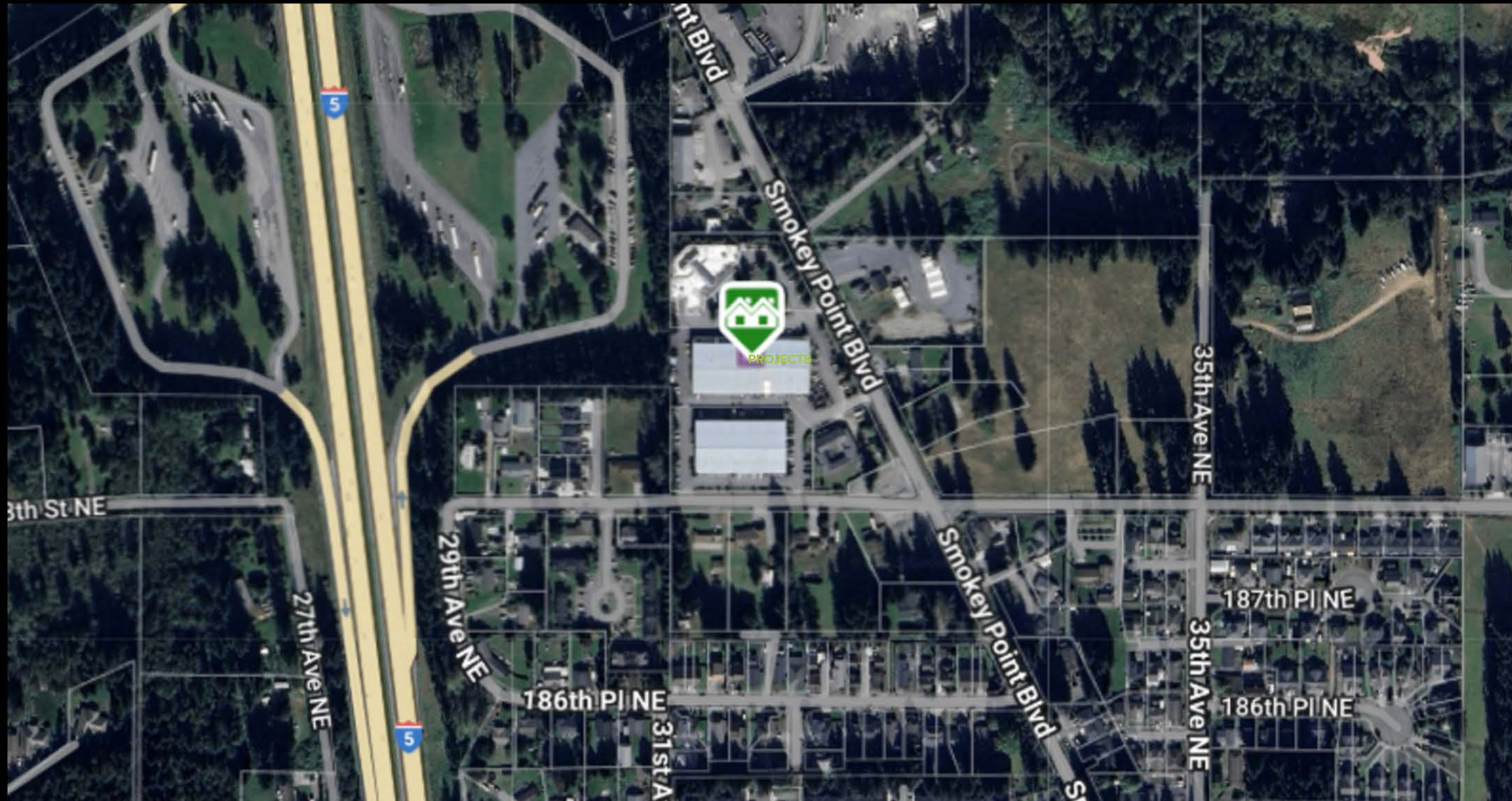
18824 Smokey Point Blvd

PROPERTY SITE PHOTOS



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LOCATION



18824 Smokey Point Blvd



ARIEL VIEW



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 18824 Smokey Point Blvd, Arlington, WA 98223



