



Smith Island Terminal consists of 54 acres located in Snohomish County, Washington, in the city of Everett. Smith Island Terminal has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

PROPERTY DETAILS

This 54-acre site is located north of Seattle, less than 8 miles from the Port of Everett and two miles from Interstate 5. The site is zoned for heavy industrial or mixed-use and includes an existing rail loop with direct access to BNSF's main line.

Site Details:

- 54 acres of land within an existing loop
- Adjacent to highway 529
- Direct access to BNSF
- The Port of Everett is less than 8 miles from the site
- The Ports of Seattle and Tacoma are less than 50 miles from the site
- Within 2 miles of Interstate 5 and 30 miles of Interstate 90
- 12 miles from Paine Field, which has a commercial airport terminal
- 50 miles from Sea-Tac Airport



CONTACT INFORMATION

BNSF Regional Manager

Dalton Guilbeau 564.201.0683
Dalton.Guilbeau@BNSF.com

Vice President of Real Estate

Nick Malshuk 206.498.8015
nickm@cgcompost.com

Project Manager

Mark Wolken 206.972.7207
wolkenm@msn.com



SITE PROFILE

Land Area	54 acres
Zoning	The site is zoned for either Heavy Industrial or Mixed-Use Industrial
Price	Call for pricing

UTILITIES

Electric	Snohomish PUD
Gas	Cascade Natural Gas
Water	City of Everett
Telecommunications	Ziply

DEMOGRAPHICS

Everett is a community located in Snohomish County.

POPULATION

City of Everett	
Total Population	1,576,837
Working Population	1,094,500
Snohomish County	10,243
King County	2,271,380

WORKFORCE

Total Employment	1,290,681
Annual Household Income	\$81,731-\$116,340

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.

For more information on BNSF's Certified Sites Program, please visit www.bnsf.com/rail-development or call 817.867.0183.

