

New Industrial For Lease or For Sale

# PANATTONI

## NORTHSOUND INDUSTRIAL PARK

14201 40TH AVE NE, MARYSVILLE, WA



[CLICK HERE  
TO VISIT THE  
WEBSITE](#)



GREGG RIVA  
Executive Vice President  
+1 206 595 1525  
gregg.riva@colliers.com

DEREK HEED  
Executive Vice President  
+1 425 453 3133  
derek.heed@colliers.com

TALOR OKADA  
Executive Vice President  
+1 425 492 5145  
talor.okada@colliers.com





**Immediate** availability

**±337,026** divisible to  
+/- 85,000 SF

**36'** clear height

**312** car parks

**102** trailer stalls

**84** dock high doors

**4** drive-in doors

**3,000** amps,  
277/480 volts 3 phase

**382' x 844'** building dimension

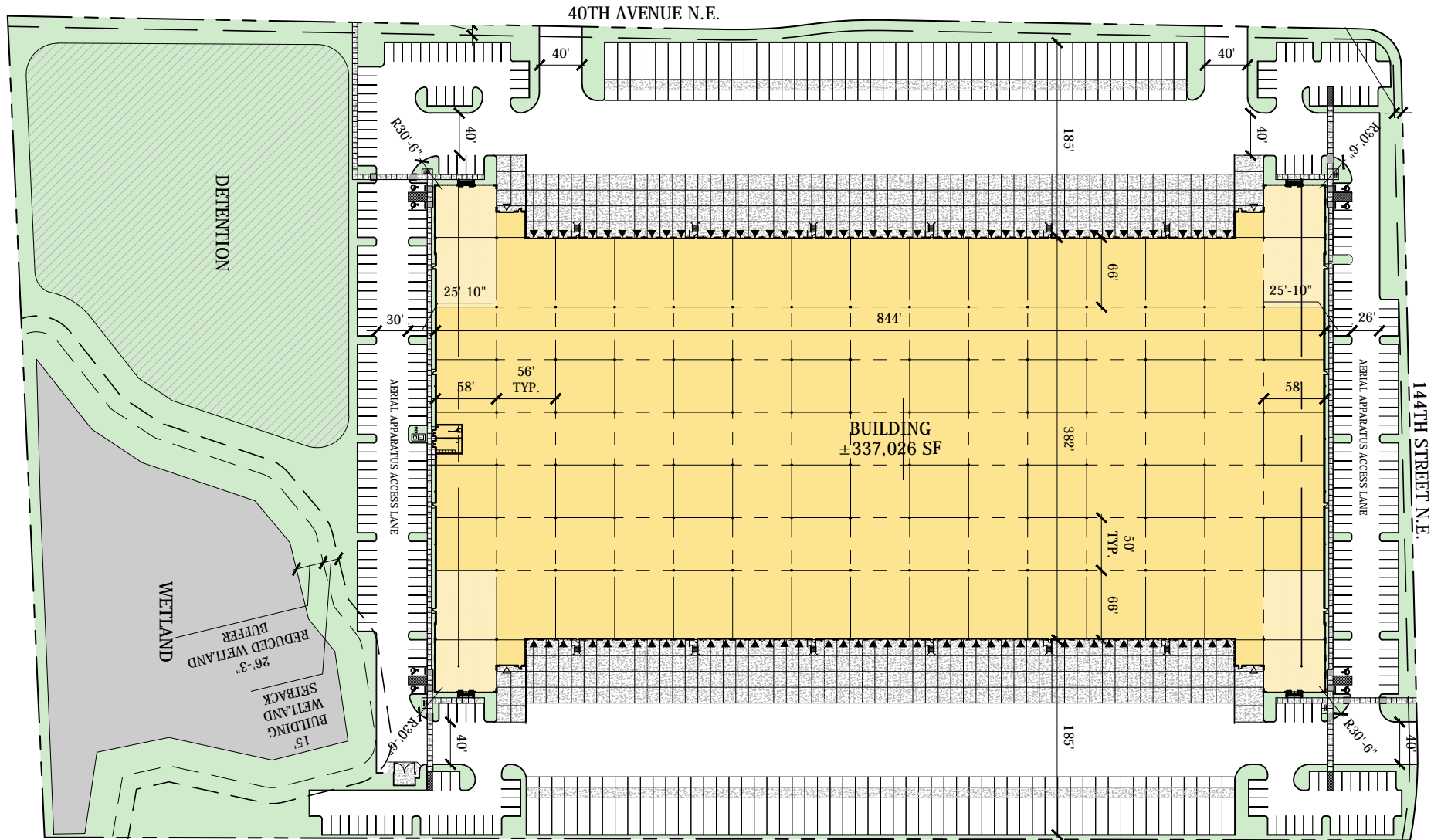
**185'** loading bay

**50' x 56'** column spacing

ESFR Sprinkler System

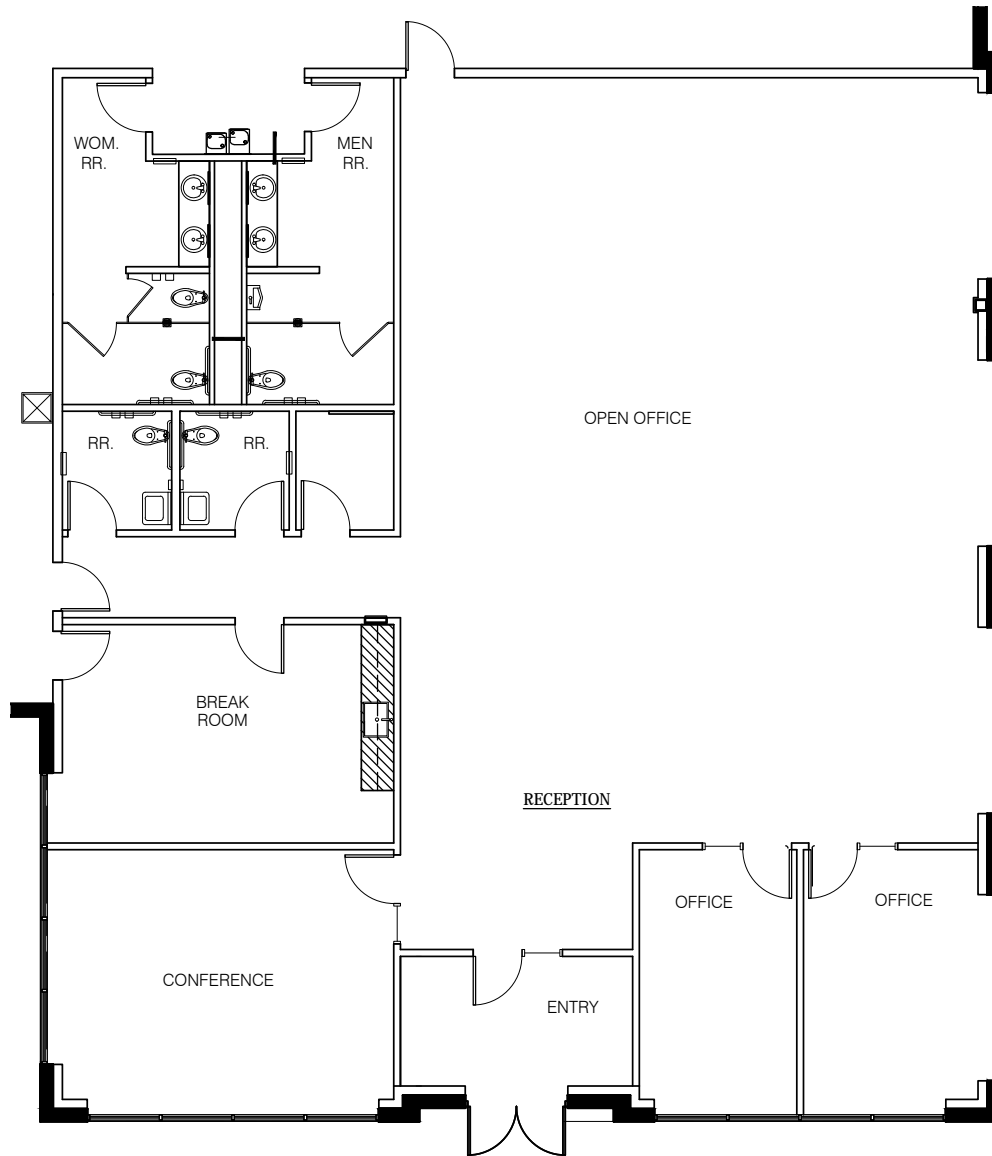
*Call Listing Brokers for rates and pricing*

