



Multiple Warehouse/Office Suites For Sale & Lease

5625 48th Drive NE. Marysville, WA 98270



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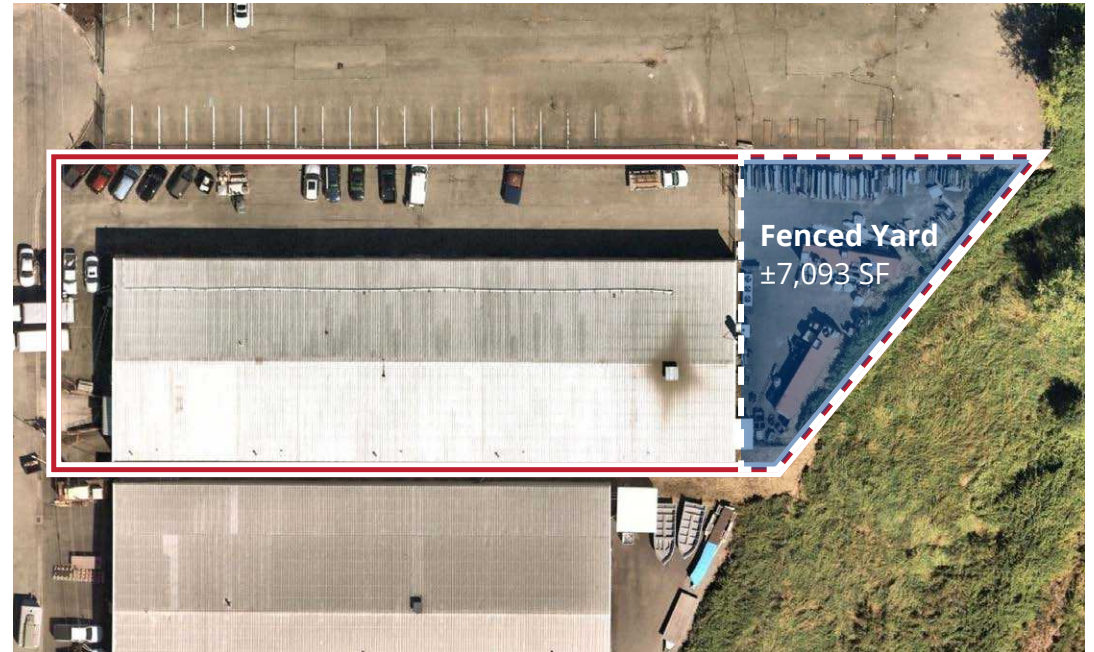
Accelerating success.

For
Lease

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Property Highlights

- Rare owner-user opportunity to occupy up to ±16,694 SF
- Total Building Area: ±23,270 SF on ±1.22 acres
- Fenced Yard Area: ±7,093 SF on east side of Property
- Parking: Approximately 25 stalls net of yard area
- Fully clear-span warehouse area (no columns) with 18' – 22' clear height throughout and heavy 3-phase power service
- Zoning: [General Industrial \("GI" - City of Marysville\)](#)
- Asking Price: \$3,550,000
- Lease Rate: Call Listing Brokers for Rates



