

Smokey Point Industrial – Narrative

Smokey Point Industrial is a planned two building, office/warehouse, manufacturing project at 3505 188th Ave. NE, Arlington. The project will reside on the special use permit area containing 471,935 s.f. or 10.83 acres.

Building A is 79,336 s.f. with 118 parking stalls. The building is planned for warehouse and manufacturing with accessory office space. The building has been designed for up to six tenant spaces that will each utilize dock high and drive in doors at the truck court.

Building B is 95,292 s.f. with 164 parking stalls. The building is planned for warehouse and manufacturing with accessory office space. The building has been designed for up to five tenant spaces that will each utilize dock high and drive in doors at the truck court.

Both buildings will utilize tilt up concrete panels with tinted storefront, steel canopies, recessed entries, lapped panels painted accented colors for modulation, and varied panel heights for interest at the roof line. Each building will have five colors used on the concrete panels and various metal components. Mechanical equipment will be screened from view to neighboring sites by building height and parapet walls at office areas.

Extensive landscaping will surround the parking areas along with a 3' high sight obscuring concrete wall along 188th. Adjacent to the building is generous landscaping and dispersed throughout the site at parking islands.

Each building will have an accessible concrete sidewalk path to 188th Ave. NE. Site lighting and bollard lighting is provided for each pathway to 188th.

Attached pictures of a recent Smartcap project show the colors intended for Smokey Point Industrial Buildings A and B.



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