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# City of Arlington Press Release

**For Immediate Release**

**October 16, 2015**

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## **GAYTEWAY BUSINESS PARK DEVELOPER LAUNCHING \$100 MILLION PROJECT IN ARLINGTON**

Arlington, Wash. - GS Venture Partners of Bellevue is beginning development of the \$100 million Gayteway Business Park on the former NW Hardwoods and Weyerhaeuser Log Mill site, a venture that could create a million-square-foot of aerospace, manufacturing and industrial facilities.

“Development of the vacant 54-acre site will create as many as 2,000 family-wage jobs in Arlington,” Mayor Tolbert said. “This project is a major beginning to boosting the local economy, adding jobs and tax base, as well as branding Arlington as a major destination for industrial growth that is rarely available in Snohomish County.”

City Administrator Paul Ellis called the new project a catalyst for “economic growth in the Arlington area, bringing hundreds of construction jobs, thousands of company employees and increased retail development to the area.”

Developer Chris Gayte, of Bellevue, is the Managing Partner of GS Venture Partners. He bought the 54 acre property in early September and is debuting his Master Plan with creating high-quality, state-of-the-art manufacturing and industrial facilities, building concrete tilt-up buildings.

“This is a rare opportunity to have this much ready-to-develop property in an area with plentiful housing, shopping centers and a transportation grid that provides access to I-5, Highway 9 and 67<sup>th</sup> Ave. NE, as well as access to the adjacent Arlington Airport,” Gayte said.

“Many manufacturing companies looking to expand into larger buildings in the area, have very few

options. The Gayte Business Park will allow the size of new buildings needed for these companies to expand,” Gayte Says

Mayor Tolbert said the development will provide incentive for retail development in the area, including in downtown Arlington, and add greatly to the city’s tax base.

“But adjacent development near the Gayte Business Park will be controlled in ways that will enhance and protect the ‘Old Town Arlington’ atmosphere that both local residents and tourists enjoy so much,” she said.

Gayte said cleaning up the 54 acre site and demolishing the existing buildings is needed to make way for the new business park. The work will begin within two weeks and take three-to-four months to complete.

“Our Master site plan includes 11 buildings, ranging from 41,000 to 200,000 square feet,” he said. “There’s also a railroad going through the property. Burlington Northern has agreed to install two rail spurs on the property, which was an incredible added value. Future tenants could use the tracks for their business, When it’s completely built out the project should have a wide range of businesses employing thousands of people.”

It was not only the large industrial site that attracted Gayte’s attention, it was the city’s positive attitude about economic development.

“The site is great but I was also impressed by the city’s stream-lined permitting process and readiness to help developers,” he said. “Mayor Tolbert and Paul are very pro-development.”

Gayte said the business park project will be fully funded. He has multiple tenants who are interested in the site, even though media publicity has just begun.

“I bought the property from my long time business partners, Jim Rose and Mick Schreck of Trinity Partnership in Seattle, They own the former Bayliner Boat plant property, just down the road in Arlington,” Gayte said.

Four years ago, Mayor Tolbert said, she saw Arlington, with its 18,500 population, as “a town with tremendous opportunity. Today we have fast permitting and proper zoning in place to begin serious economic expansion in an area that already was economically strong from our airport and industrial park development efforts.”

Tolbert has spread the word of Arlington’s prime location and advantages for business and industrial investments by becoming an economic development partner with Economic Alliance Snohomish County, sitting on the Puget Sound Regional Council and networking with the Snohomish County Council, Everett Community College, Washington state Department of Commerce and political leaders in Olympia to tell Arlington’s story.

“Because we are a growing job sector, Arlington also earns a priority with federal transportation agencies for providing highway funds,” she said. “It’s all about establishing good partnerships.”



From left, Arlington City Councilmember Randy Tendering, Chris Gayte, Mayor Barb Tolbert, City Administrator Paul Ellis, City Councilmember Debora Nelson, and City Councilmember Jan Schuette.

## Gayteway Business Park | 20015 67TH AVENUE NE • ARLINGTON, WA

BLDG	SQ. FT.
A	41,700 SF
B	62,750 SF
C	60,500 SF
D	202,300 SF
E	117,050 SF
F	112,200 SF
G	93,850 SF
H	85,250 SF
J	80,800 SF
K	86,800 SF
L	79,200 SF
<b>TOTAL</b>	<b>1,502,500 SF</b>

**GENERAL INFORMATION**

GS Venture Partners  
Real Estate Development

**CRAFT**  
CONSTRUCTION

**Gayteway Business Park** proudly announces the 54-acre industrial property purchase in Arlington, Washington.

Offering up to 1 million square feet of custom, build-to-suit, industrial or manufacturing buildings, this development is conveniently located 5 minutes east of I-5 from Exit 206 NB, adjacent to Highway 9 on 67th Avenue.

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