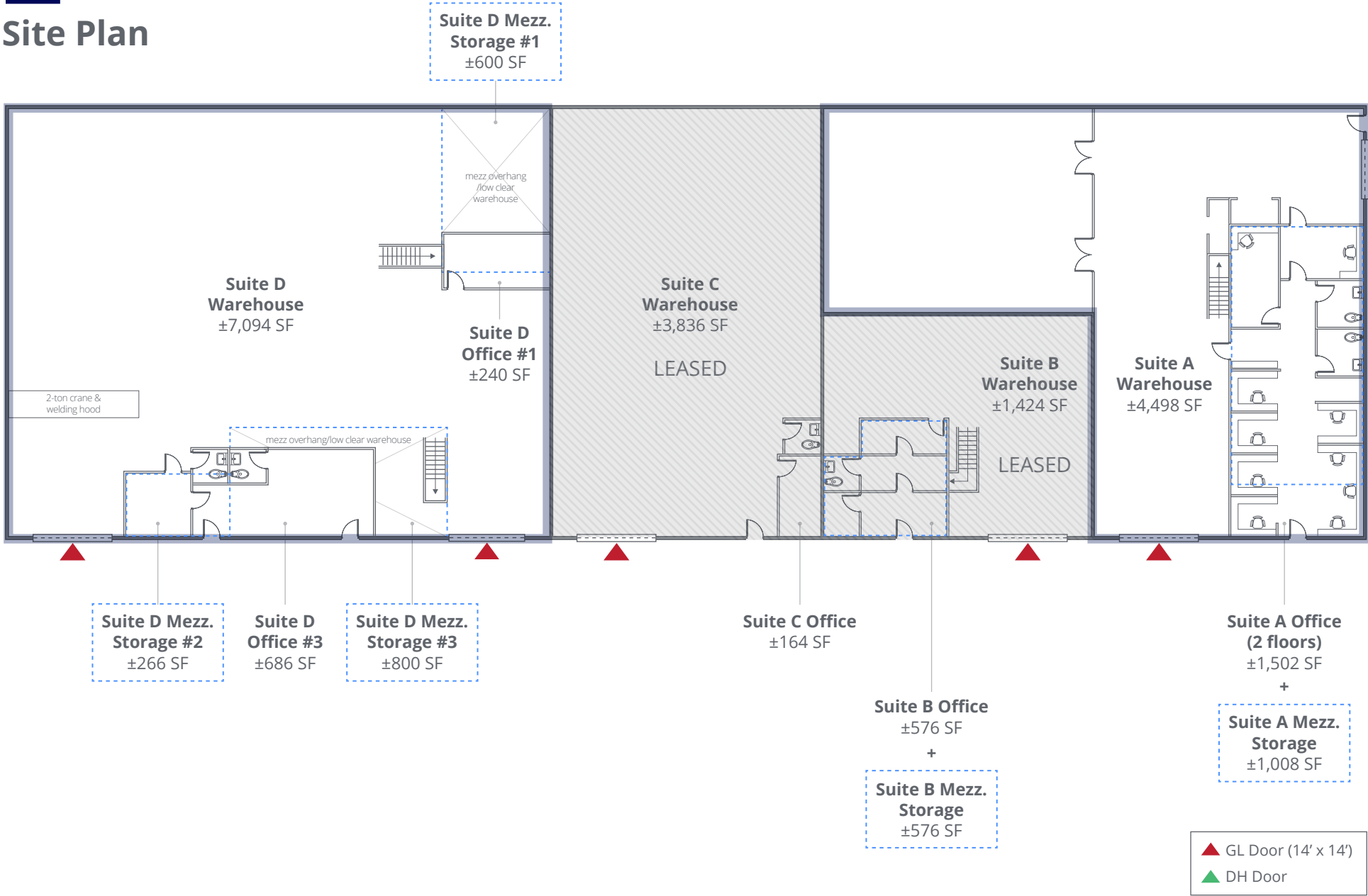
Availabilities

#	Warehouse	Office	Mezzanine	Total Size	Available	Note
A	±4,498 SF	±1,502 SF	±1,008 SF	±7,008 SF	Available Now	1 dock high loading door and 1 drive in loading door (14'x14')
B	±1,424 SF	±576 SF	±576 SF	±2,576 SF	Leased to Kinematics through 4/30/2025	One (1) drive-in loading door (14'x14')
C	±3,836 SF	±164 SF	-	±4,000 SF	Leased to AG Tile & Stone through 11/30/2025	One (1) drive-in loading door (14'x14')
D	±7,094 SF	±926 SF	±1,666 SF	±9,686 SF	Available Now	Two (2) drive-in loading doors (14'x14') Existing 2-ton bridge-crane in space with welding exhaust hood

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Site Plan



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Fenced Yard & Exterior Photos

