

RARE LAND  
PARCEL  
FOR SALE

# LAND DEVELOPMENT SITE OR BUILD TO SUIT

20322 52ND AVENUE WEST :: LYNNWOOD, WASHINGTON



## FEATURES

- ±1.76 total acres
- Owner will build-to-suit For Sale or Lease
- Previously permitted for a 13,200 SF, two-story office flex building
- Existing improvements include:
  - Completed parking lot
  - Storm lines, biofiltration system and storm drain detention pond complete
  - All utilities are to the site
  - Site has been pre-loaded
  - SEPA items are complete and approved by the City of Lynnwood
- Business technical park (BTP) zoning - City of Lynnwood
- Excellent street signage and visibility to 52nd Avenue W/Cedar Valley Road
- Close proximity to retail amenities including newly renovated Alderwood Mall
- Quiet suburban setting bordering Scriber Creek and Interurban Trail
- Convenient access to freeway and regional Park & Ride
- Ideal for medical, dental, flex, educational or general office users
- PRICE: \$995,000



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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**CBRE**  
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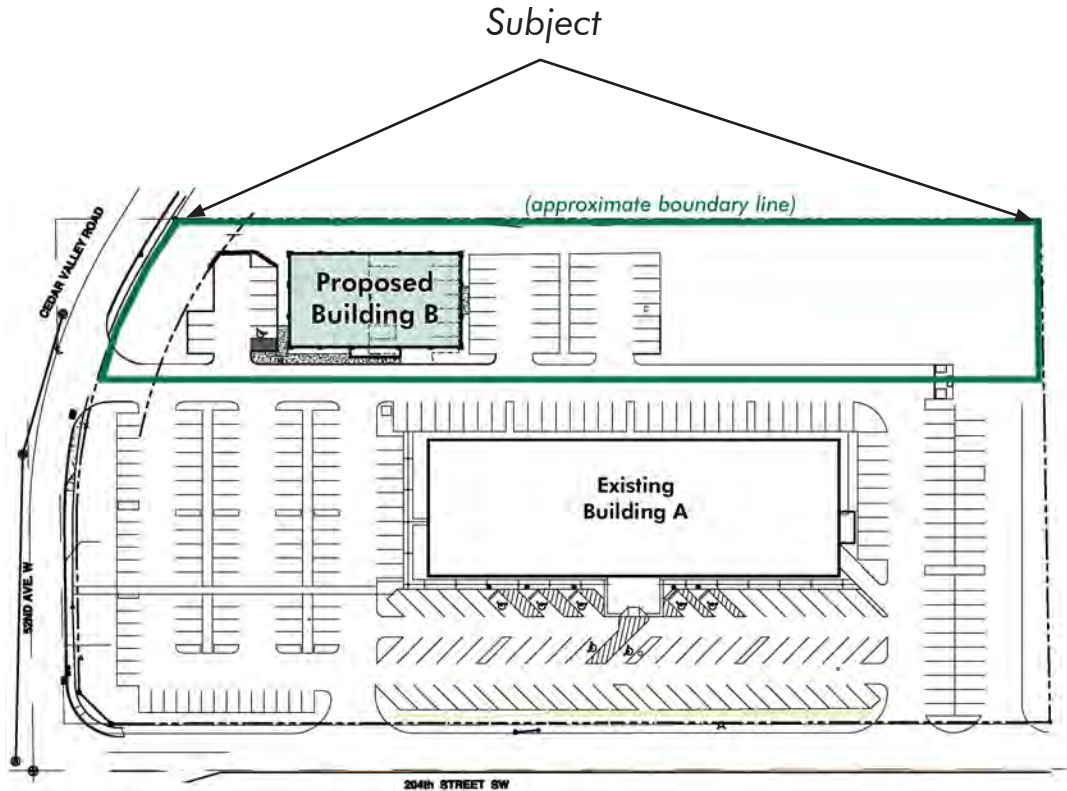
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SITEPLAN  
1.76 ACRES



Parcel Map



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