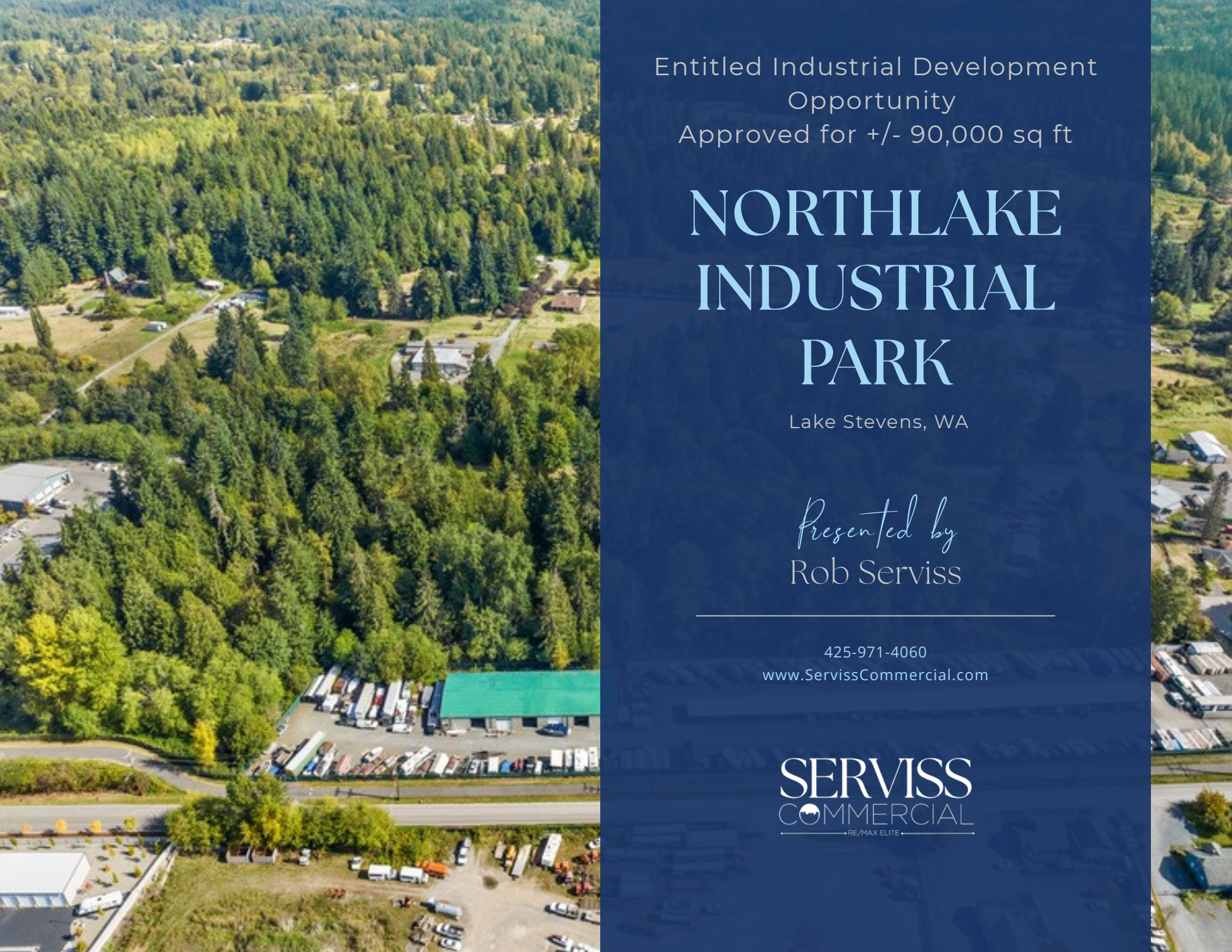




Entitled Industrial Development  
Opportunity  
Approved for +/- 90,000 sq ft

# NORTHLAKE INDUSTRIAL PARK

Lake Stevens, WA

*Presented by*  
Rob Serviss

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# FINAL LOT COUNT FLEXIBLE

Contractor Yards • Shops • Warehouses • Manufacturing • Distribution

General Industrial Zoning - One of Broadest Use Categories in Lake Stevens

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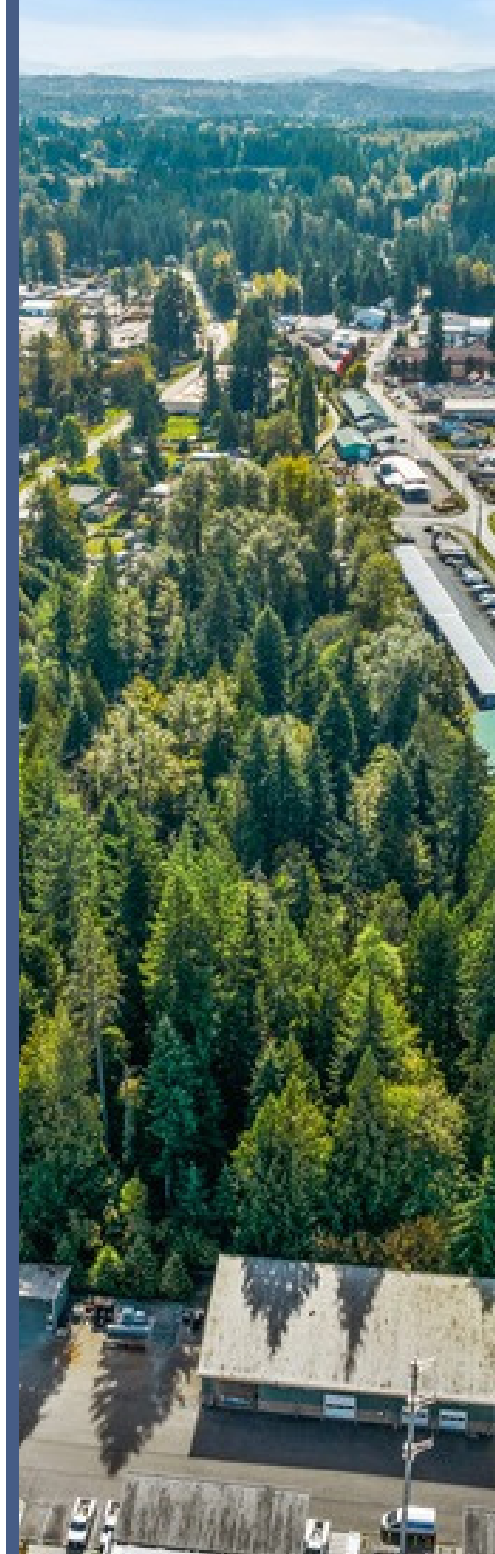
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# CONFIDENTIALITY & DISCLAIMER