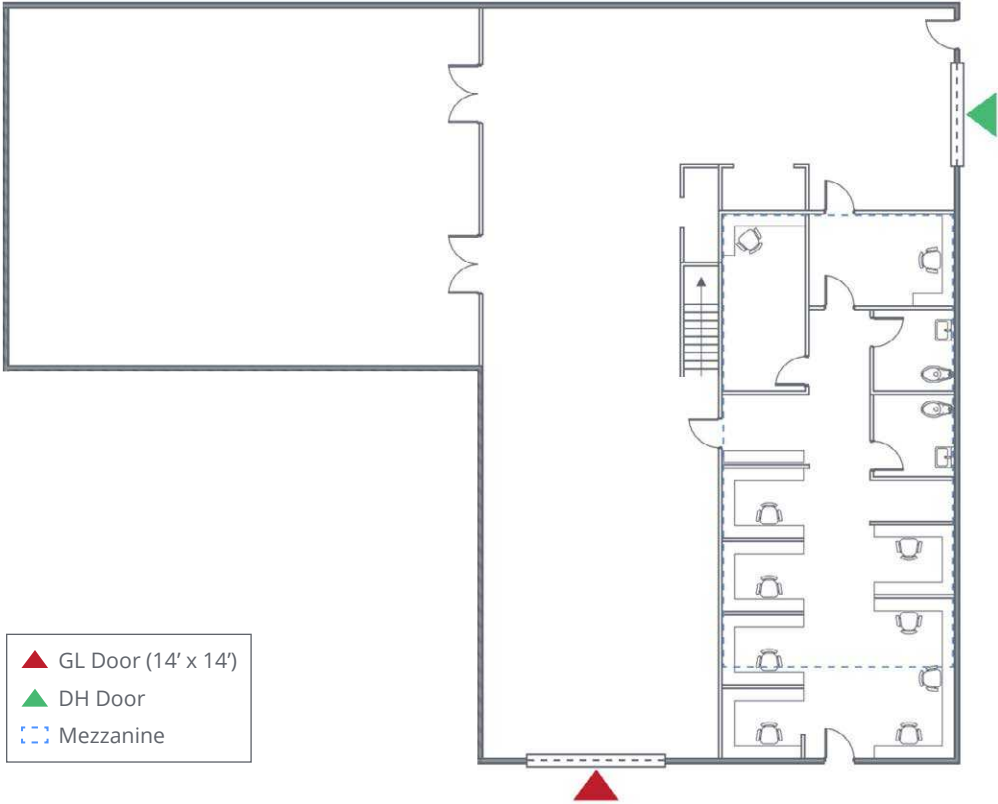


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Suite A

Warehouse	Office	Mezzanine	Total Size
