

FOR SALE

JARVIS LOT

13930 NE 190TH ST, WOODINVILLE, WA

522

Yard for Sale in Woodinville, WA

4.49 Acres across 2 tax parcels

Multi-tenant configuration - fully demised as a 4-tenant site

Three occupying tenants with dedicated warehouse facilities

55,000 SF vacant secured yard - immediate opportunity for a new buyer, expansion, or additional revenue

Individually secured tenant spaces, each featuring its own dedicated access point

Ready-to-occupy income-producing asset with upside

General Business Zoning - Woodinville | [VIEW ZONING TABLE](#)

Allowed uses include but not limited to (buyer to verify): general service commercial uses, regional-oriented retail, professional offices, auto-related services, wholesale trade (including associated storage and distribution for business-to-business sales) Light industrial uses (e.g., enclosed assembly, processing, or packaging) allowed with limitations; construction services and storage yards permitted under specific conditions.

\$8.5M

ASKING PRICE

\$43.43

PER SF

4.49

ACRES

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km Kidder Mathews

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RENT ROLL

Tenant	Location	Lease Expiration	Approx Building Size (SF)	Approx Land Occupied (SF)
VACANT	Site 1	-	-	± 55,000
Waste Management	Site 2	4/30/2030	±1,800	± 58,000
Pacific Facility Services	Site 3	7/31/2031	±3,100	± 31,500
1-800 Got Junk	Site 4	M-T-M	±2,500	± 22,000

Contact broker for rents



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