



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

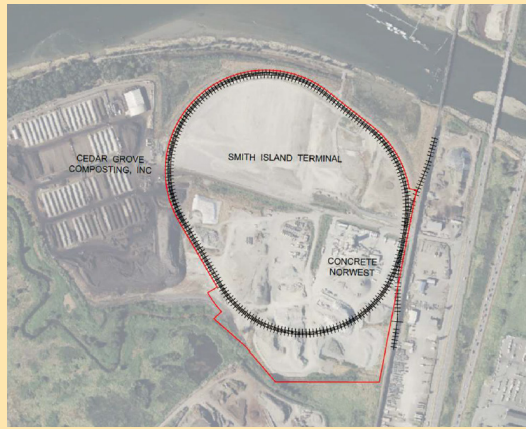



**CONTACT INFORMATION**


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 <b>SITE PROFILE</b>	
<b>Land Area</b>	54 acres
<b>Zoning</b>	The site is zoned for either Heavy Industrial or Mixed-Use Industrial
<b>Price</b>	Call for pricing

 <b>UTILITIES</b>	
<b>Electric</b>	Snohomish PUD
<b>Gas</b>	Cascade Natural Gas
<b>Water</b>	City of Everett
<b>Telecommunications</b>	Ziply

 <b>DEMOGRAPHICS</b>	
Everett is a community located in Snohomish County.	
 <b>POPULATION</b>	
<b>City of Everett</b>	
<b>Total Population</b>	1,576,837
<b>Working Population</b>	1,094,500
<b>Snohomish County</b>	10,243
<b>King County</b>	2,271,380

 <b>WORKFORCE</b>	
<b>Total Employment</b>	1,290,681
<b>Annual Household Income</b>	\$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.