±4,498 SF	±1,502 SF	±1,008 SF	±7,008 SF

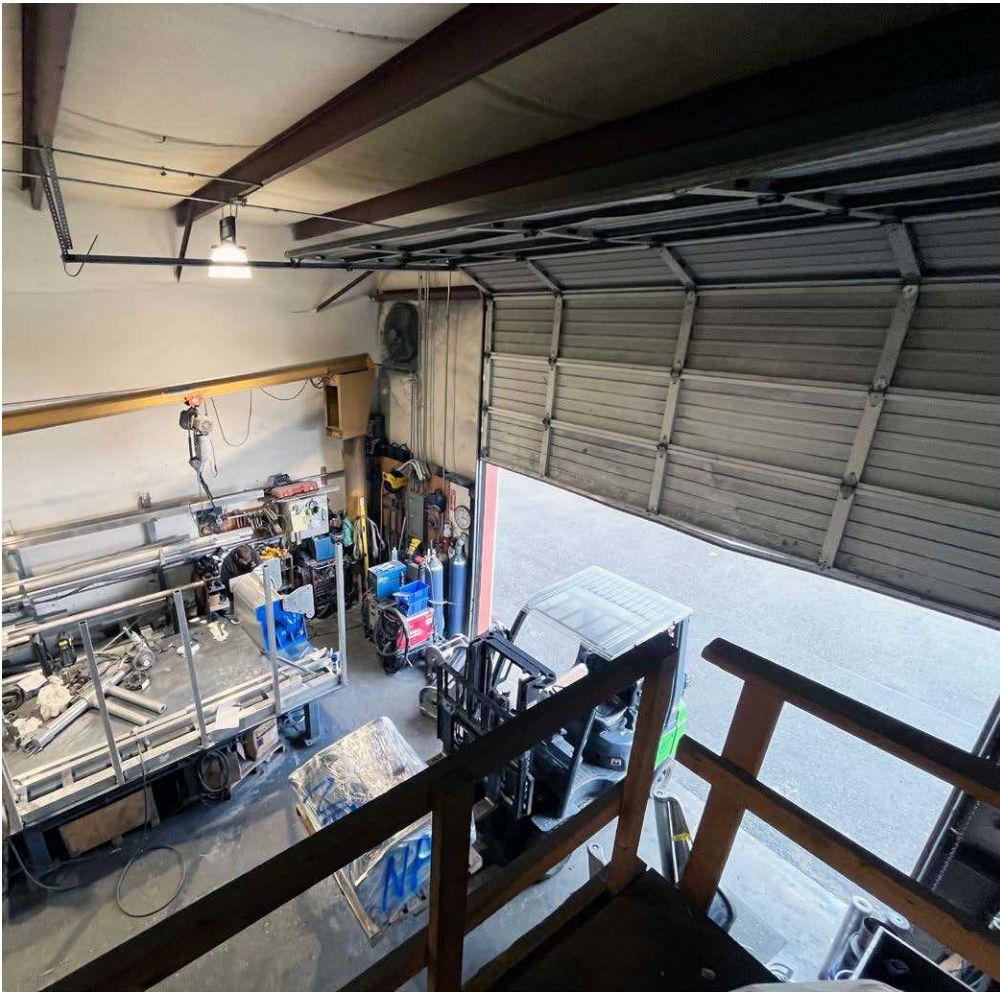


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Suite B

