

For Lease

# MARYSVILLE CORPORATE CENTER

*686,766 SF Industrial Development  
Available for Lease in Marysville*

15908 47TH AVE NE, MARYSVILLE, WA 98271

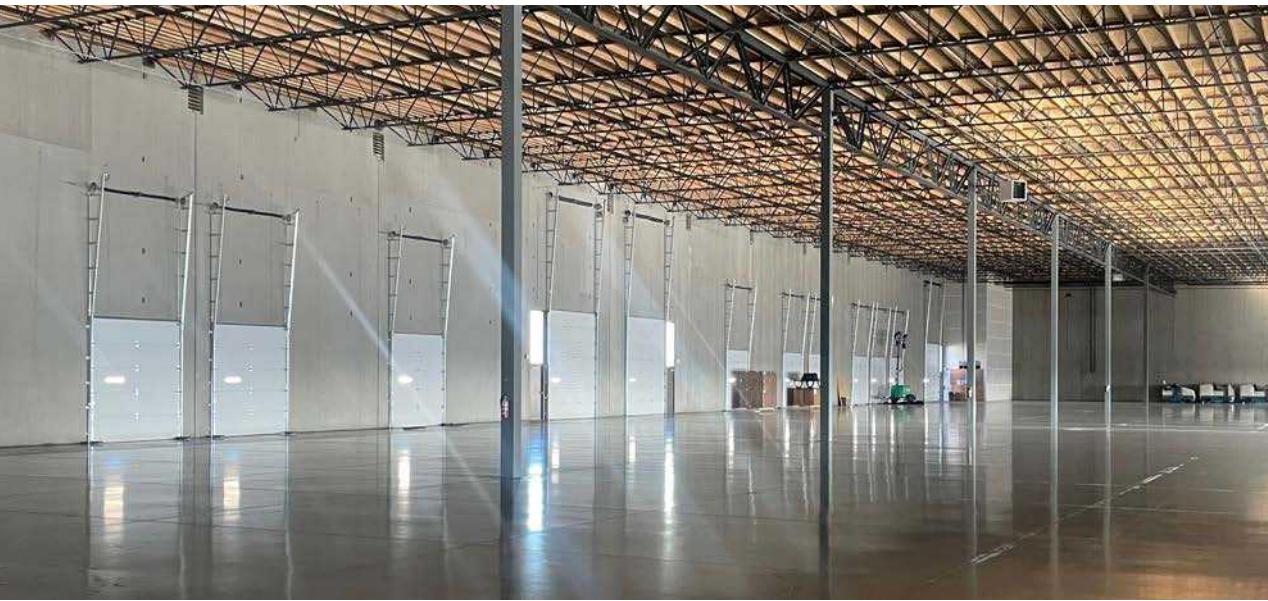
OWNED & DEVELOPED BY

**PACTRUST**

MARYSVILLECORPCTR.COM

EXCLUSIVELY LEASED BY

**km** Kidder  
Mathews



*Surrounded by a natural setting within Cascade Industrial Center, this 10-building development offers a central location with excellent access to I-5.*

DELIVERY	Phase 1 delivered Q2 2024
BUILDINGS	10
PHASE 1 TOTAL SIZE	267,366 SF (divisible to ±15,000 SF)
BUILDING 101	55,850 SF / 26'-27' clear height
BUILDING 102	63,850 SF / 24'-27' clear height
BUILDING 103	73,833 SF / 28'-32' clear height
BUILDING 104	73,833 SF / 28'-32' clear height
POWER	2,000 amps per building
PARKING RATIO	1.3 / 1,000 SF
OFFICE SPACE	Build to suit

**267K+**  
PHASE 1 TOTAL SF

**CALL**  
BROKERS FOR RATES

# STRATEGICALLY LOCATED IN *SNOHOMISH* COUNTY'S *INDUSTRIAL HUB*

Cascade Industrial Center (CIC) is Snohomish County's hub for manufacturing innovation. With over 4,000 acres of industrial zoned land, companies located in the CIC enjoy competitive advantages, including manufacturing incentives, an efficient permitting process, and easy access to transportation options.

Source: City of Marysville



AVAILABLE FOR LEASE

KIDDER MATHEWS

# MARYSVILLE CORPORATE CENTER



**PHASE 1**  
267,366 SF



**CASCADE INDUSTRIAL CENTER IS THE REGION'S INNOVATION HUB**

→ Cascade Industrial Center



**OPPORTUNITY ZONE OFFERS TAX INCENTIVES, EFFICIENT PERMITTING, INDUSTRY-FRIENDLY CLIMATE**

→ Opportunity Zone Details



**LABOR SURPLUS OF NEARLY 4,000 IN THE WAREHOUSE WORKER DEMOGRAPHIC**

→ Labor Report



**ZONING LIGHT INDUSTRIAL, CITY OF MARYSVILLE**

→ Marysville Use Matrix

# PHASE 1 SITE PLAN



# PROGRESS AS OF FEBRUARY, 2024



# MARYSVILLE CORPORATE CENTER



# MARYSVILLE CORPORATE CENTER

MARYSVILLECORPCTR.COM

*Owned & developed by*

**PACTRUST**

*Exclusively leased by*

**MATTHEW HAGEN, SIOB**  
Executive Vice President  
425.283.5782  
matt.hagen@kidder.com

**ZACH VALL-SPINOSA**  
Executive Vice President  
425.450.1115  
zach.vallspinosa@kidder.com

**RYAN FOSTER**  
Associate Vice President  
425.450.1124  
ryan.foster@kidder.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km Kidder  
Mathews**