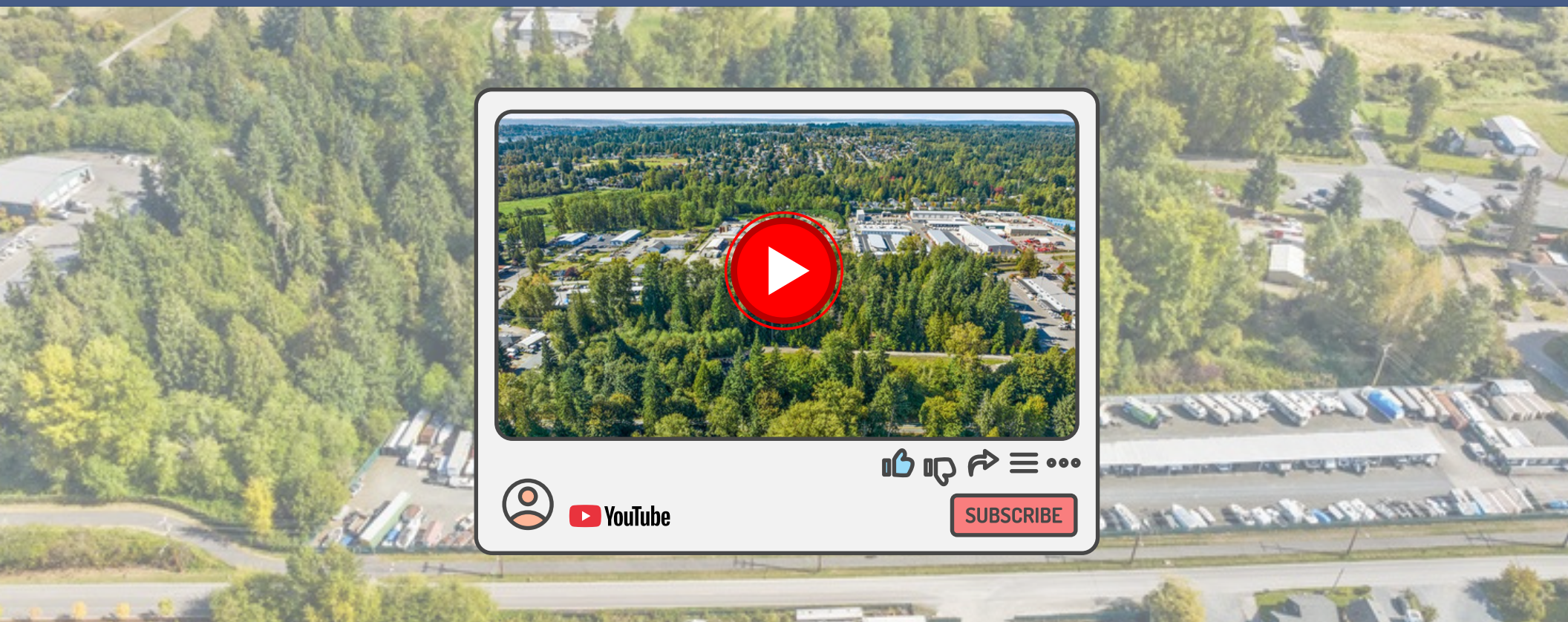
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# EXECUTIVE SUMMARY

## A Shovel Ready Industrial Development Opportunity

Northlake Industrial Park is a 7.61-acre entitled industrial development site located in the Hartford Industrial Area of Lake Stevens, WA. With General Industrial zoning, completed due diligence, entitlements complete prior to delivery, and 90,000 sq ft capacity, the property offers buyers an exceptionally rare opportunity to acquire de-risked, scalable, construction-ready industrial land in a supply-constrained submarket.



The approved Traffic Impact Analysis supports up to approximately 90,000 square feet of industrial building area on the site, giving developers significant flexibility and the ability to maximize density.

Northlake Industrial Park is tailored for contractors, trades, manufacturing users, storage, distribution, and industrial developers seeking flexibility, proximity, and long-term upside.

