

OFFICE & WAREHOUSE SUITE

4020 136th St. NE Marysville, WA



KC Coonc, Designated Broker
(360) 305-9977 | KC@PCRnw.com

Commercial Sales | Leasing | Management

114 W. Magnolia St., Bellingham, WA 98225 | www.PacificContinentalRealty.com

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

OVERVIEW



Suite 106: 3,801 SF

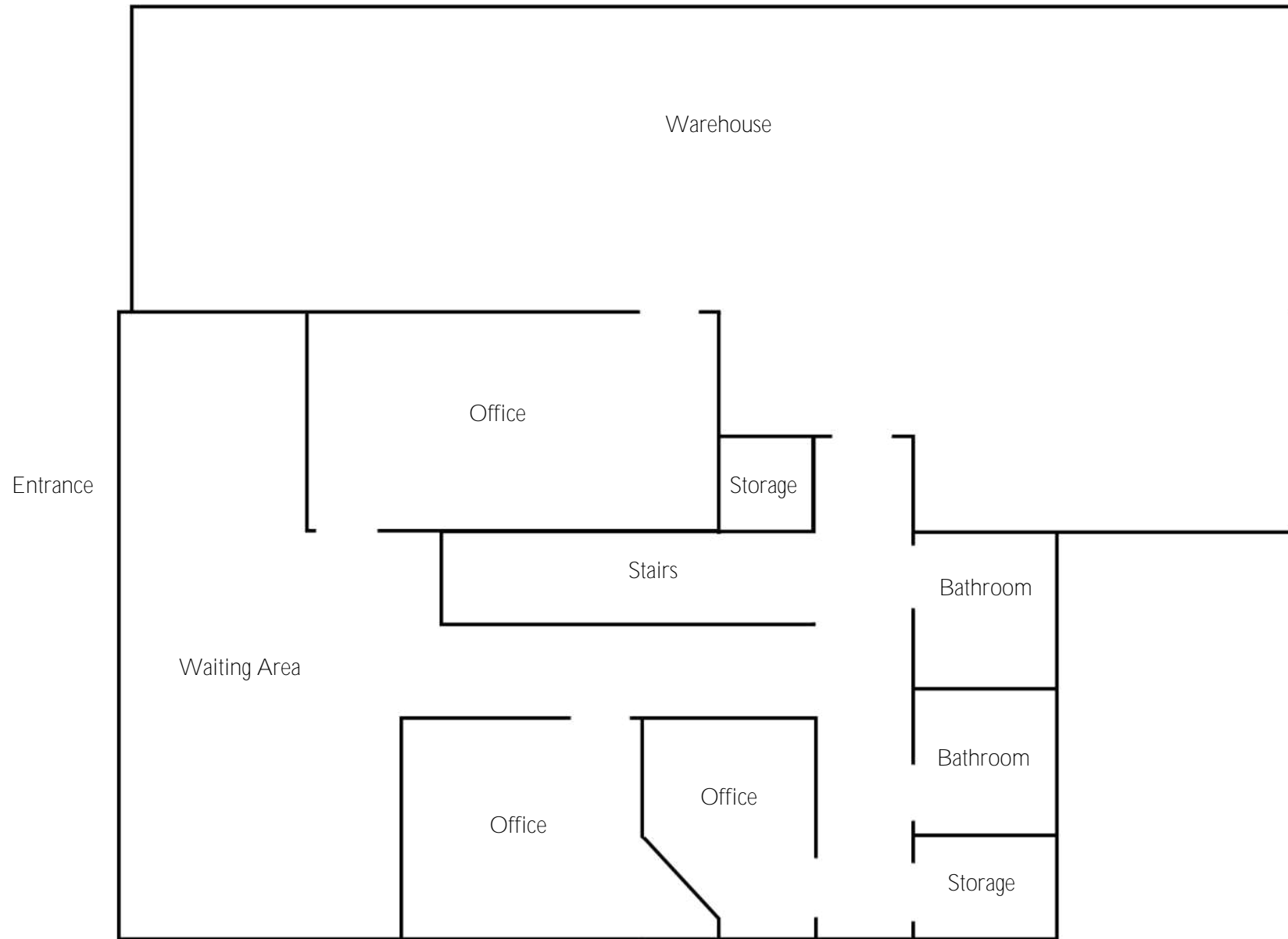
Base Rent: \$1.55

Est. NNN: \$0.27

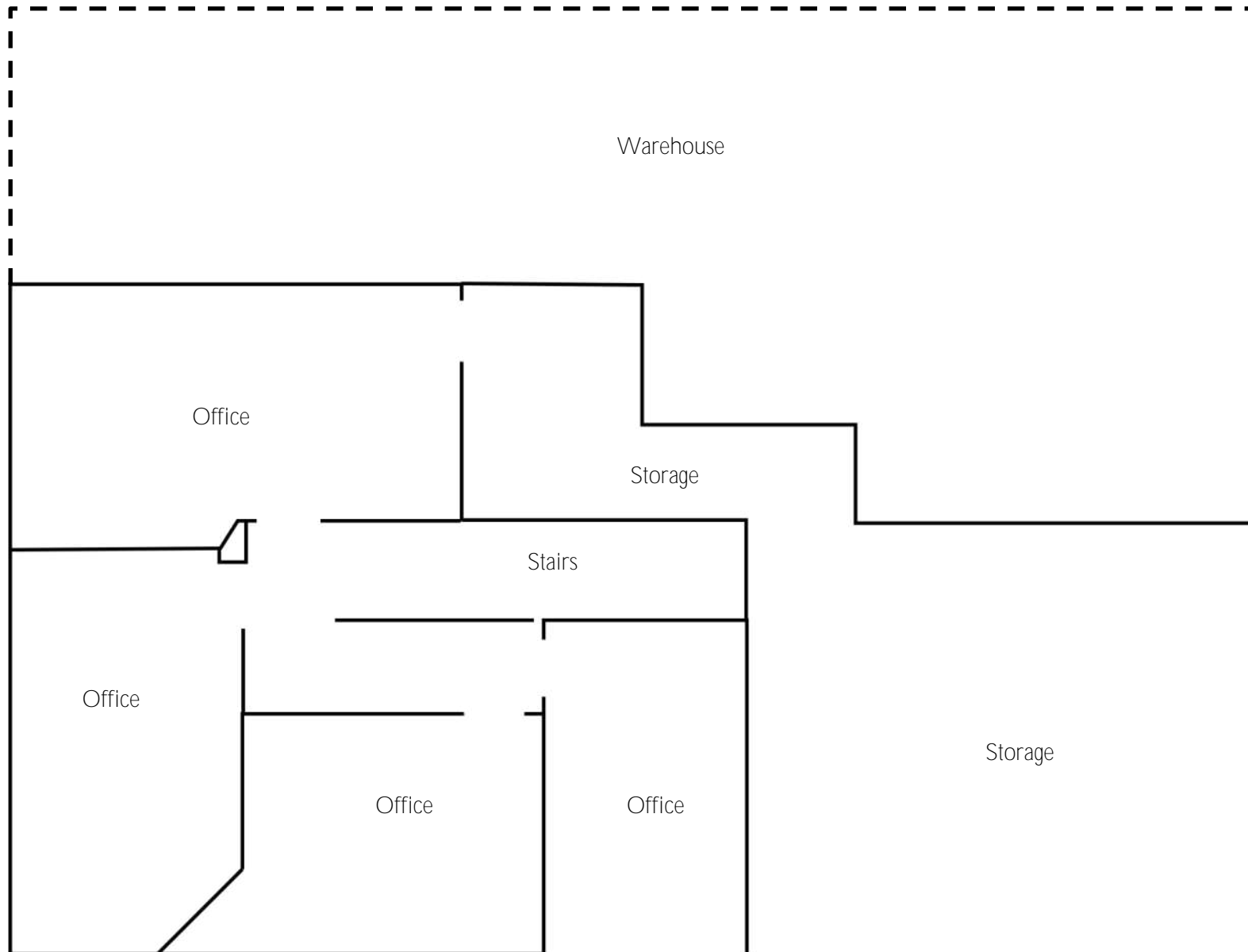
Base Rent + NNN: \$6,932.65

3,801 office & warehouse suite in Midway Business Park. Zoned for light industrial, the business park was built in 2020 and looks brand-new