Warehouse	Office	Mezzanine	Total Size
±1,424 SF	±576 SF	±576 SF	±2,576 SF

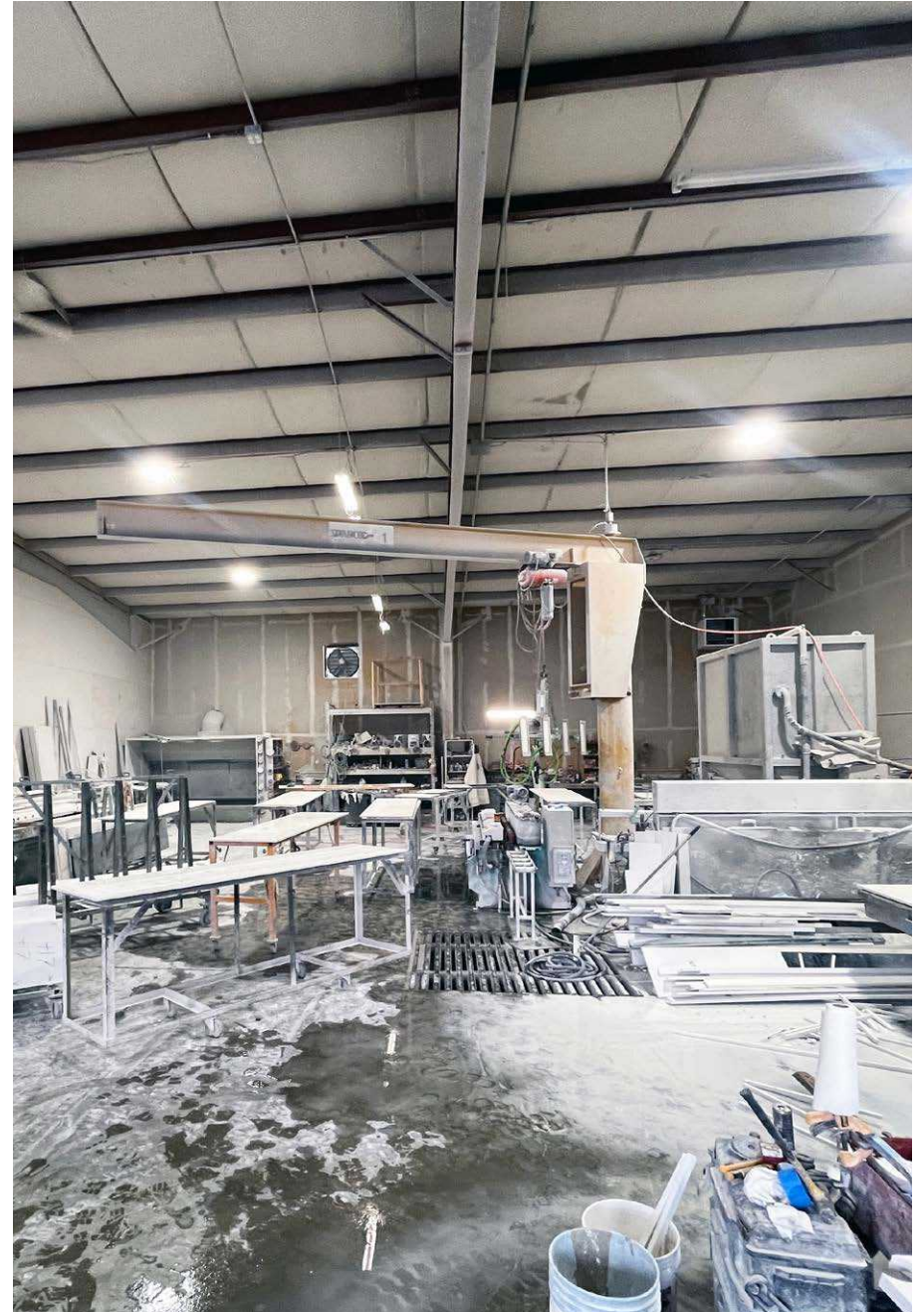
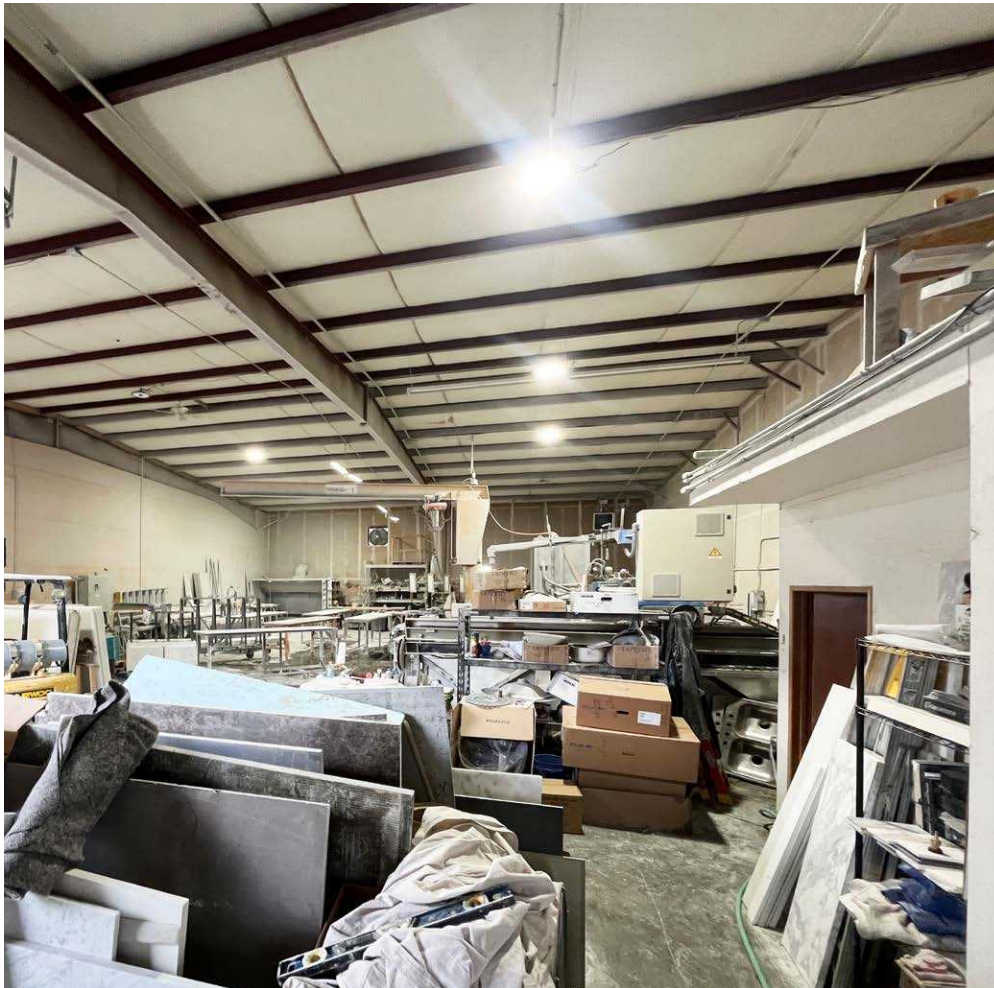