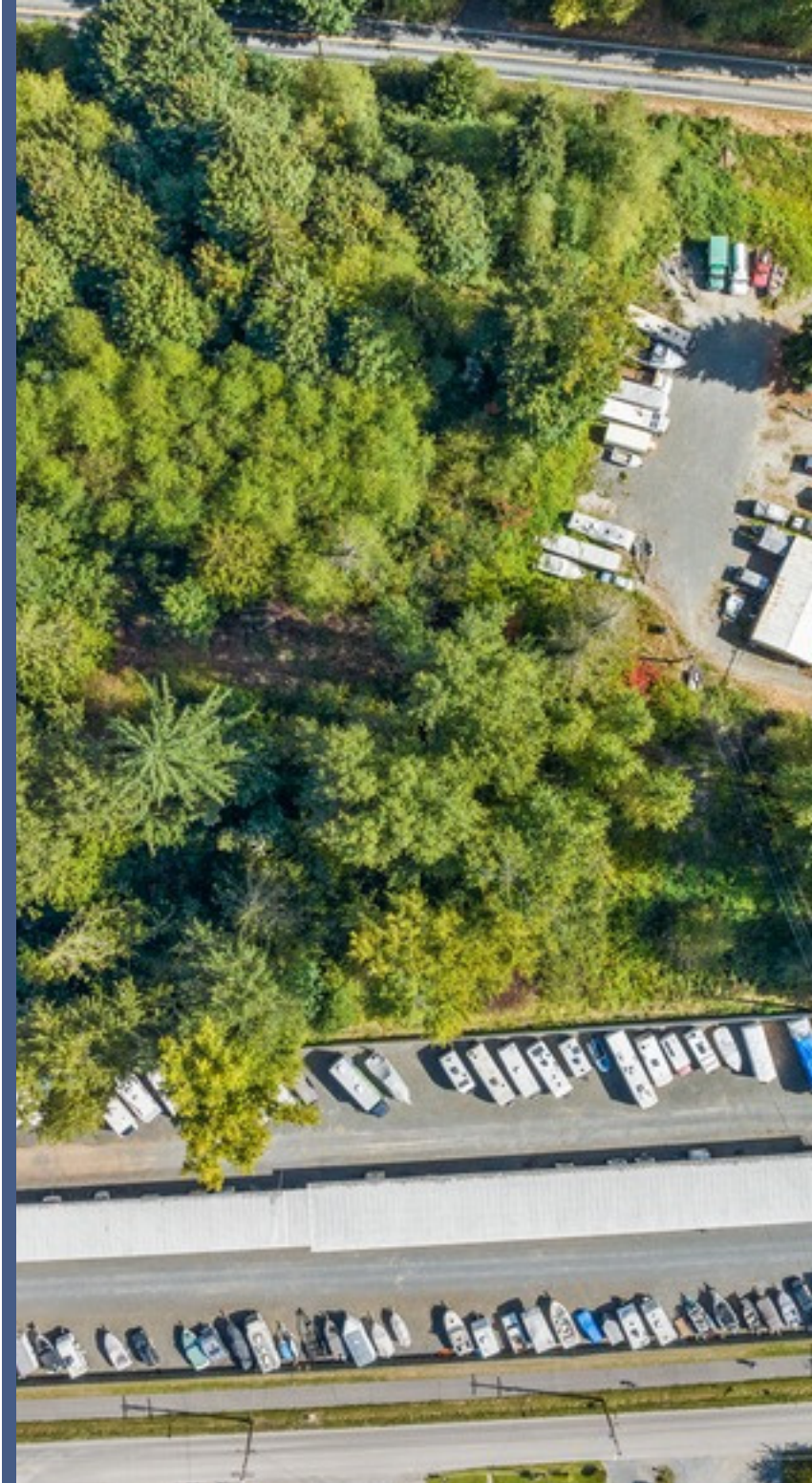
With the major pre-development entitlement work complete, the project supports an efficient path to construction. Permits and civil engineering approval are nearly complete allowing a buyer to move directly into horizontal improvements, and vertical construction.

**This is a de-risked, buildable site suited for developers seeking certainty on schedule and a streamlined start to construction.**



# Offering Details

|              |                                                                                                |
|--------------|------------------------------------------------------------------------------------------------|
| Asking Price | \$3,390,000 (\$10.23 per sq ft)                                                                |
| Total Size   | 7.61 Acres (per survey)                                                                        |
| Zoning       | Industrial (I) - City of Lake Stevens                                                          |
| Delivery     | Fully entitled with clearing & grading permits + binding site plan & civil engineering         |
| Conditions   | Pads configurable/combined during final review                                                 |
| Utilities    | Sewer available via Developer Extension Agreement; septic also allowed. Water/Power available. |



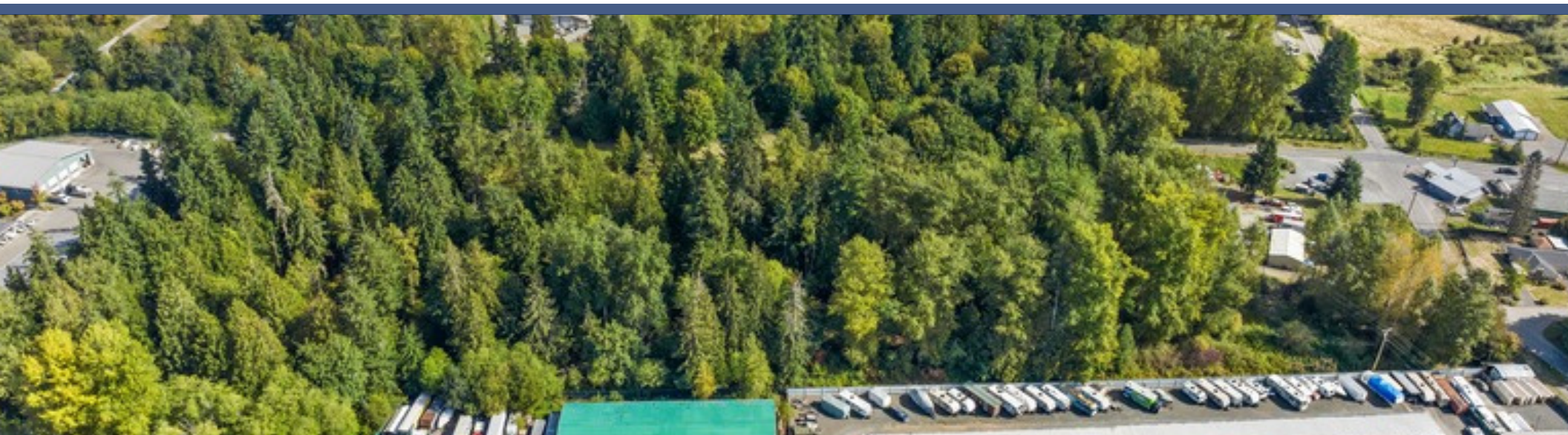


# PROPERTY OVERVIEW

## **Northlake Industrial Park offers:**

- Level topography ideal for industrial construction
- Flexible lot shaping depending on desired end user
- Dedicated stormwater and critical-area tracts
- Excellent truck access via Hwy 9, Hwy 2, and I-5
- A location inside the city's targeted Industrial Growth Center
- Traffic Impact Analysis supports development of up to ±90,000 SF of industrial building area

