

CUTTING EDGE BUSINESS PARK

FOR SALE

Bond Road NE / Highway 307

United Road NE



26089 - 26139 United Road NE | Kingston, WA

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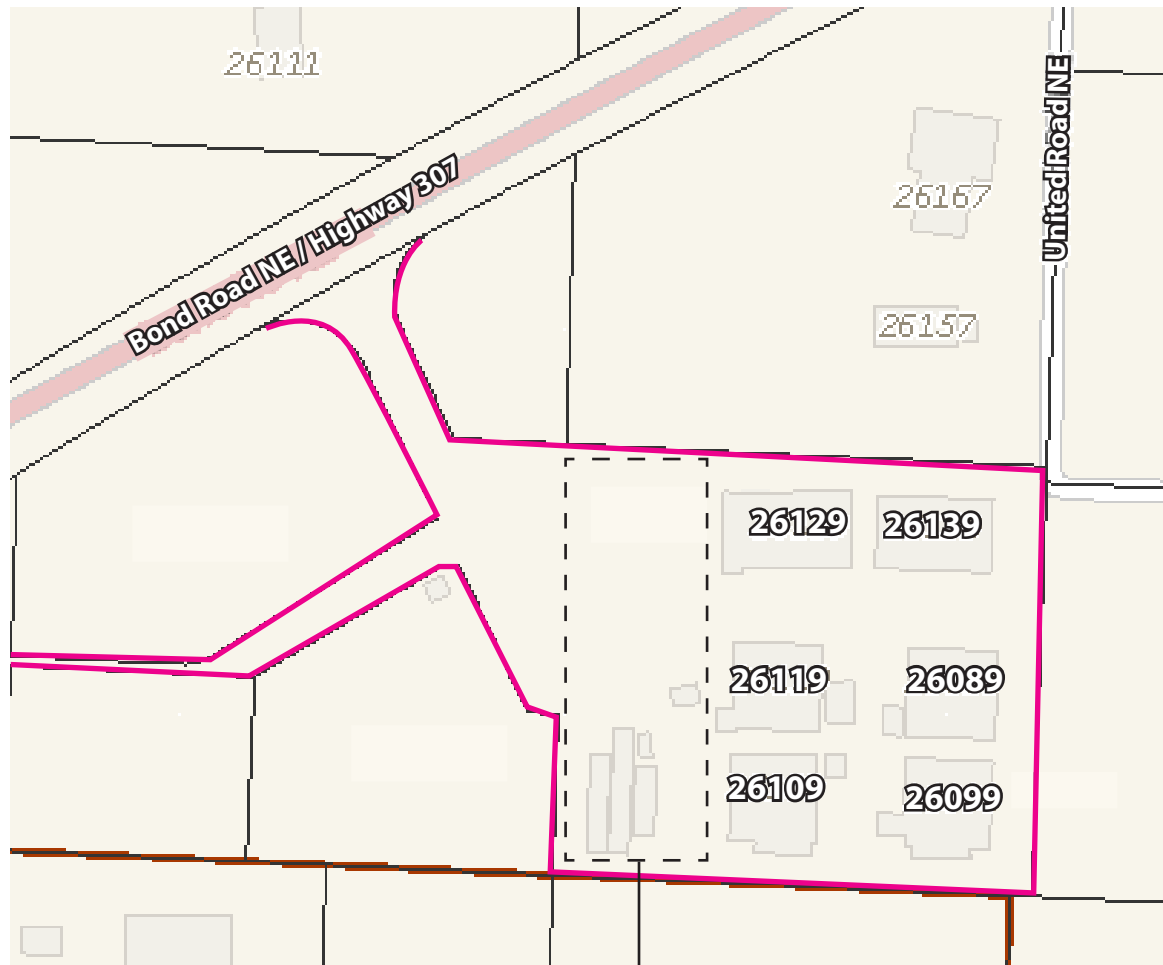
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FOR SALE: \$2,100,000 (\$94/SF)

- 6 Buildings: 22,400 SF Total
- Clear Span Warehouse
- Outside Storage and Yard Available
- Heavy Electric Power
- 16'-25' Clear Height
- Structure: Steel Frame Metal Buildings
- Year Built: 1999
- Fully Fenced Perimeter
- Below Replacement Cost
- Two Buildings (26089 & 26099) Leased
- Four Buildings Available for Lease or Occupancy



Outdoor Yard Space
95' x 295'
[Approx. 0.64 acres | 28,000 SF]