# Northsound Industrial Park - Site Plan





# Northsound Industrial Park - Office Buildout



## Suite 100 (SW corner of the building)

- 3,153 SF
- Two private offices
- Conference room
- Open bull pen area
- Break Room
- Office/warehouse restroom sets





## About Panattoni Development

34  
Years

28  
Offices

422  
Million SF developed

2,500  
Clients



PANATTONI®

### Zoning

- Light Industrial
- City of Marysville

### Electric

- Snohomish County PUD

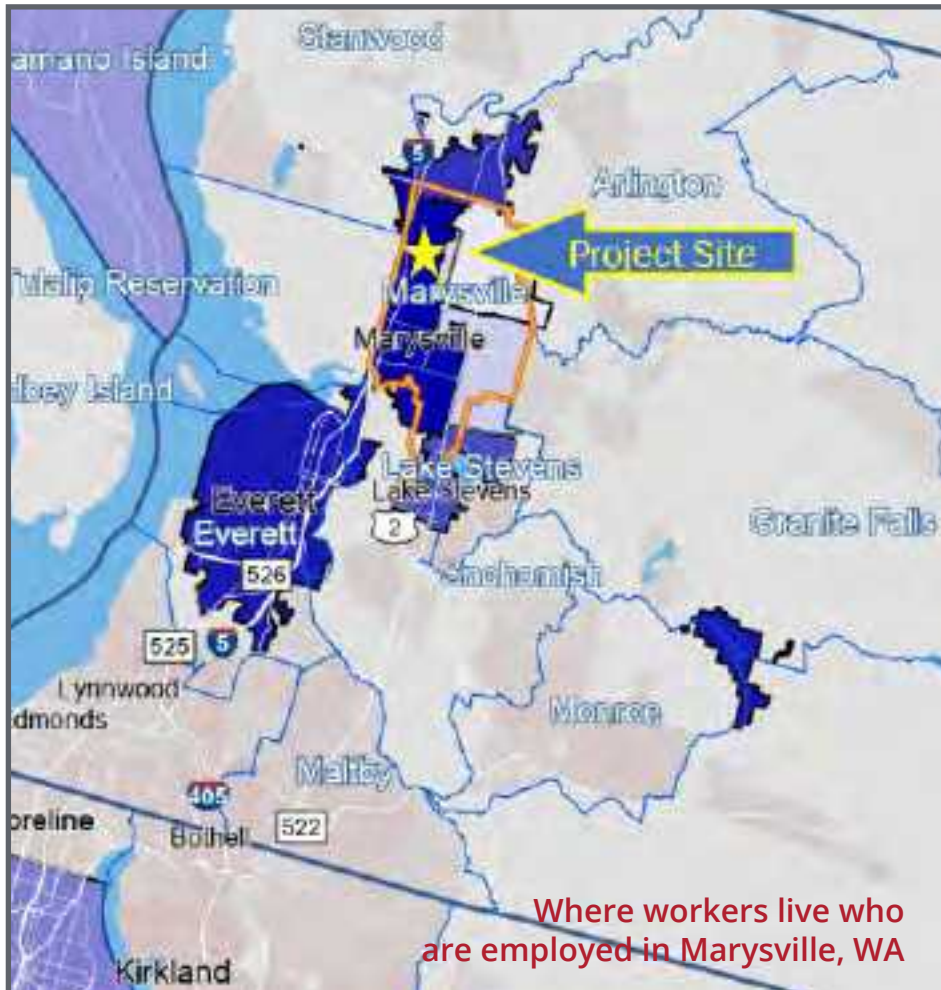
### Natural Gas

- Puget Sound Energy

### Water/Sewer

- City of Marysville

## Marysville, WA CCD<sup>1</sup>- Workforce Analysis



- Marysville, WA population (July 2021): 71,144 (+0.7%)<sup>2</sup>
- March 2022 county unemployment rate: 2.3% (2nd lowest)
- Total jobs in the CCD: 15,999
  - % in trade, transp. & utilities: 24% (3,870)
  - % in goods producing industries: 24% (3,841)
- Residents employed within the CCD: 3,836
- Residents employed outside the CCD: 34,479
- % of all residents employed under age 30: 23%
- Non-residents employed within the MSA: 12,163 (76%)
- Average commute time: 32 minutes
- Top 3 cities outside the CCD that residents commute to work:
  - Everett (8,035)
  - Seattle (5,662)
  - Arlington (1,528)
- Top 3 origins for workers employed, but not living in the CCD:
  - Everett (1,213)
  - Arlington (765)
  - Lake Stevens (719)
- Median household income of residents in the CCD (in 2020 dollars): \$83,239

Prepared by Toyer Strategic Advisors, Inc. for Panattoni Development

Sources: U.S. Census Bureau Quick Facts, U.S. Census Bureau LEHD Origin-Destination Employment Statistics (LODES), and US Census Bureau OntheMap Application (2019 Data Release)

