

Auburn Land

4055 Auburn Way North
Auburn, WA

±10 Acres

\$9,200,000

Single parcel

Excellent access to SR-167

Site is almost entirely paved (the balance is gravel)

C3 zoning

± 23,159 SF of shop and storage buildings

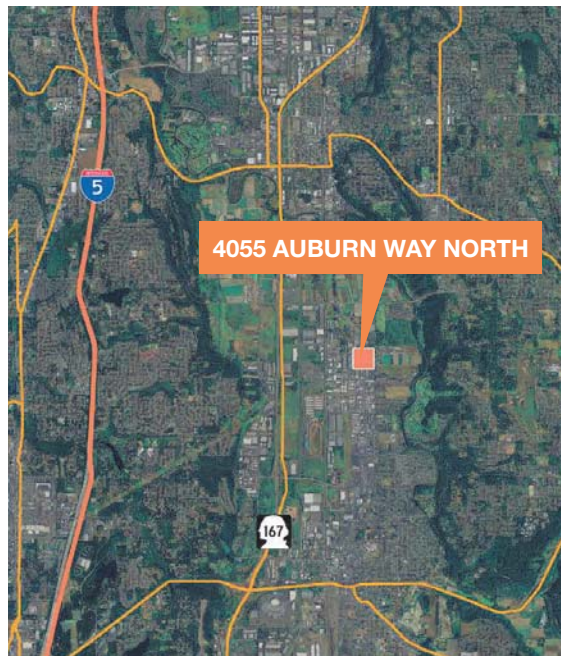
Tenants on short term and month-to-month leases

Please do not disturb tenants

See flyer page 3 for zoning definition and City of Auburn permitted uses



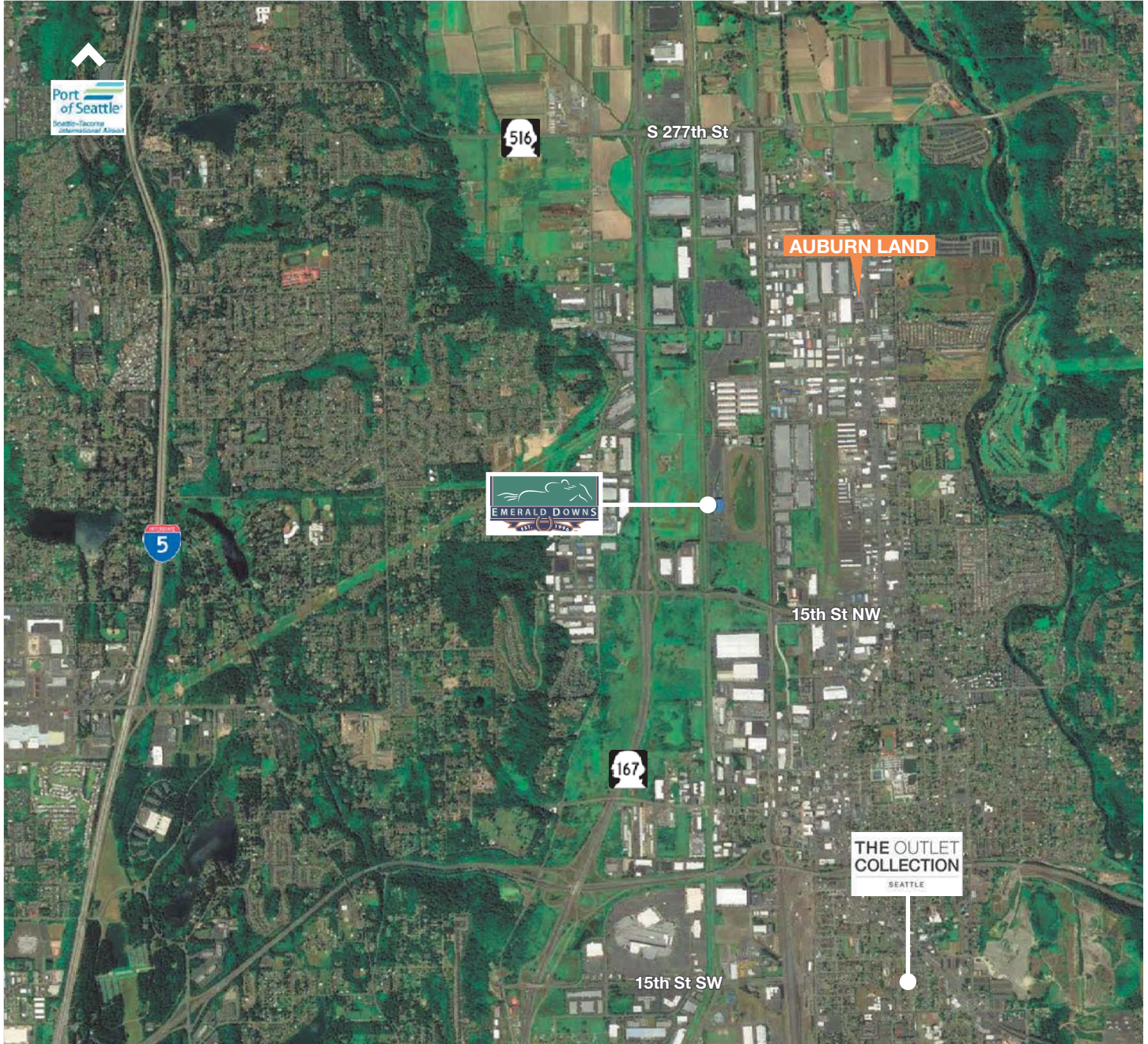
Location



Contact

Thad Mallory, SIOR
206.248.7338
tmallory@kiddermathews.com

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E. C-3, Heavy Commercial Zone

The intent of the C-3 zone is to allow for medium to high intensity uses consisting of a wide range of retail, commercial, entertainment, office, services and professional uses. This zone is intended to accommodate uses which are oriented to automobiles either as a mode or target of the commercial service while fostering a pedestrian orientation. The uses

allowed can include outside activities, display, fabrication or service features when not the predominant portion of the use. The uses enumerated in this classification have potential for impacts to surrounding properties and street systems than those uses permitted in the more restrictive commercial classifications.

C-3 PERMITTED USES

Equipment rental and leasing

Manufacturing, assembling and packaging – Light intensity

Building contractor, light

Building and landscape materials sales

Outdoor storage, incidental to principal permitted use on property

Storage – Personal household storage facility (mini-storage)

Warehousing and distribution, bonded and located within a designated foreign trade zone

Wholesaling with on-site retail as an incidental use (coffee, bakery, e.g.)

Commercial recreation facility, indoor

Repair service – Equipment, appliances

Parking facility, public or commercial

Auto parts sales with installation services

Auto/vehicle sales and rental

Mobile home, boat, or RV sales

Vehicle services – Repair/body work

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