Additional Storage



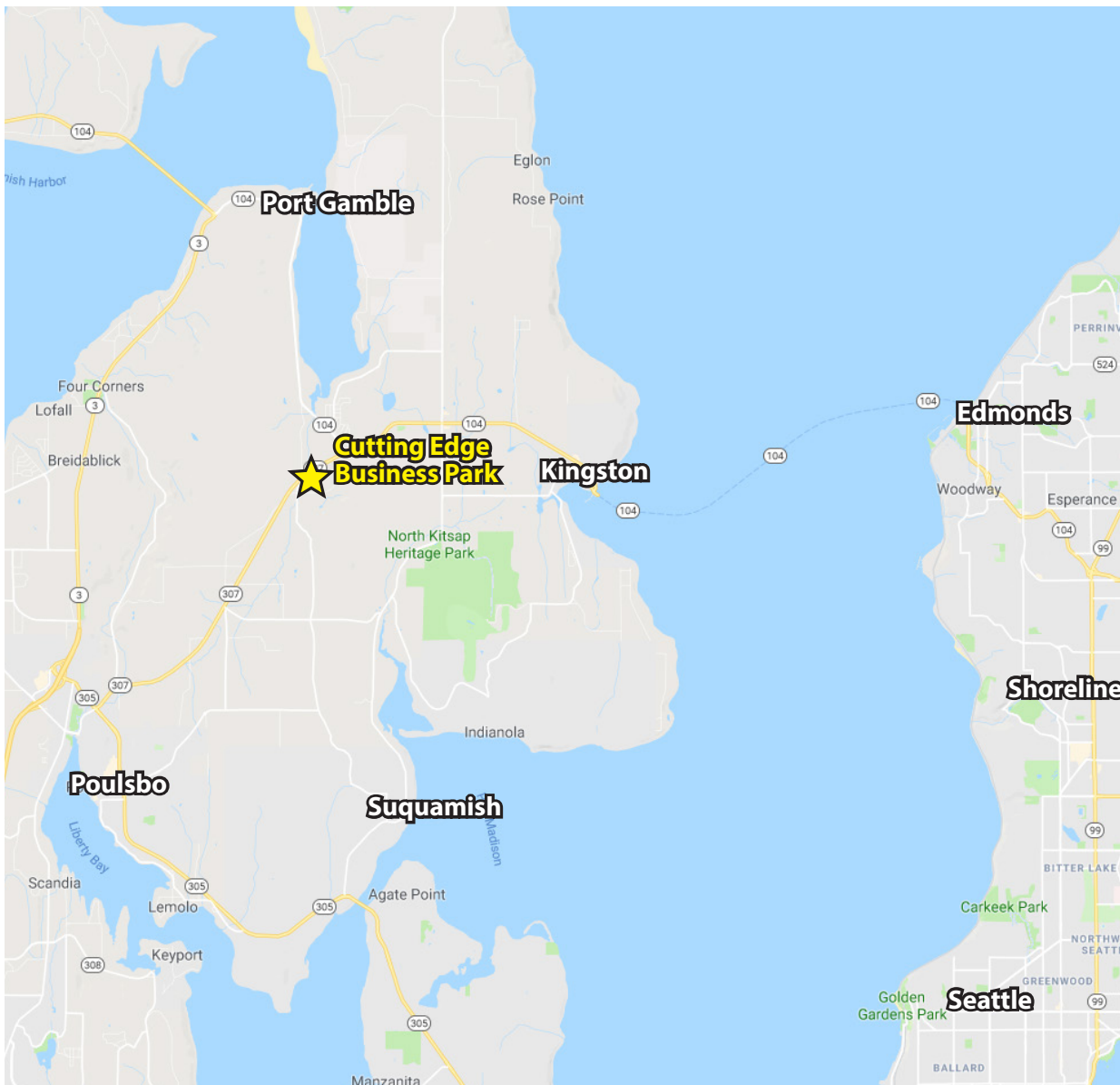
Clear Span Warehouse



Uncovered Yard Area



Covered Yard Area



ADDITIONAL BUILDING INFORMATION

Parcel Number: 292702-3-078-2001

Lot Size: 4.11 Acres (~179,032 SF)

2017 Taxes: \$12,165.74

Property Use: General Warehouse

Zoning: Marijuana Processor or
Rural Employment Center
- further defined below

ZONING

The subject is zoned REC (Rural Employment Center) according to the Kitsap County zoning ordinance. The purpose of the REC zone is as follows:

"The Rural Employment Center is to provide for isolated areas of industrial and commercial type uses in the rural areas of Kitsap County. The REC is not required to principally serve the existing and projected rural population, but rather to promote the rural economy by providing and creating jobs close to home. This zone encompasses a Type III Limited Area of More Intensive Rural Development, and shall protect Kitsap County's rural character, by containing and limiting rural development. Development within this zone must not conflict with surrounding uses, and must assure visual compatibility with the surrounding area. The methods for achieving such purpose are by providing for buffers and limiting the size and height to be appropriate for the rural areas".

Permitted uses include, but are not limited to accessory uses and structures, existing dwellings, caretaker's dwelling, auto parts and accessory stores, boat and marine supply stores, day-care centers, agricultural services, engineering and construction offices, espresso stands, equipment rentals, farm and garden equipment sales, financial and banking institutions, general office and management services, lumber and building material sales, nursery's, restaurants, boat yards, cold storage facilities, contractor's storage yards, breweries and distilleries, fuel distributors, light manufacturing and fabrication, storage facilities, and warehousing and distribution facilities. The maximum building height is 35 feet. There is no minimum lot area or width. Maximum lot coverage for the Rural Employment Center zone is 85%. Setbacks are required at 20 feet from roads.

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