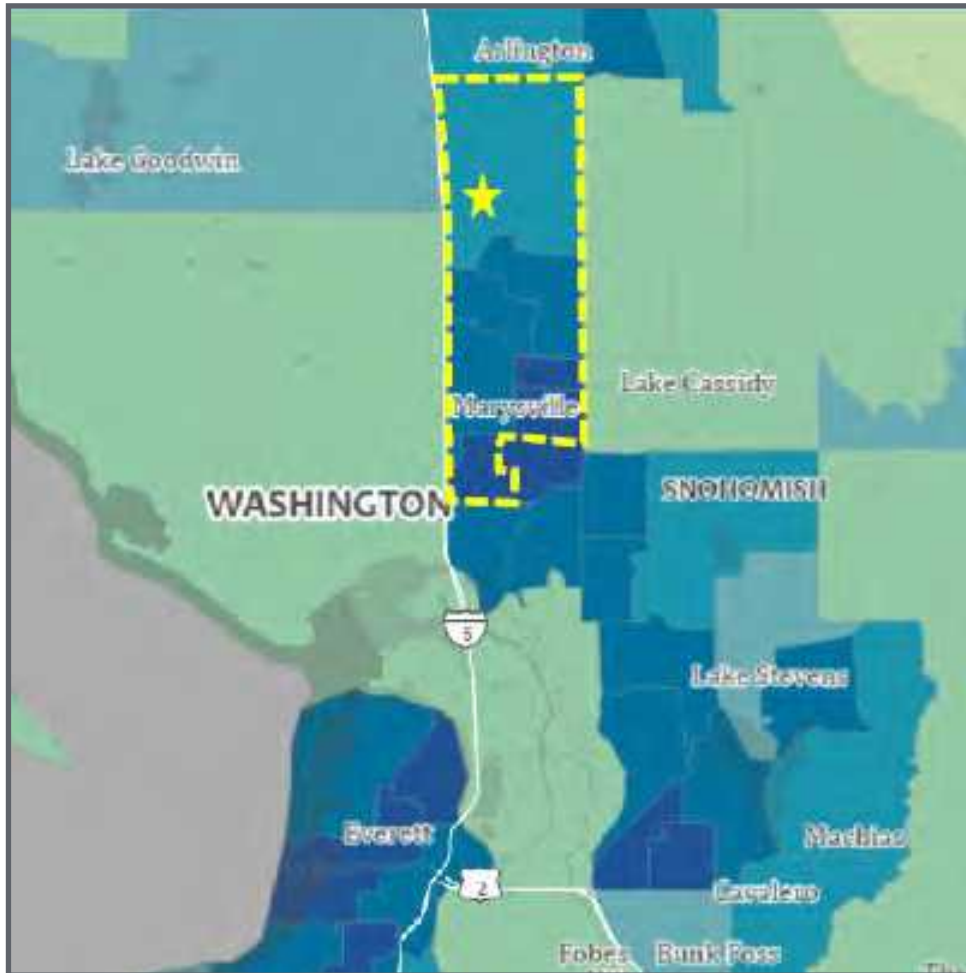
<sup>1</sup> Census County Subdivision

<sup>2</sup> Percent population increase since April 1, 2020





## Occupation Concentration by Place of Residence for Transportation, Distribution & Logistics (CTE Cluster)



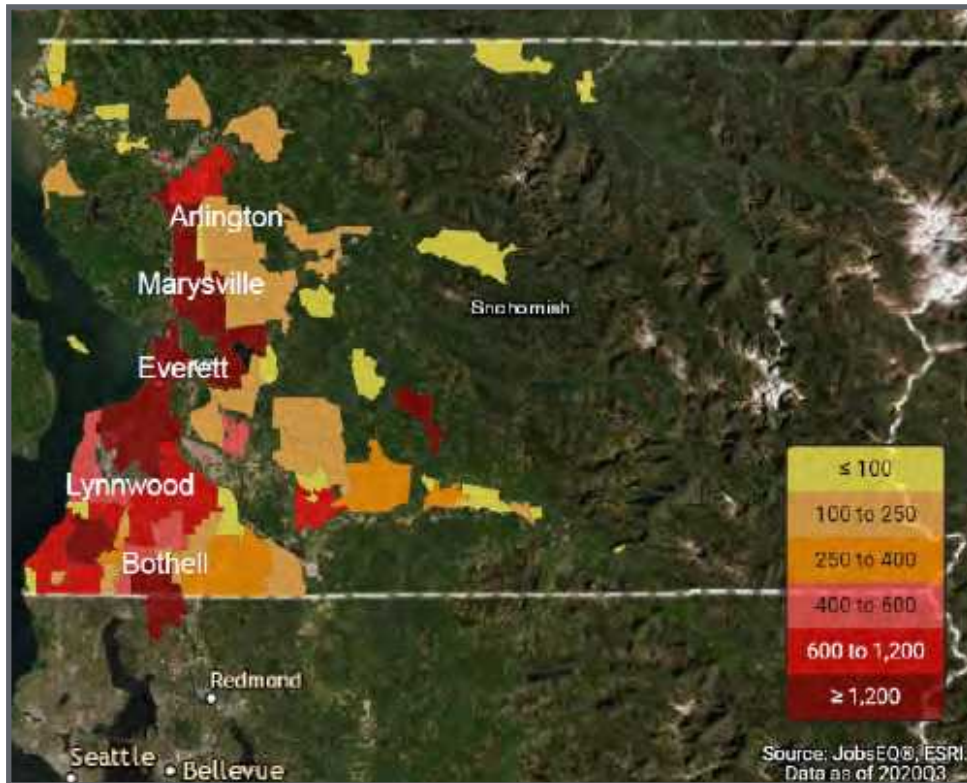
### Population Density by Census Tracts

- Darker shades of blue indicate higher population densities.
- Within the six census tracts (outlined in yellow) most closely associated with Panattoni's Northsound project, there is a population >26,000 with an average population density of nearly 4,000 people per square mile.
- Panattoni's Northsound project is located in Census Tract 528.03 (yellow star), which has a population of 6,245.

Prepared by Toyer Strategic Advisors, Inc. for Panattoni Development

Sources: Census Bureau, ESRI, 2020 Census Demographic Data Map Viewer  
2020 Census Data for Tracts 528.05, 528.09, 528.03, 528.07, 528.08 and 528.10

## Occupation Concentration by Place of Residence for Transportation, Distribution & Logistics (CTE Cluster)



### Concentration of Workers

- Darker red areas indicate concentrations of over 1,200 workers in that area.
- In sum, North Everett, Marysville, Arlington, and Lake Stevens account for several thousand workers in the Transportation, Distribution and Logistics CTE.
- Other analysis shows that a majority of these employees are currently commuting south for employment – providing an opportunity to entice them to take jobs closer to home.

Prepared by Toyer Strategic Advisors, Inc. for Panattoni Development

Sources: Census Bureau, ESRI, 2020 Census Demographic Data Map Viewer  
2020 Census Data for Tracts 528.05, 528.09, 528.03, 528.07, 528.08 and 528.10