**With nearly all due diligence complete and entitlements advancing, buyers save significant time and cost, giving the site a competitive advantage over raw, unentitled tracts elsewhere in Snohomish County.**



# Sample Industrial Uses

**Zoning supports nearly all industrial uses, including:**

- Contractor yards
- Small-bay industrial space
- Light & heavy manufacturing
- Fleet/vehicle storage
- Warehousing & distribution
- Flex industrial
- Fabrication & specialty manufacturing
- Outdoor storage operations



# ZONING OVERVIEW

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# General Industrial (I) — Lake Stevens

## The Industrial zone allows:

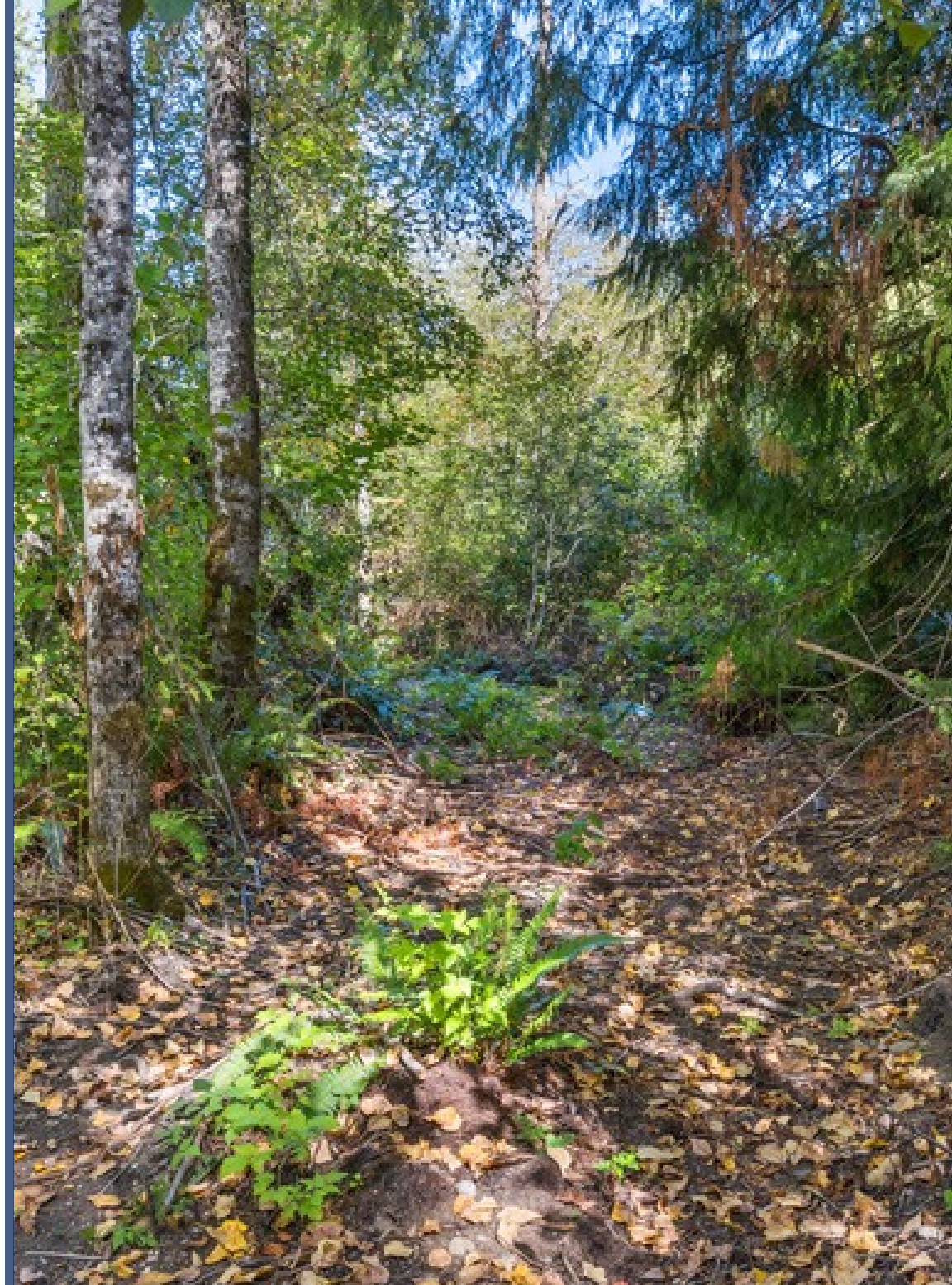
- Manufacturing (light & heavy)
- Fabrication
- Warehouse & distribution
- Contractor yards
- Storage yards
- Heavy equipment storage
- Trades shops
- Flex industrial

The City's policy is to apply the **least restrictive** combination of dimensional and permitting standards.

This means **greater freedom** in how the buyer develops the site.