both inside and out, with high ceilings, large windows, and HVAC. Located 5 minutes from the I-5 freeway. Over 1,000 SF of warehouse space on the ground floor, accessible by multiple interior doors and a 12' roll up door at the front of the suite. The office side has a conference room, two offices and two bathrooms. Upstairs there are four larger offices, with access to a loft storage area that overlooks the warehouse space. Inside the suite there is 250 amps single phase and 200 amps, 480 volts of 3 phase power.

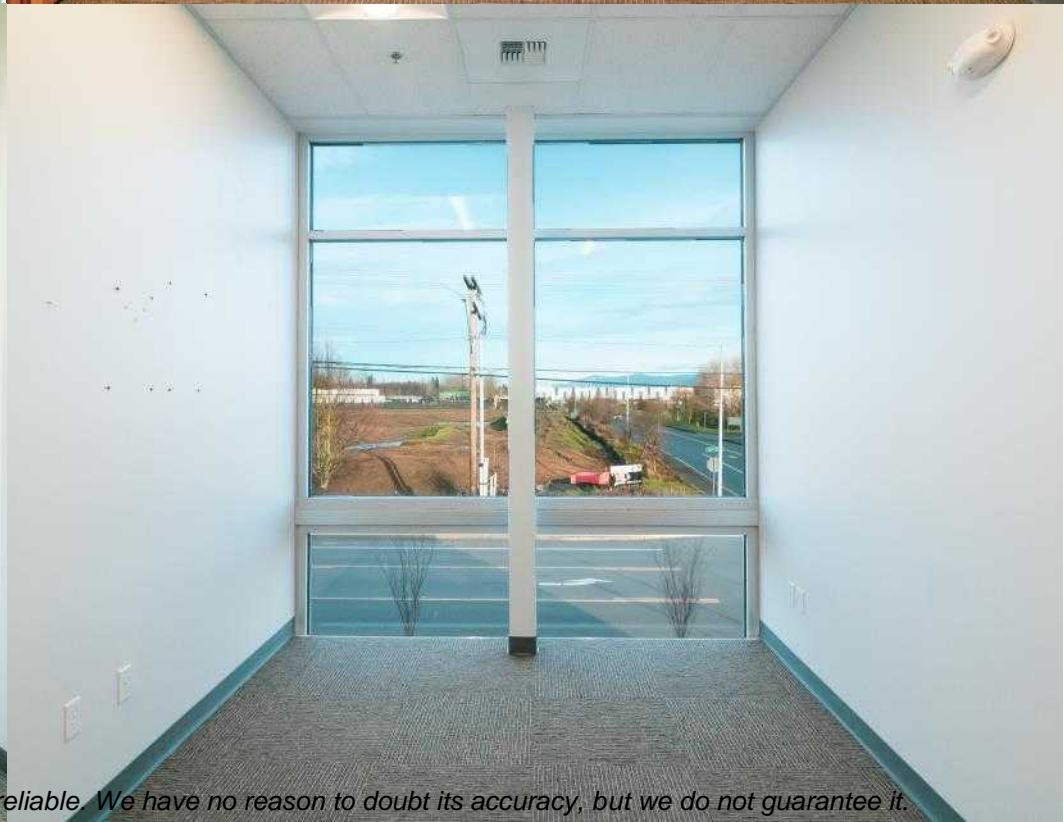
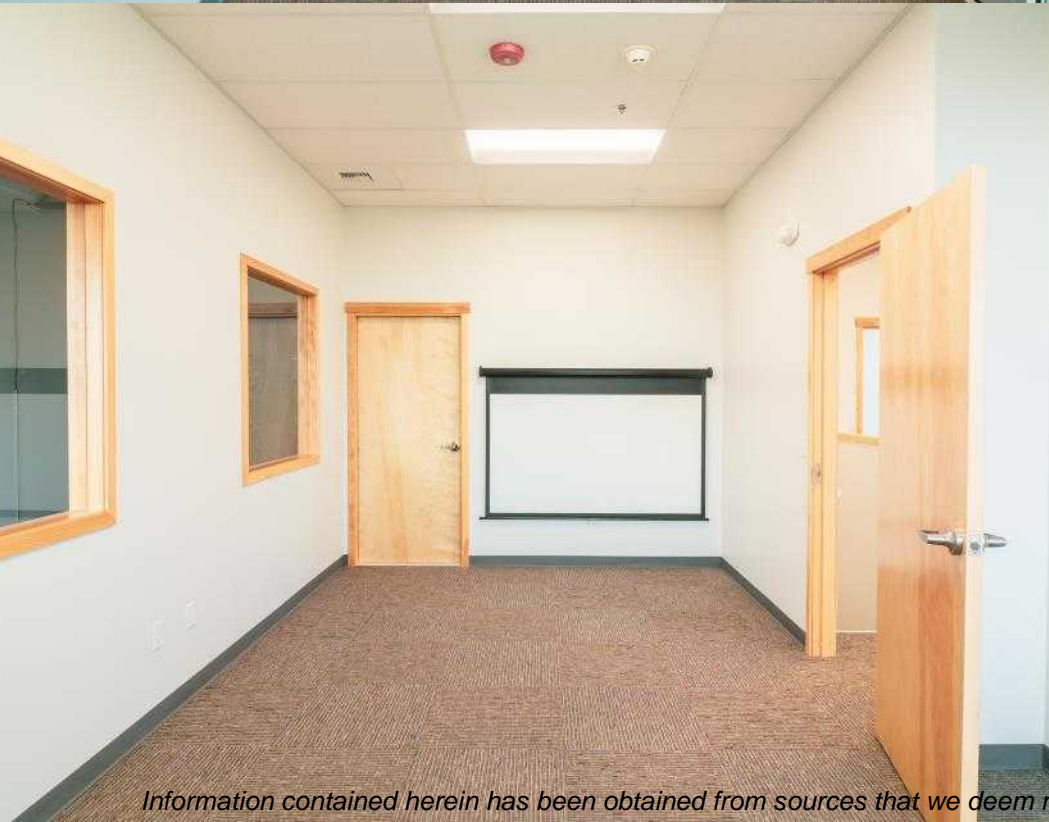
1ST FLOOR



