

180TH

STREET BUSINESS PARK

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



DEVELOPED BY:

SMARTCAP

ARLINGTON INDUSTRIAL INVESTMENT OPPORTUNITY

100% Leased to 6 Tenants | Class A Industrial Building | WALT of 2.45 Years

THE OFFERING

Lee & Associates is pleased to present **180th Street Business Park** ("The Property") located at 6015 180th Street NE, Arlington, Washington, with convenient access from I-5 via State Route 531/ 172nd Street NE. The offering consists of a 98,539 SF industrial building situated on 5.97 acres and fully leased to 6 tenants. The Property includes 11,267 SF of office space (11.4%) and features suite sizes ranging from 1,000 SF to 3,300 SF, a highly desirable configuration that aligns well with current market and tenant demand.

With 82% lease rollover in 2027-2028, a new owner will be able to take advantage of the tremendous rent growth that has occurred over the last eight years in the Arlington/Marysville industrial submarket. Market fundamentals are strengthening and we expect rental growth to continue, which will further enhance the ability to achieve record rental rates.





PROPERTY DESCRIPTION

180th Street Business Park is located in Arlington, just east of Arlington Airport. The Property is surrounded by a mix of warehouse and manufacturing, while in the recent years has seen an influx of advanced manufacturing and migration of users from out of the market.

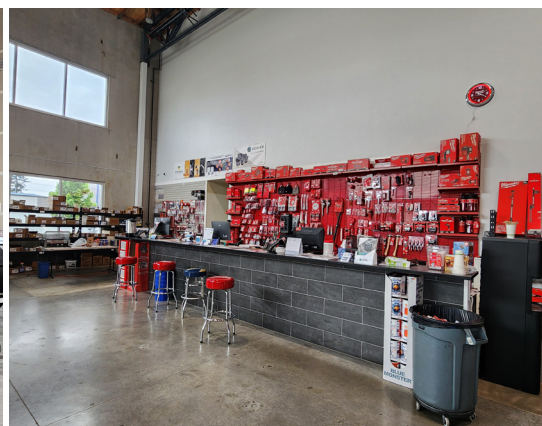
The Property is situated just over 2 miles from I-5 to the west and just over 2 miles to HWY-9 to the east. The location offers convenient access. The site is one rectangular legal parcel which fronts 180th Street NE, and site access is via 59th Ave NE from 172nd Street NE (HWY-531) which has been undergoing a widening of 2 lanes in each direction to both major interstate/highways. The route accommodates full size and heavy truck traffic.

Industrial tenant expansion in the core size ranges offered at 180th Street Business Park has remained strong in the region. Institutional investors and REITs continue to be attracted to the region's growth in industrial performance.

BUILDING SUMMARY



LOCATION	6015 180th Street NE, Arlington, WA
SIZE	98,539 SF
ACREAGE	5.97 Acres
OCCUPANCY	100% Occupied
YEAR BUILT	2019
PARCEL NUMBER	31052200102300 & 31052200102301
CLEAR HEIGHT	24'
DOCK HIGH DOORS	22
DRIVE-IN DOORS	9
ZONING:	General Industrial



PROXIMITY

PAINE FIELD	26 MILES
EVERETT CBD	18 MILES
SEATTLE	47 MILES
BELLEVUE	49 MILES
PORT OF SEATTLE	49 MILES
SEATAC AIRPORT	64 MILES
PORT OF TACOMA	73 MILES

ARLINGTON

SMOKEY POINT

180TH
STREET BUSINESS PARK

MARYSVILLE

EVERETT

SNOHOMISH

MUKILTEO

EDMONDS

BOTHELL

SHORELINE

1 in 5



Jobs associated
with Manufacturing

60%



Jobs associated
with International Trade

5th



Largest (Port of Everett)
on the US West Coast

20%



Of the workforce is
Manufacturing

LOCATION

Source: Economic Alliance, Snohomish County (Snohomish County stats)

The Arlington area offers businesses access to a growing labor pool, relatively affordable housing, and efficient transportation connections to the broader Seattle region. Combined with expanding industrial and logistics development in the Smokey Point corridor, employment growth and demand for industrial and commercial space in the North Snohomish County market continues to increase. Snohomish County is also home to 15 higher education institutions offering science, technology, engineering and math (STEM) degrees, career and technical education, and customized training. Edmonds and Everett Community Colleges offer industry-specific certificates and/or two-year degrees in Avionics/Electronics, CATIA, Engineering/Design, Maintenance (Airframe/Powerplant - Part 147), Materials Science/Composites, Machining, Quality Assurance, Welding/Fabrication and Automation/Mechatronics/Robotics.



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