# SITE PLAN & LAYOUT

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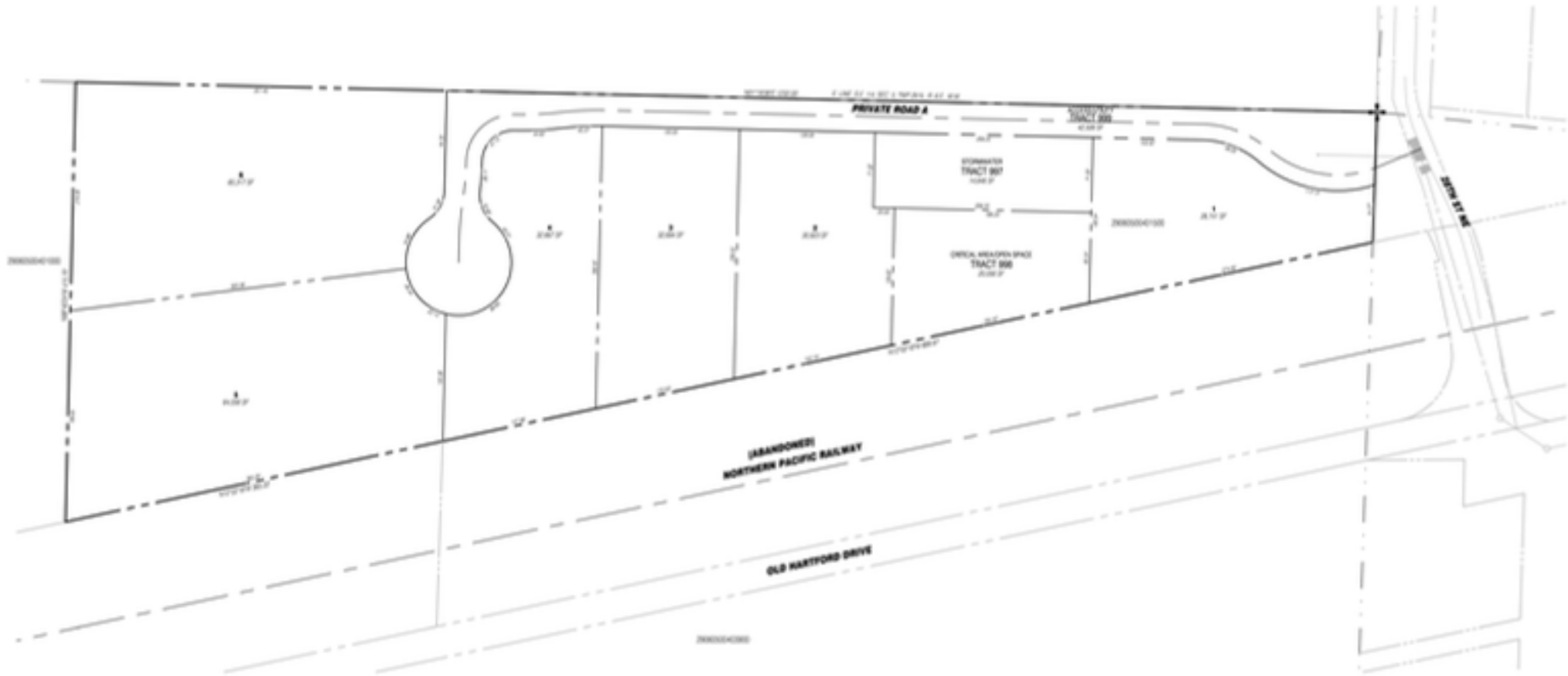
# Conceptual Pad Layout (6 Pads)

**6 pads ranging in size between  $\frac{2}{3}$  of an acre to 1.5 acres.**

The site's traffic capacity has already been evaluated, and the Traffic Impact Analysis supports up to  $\pm 90,000$  square feet of building area across the pad configuration. This provides developers meaningful flexibility when designing final building footprints.

- Pad 1: 28,741 SF
- Pad 2: 30,923 SF
- Pad 3: 32,694 SF
- Pad 4: 36,667 SF
- Pad 5: 64,056 SF
- Pad 6: 65,317 SF





## Site Circulation & Access

- Direct access from 28th St NE
- Machias Rd is the Lake Stevens truck route
- Internal circulation can be redesigned
- Ample turning radii for commercial vehicles
- Multiple access points possible