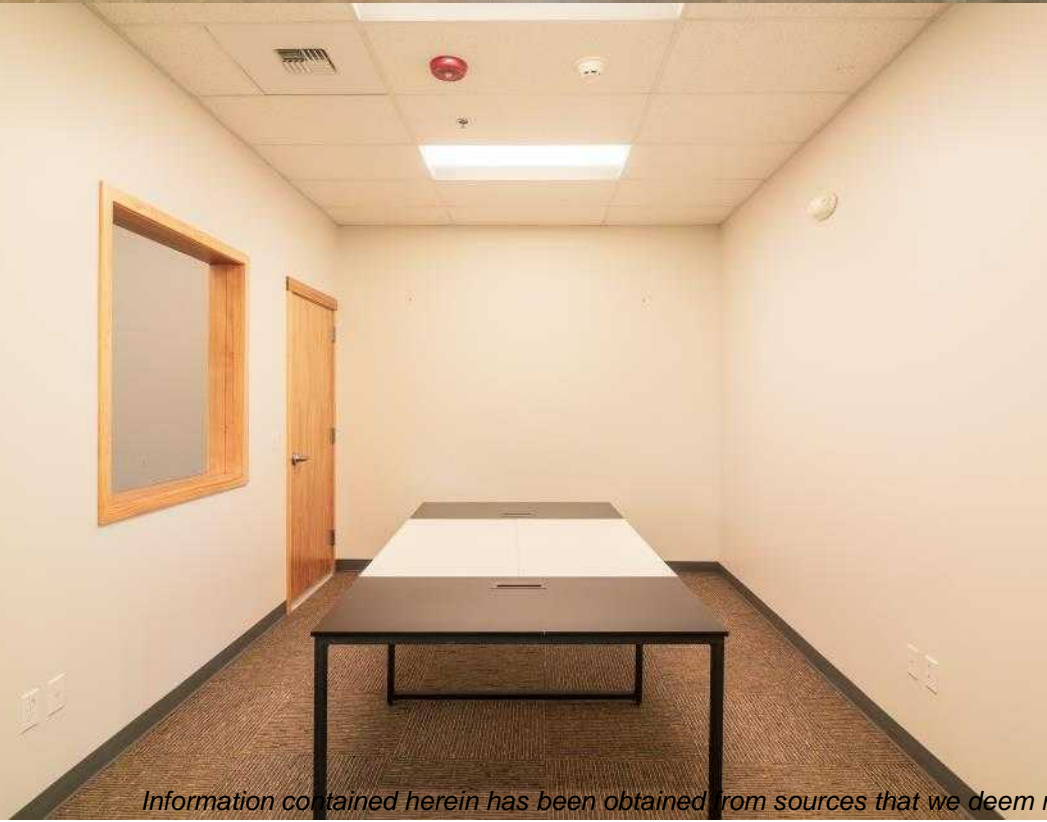
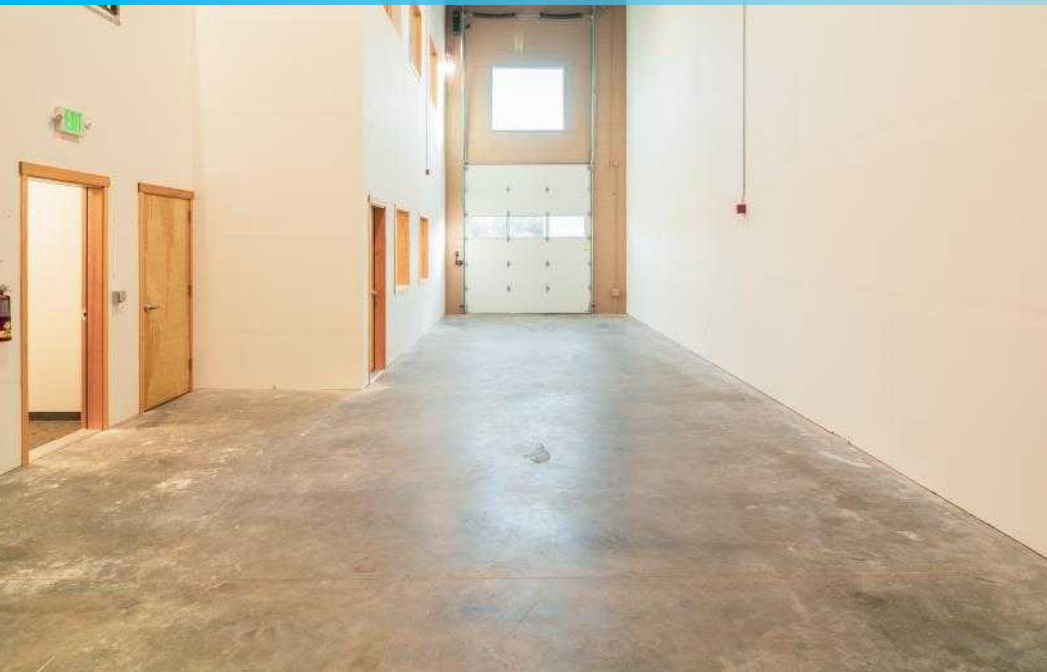
2ND FLOOR



INTERIOR



INTERIOR



LOCATION DETAILS



Seattle
50 minutes

Marysville
15 minutes

Mt. Vernon
30 minutes

I-5 Freeway
5 minutes

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