CITY, STATE

Arlington, WA

POPULATION

23,705

AVG. HHSIZE

2.74

MEDIAN HH INCOME

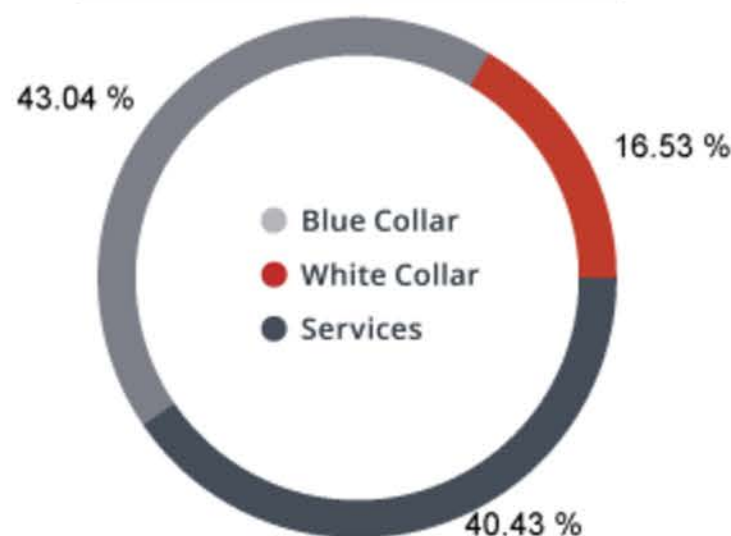
\$67,563

HOME OWNERSHIP

Renters: **2,533**

Owners: **5,963**

EMPLOYMENT



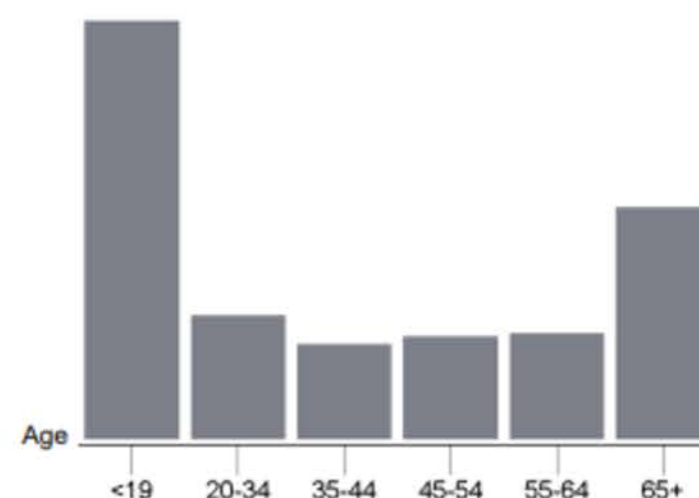
46.60 % Employed
2.35 % Unemployed

EDUCATION

High School Grad: **30.64 %**
Some College: **31.11 %**
Associates: **8.82 %**
Bachelors: **17.54 %**

GENDER & AGE

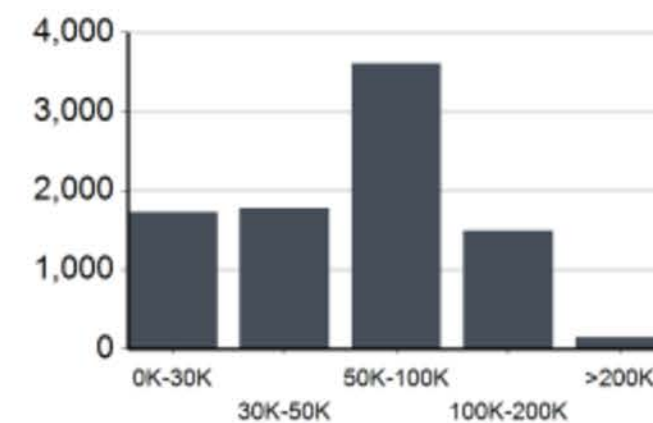
49.38 % **50.62 %**



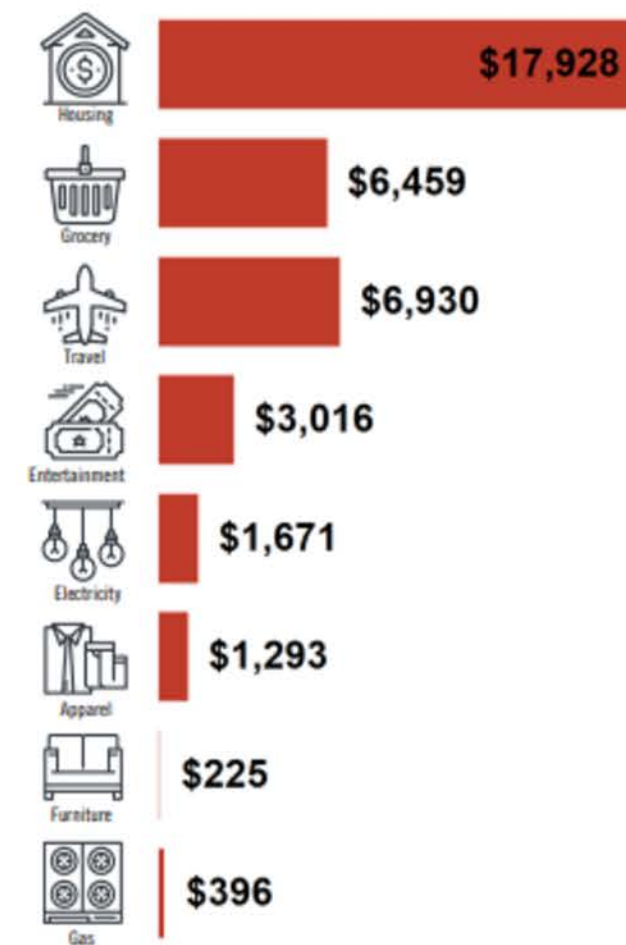
RACE & ETHNICITY

White: **76.10 %**
Asian: **1.51 %**
Native American: **0.48 %**
Pacific Islanders: **0.03 %**
African-American: **0.55 %**
Hispanic: **11.39 %**
Two or More Races: **9.94 %**

INCOME BY HOUSEHOLD



HH SPENDING



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