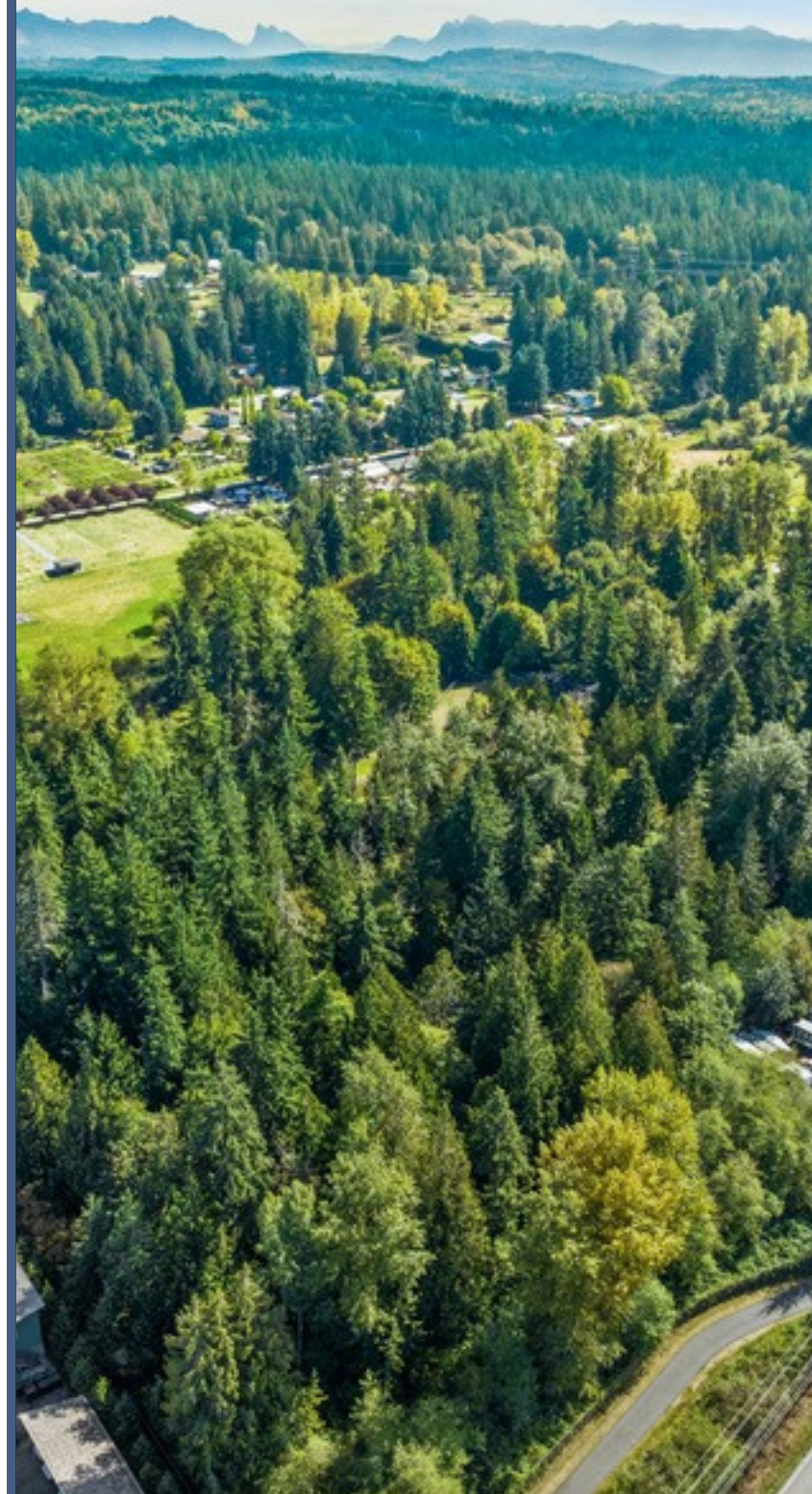


# Utility Overview & Developer Extension Agreement

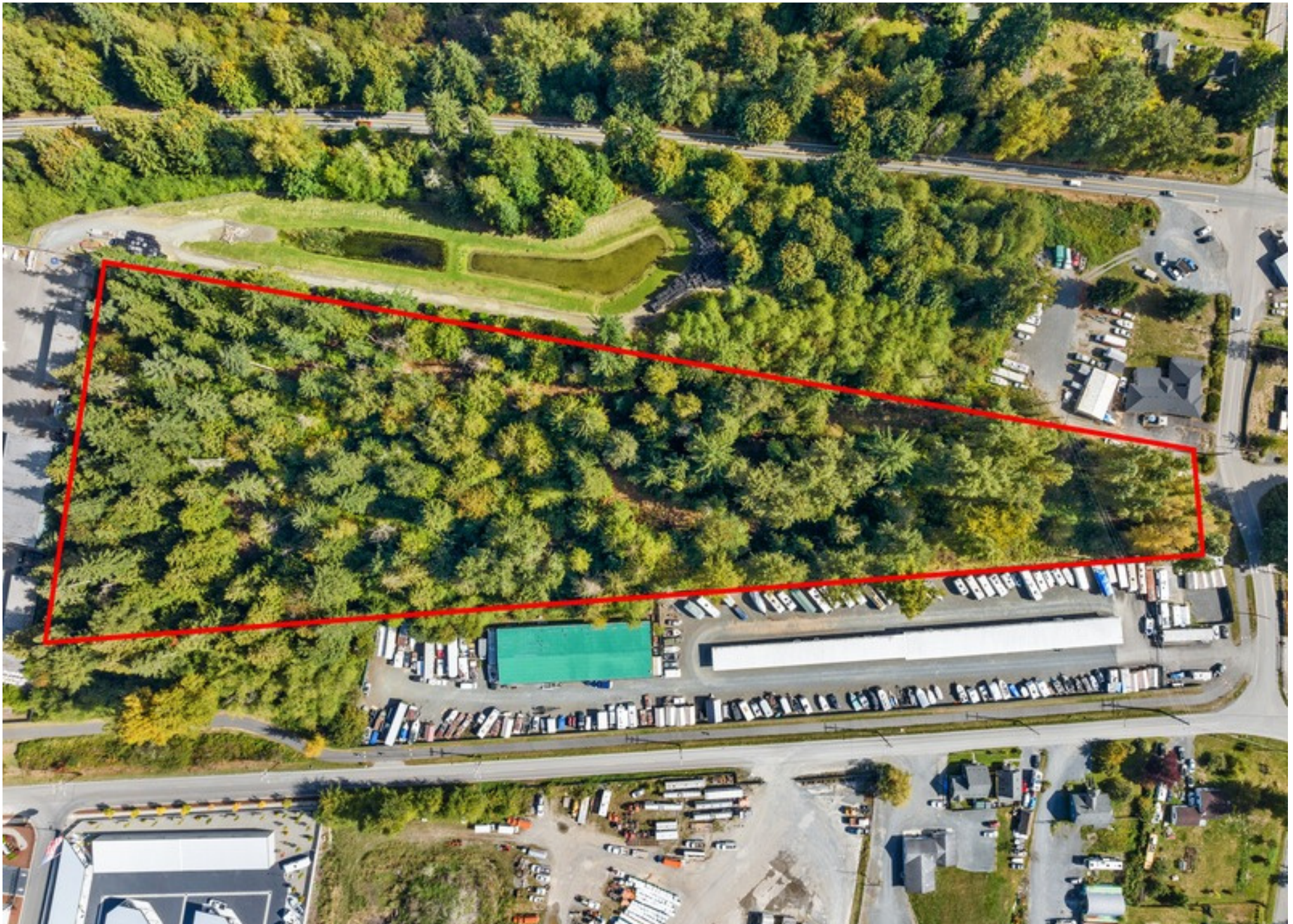
- Sewer available via Developer Extension Agreement (DEA)
- Septic also viable with perc test in hand
- Water and power available nearby in frontage
- Stormwater managed onsite via approved tracts

# AERIAL PHOTOGRAPHY

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Before (Existing treed condition) & After (Cleared, graded conceptual presentation)