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Suite C

Warehouse	Office	Mezzanine	Total Size
±3,836 SF	±164 SF	-	±4,000 SF



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Suite D

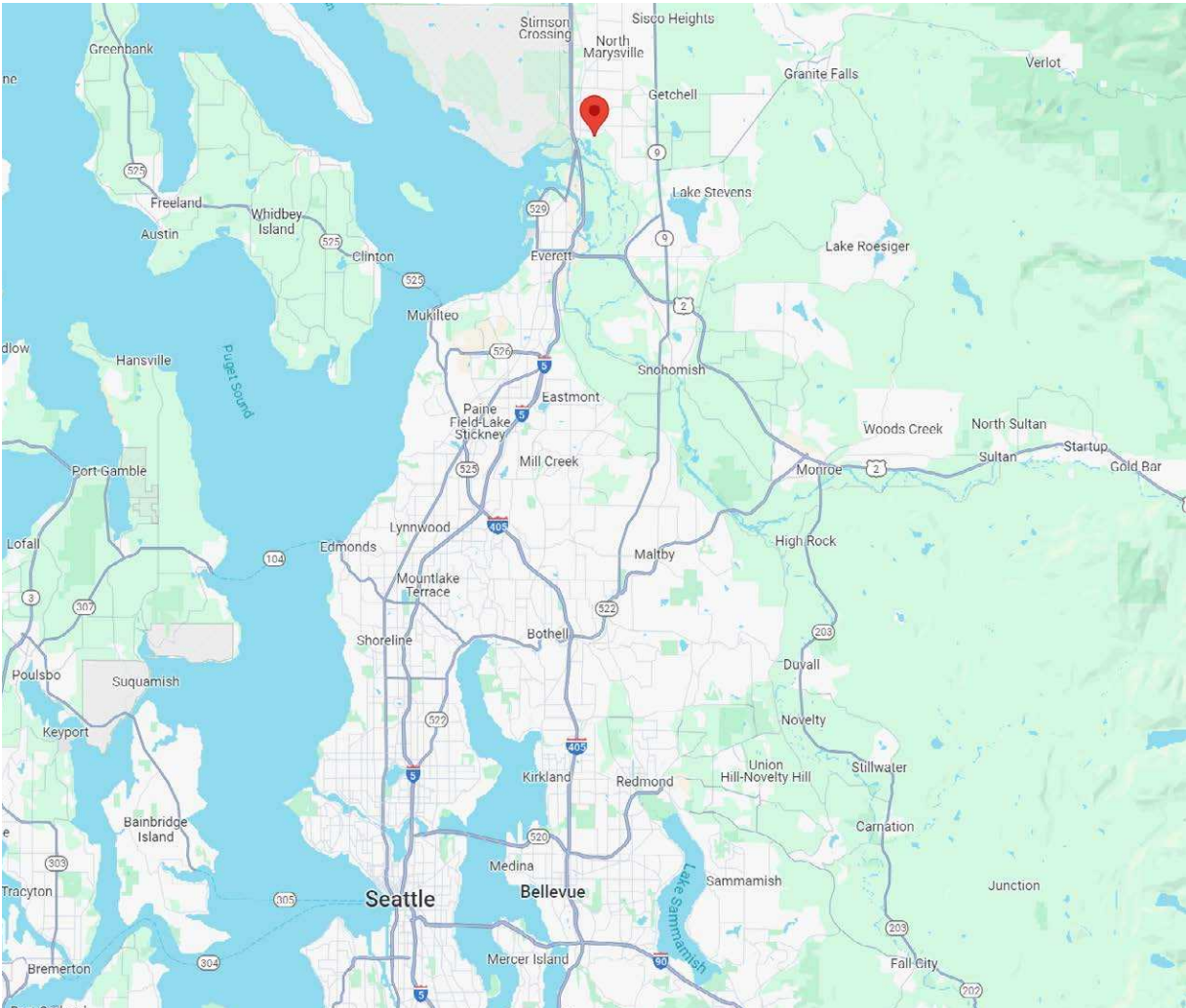
Warehouse	Office	Mezzanine	Total Size
±7,094 SF	±926 SF	±1,666 SF	±9,686 SF



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Regional Map



TRAVEL TIME FROM	
Downtown Marysville	0.9 miles 3-5 minutes
Everett	6 miles 10-15 minutes
Paine Field Airport	15 miles 18-25 minutes
Redmond	33 miles 35-40 minutes
Bellevue	35 miles 40-45 minutes
Port of Seattle	35.7 miles 43-50 minutes
SeaTac Airport	49 miles 50-60 minutes



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