# LOCATION OVERVIEW

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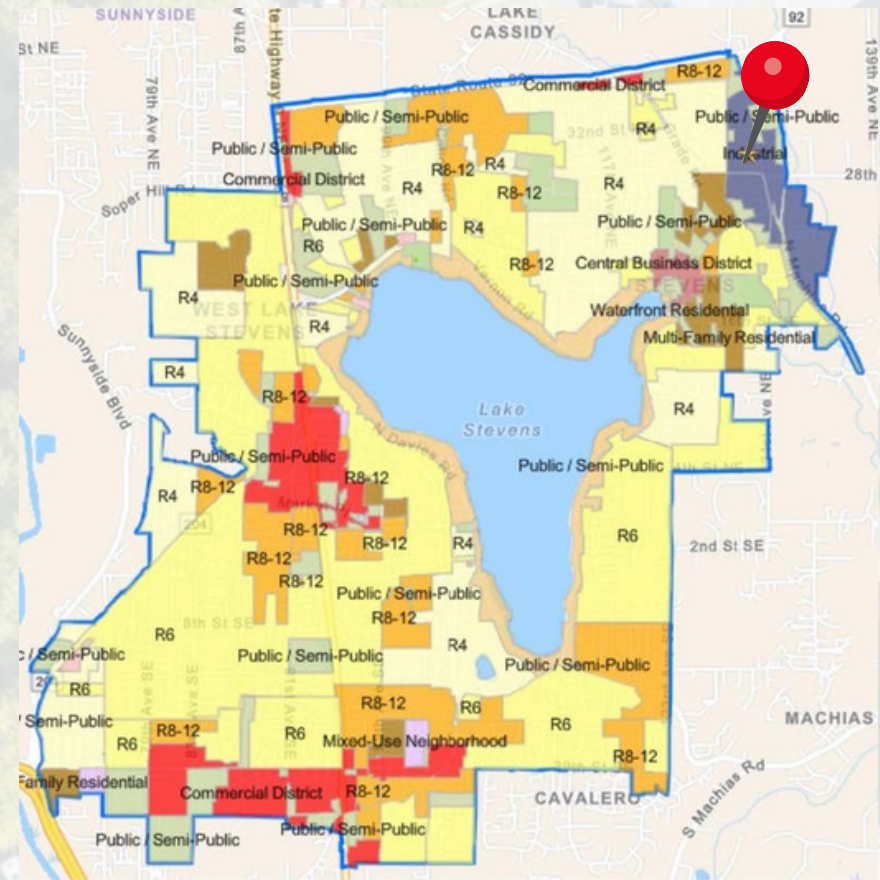


# Hartford Industrial Area Profile

Lake Stevens designated Hartford as a Primary Economic Growth Center, with investments in:

- Infrastructure
- Industrial expansion
- Employment land rezoning
- Annexations to support growth

This site sits directly inside the city's **industrial expansion path.**



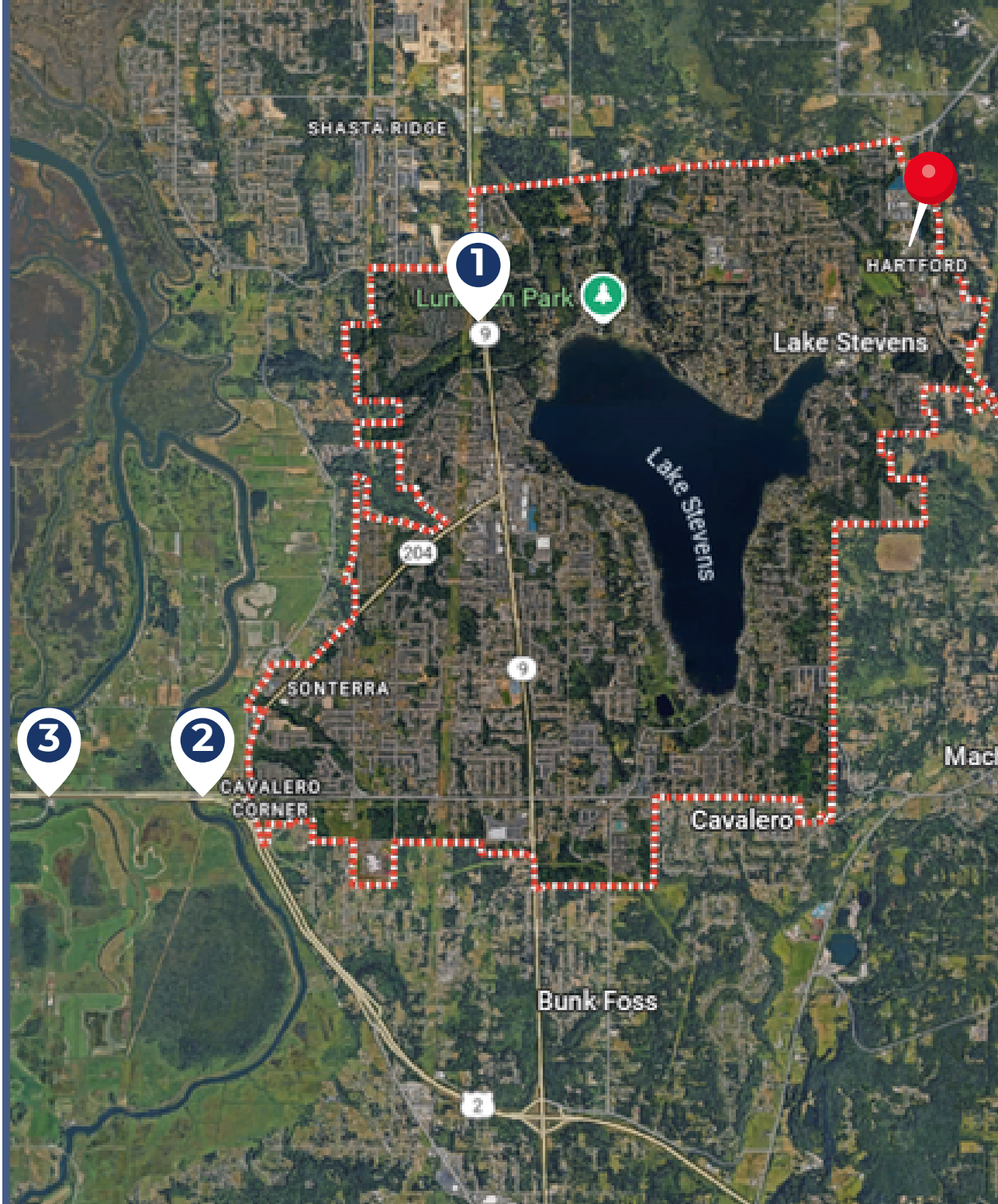


## Regional Connectivity

- (1) 3.5 miles to Highway 9
- (2) 7.5 miles to US Highway 2
- (3) 10 miles to Interstate 5 & Everett

## Proximity to Ports & Airports

- Port of Everett
- Paine Field Airport
- Regional distribution corridors



# MARKET OVERVIEW

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# Snohomish County Industrial Market

- Extremely limited supply of small industrial land
- Strong tenant demand for contractor-friendly spaces
- Almost no available 1–4 acre industrial pads
- Industrial vacancy rates remain among the lowest in WA

Few available industrial land sites in Snohomish County offer both flexible layouts and the ability to support ±90,000 square feet of industrial development, as confirmed by the existing TIA.

## Supply & Demand Dynamics

Demand driven by:

- Trades
- Logistics/distribution
- Local service providers
- Manufacturing firms relocating from King County

## Contractor Yard & Small-Bay Demand Drivers

Contractor yards and small industrial pads are **the most undersupplied product type** in Snohomish County. Northlake Industrial Park is positioned to serve these users exceptionally well.

# DUE DILIGENCE SUMMARY

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## Permits & Entitlements

- Clearing & grading permits in hand
- Binding site plan (in review)
- Civil Engineering plans at 90% on and offsite

## Utility Information

- Sewer extension available via DEA
- Septic a viable option
- City of Lake Stevens is currently extending sewer service north up 131<sup>st</sup> to within close proximity to site
- Water and power nearby

## Critical Areas Summary

- Wetland protection & stormwater tracts already included
- Development areas defined & efficient

## Reports & Studies

Available to qualified buyers:

- Critical Areas Report
- Geotechnical Report
- Traffic Impact Study Completed and approved; supports up to approximately 90,000 square feet of industrial building space under current traffic assumptions.
- Pre-Application Letter
- Survey
- Tree survey
- Civil engineering plans

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At Serviss Commercial, we are driven by a passion for thorough analysis and clear communication that makes complex information easy to understand. Our dedicated team excels in providing clear, actionable insights to help you navigate and succeed in today's complex market environment. We don't just show you opportunities; we guide you through every step of the process, ensuring you secure the best deals with confidence and clarity.

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- Investment Sales & Acquisition Advisory
- Lease Negotiation & Tenant Retention
- Comprehensive Market & Financial Analysis
- Portfolio Optimization & Asset Management

*Call us today!*



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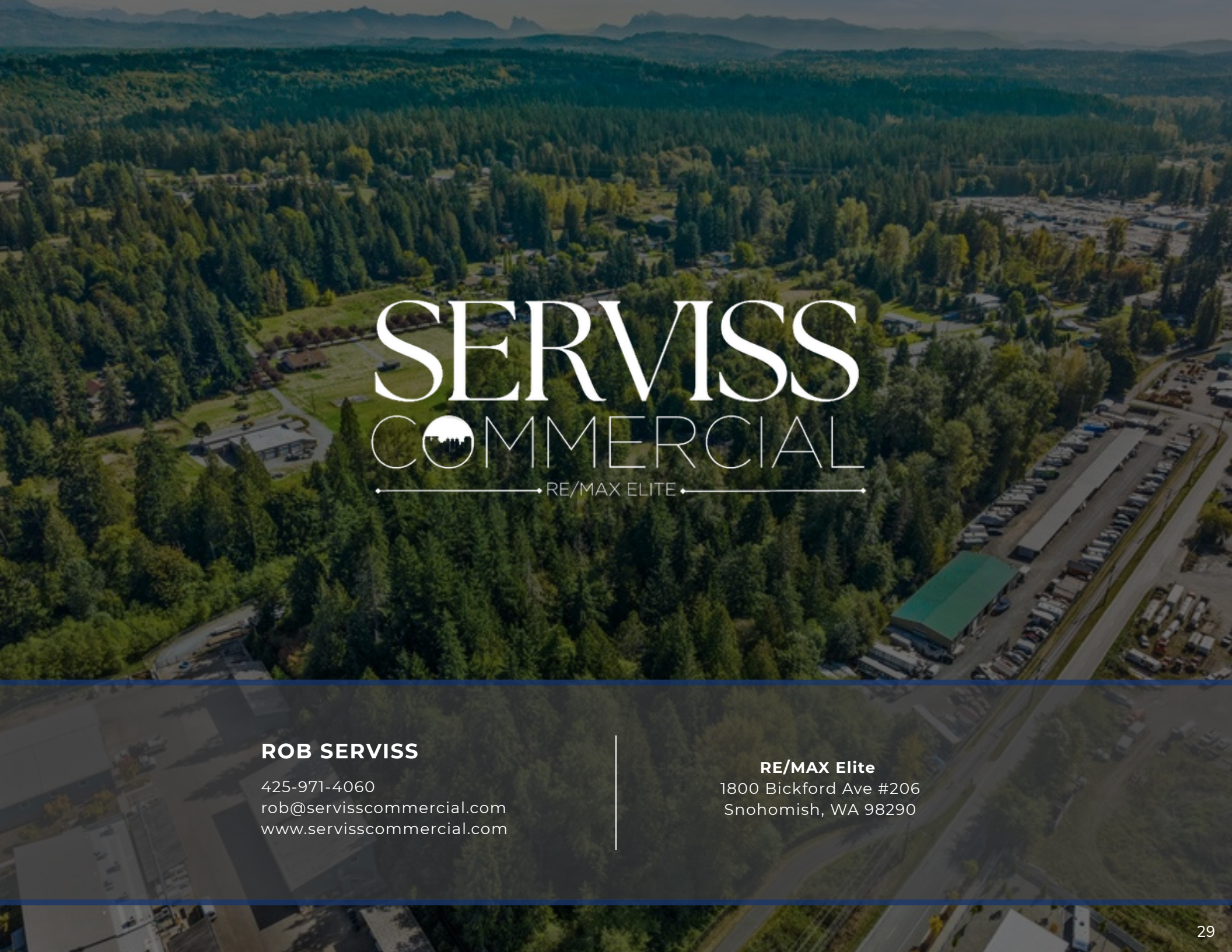


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