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BTS OPPORTUNITY BRING ALL REQUIREMENTS

Up to ±340 acres pad ready to accommodate BTS opportunities beyond the original master plan*

Cascade Business Park is a 4,163,518 SF masterplanned business park consisting of 10 buildings on 426 acres located in Snohomish County's Cascade Industrial Center, the region's hub for manufacturing and logistics innovation.

BUILDING SPECS

1 ±245,593 SF

±408,000 SF

±376,000 SF

2 ±300,000 SF

±582,000 SF

±702,000 SF

3 ± 307,000 SF

±203,000 SF

9 ±606,000 SF

±432,000 SF

PROJECT DETAILS

SITE SIZE	426 Acres
CITY	Arlington & Marysville
COUNTY	Snohomish
ZONING	LI City of Marysville, LI, GC City of Arlington
TOTAL PROPOSED DEVELOPMENT	4,163,518 SF over 9 buildings

*Original master plan shown, 340 acres includes building 2

340 ACRES **AVAILABLE FOR BTS BURLINGTON NORTHERN** SANTA FE RAILROAD 152ND ST NE

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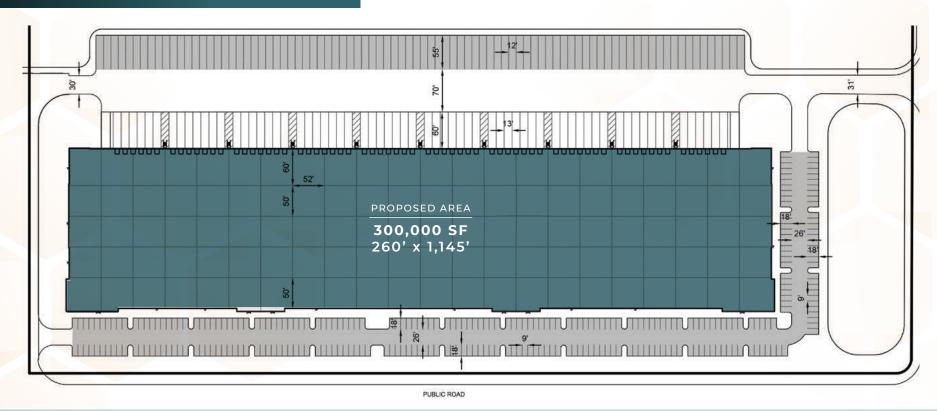








BUILDING 2 SPECIFICATIONS



то	OTAL SF	OFFICE SF	BUILDING DIMENSIONS	DOCK-HIGH DOORS	GRADE-LEVEL DOORS	CLEAR HEIGHT	COLUMN SPACING	PARKING STALLS	TRAILER STALLS	TRUCK COURT	SPE BA
±300	0,000 SF	BTS	260' x 1,145'	30 (38 future)	2	36'	52' x 50'	±284 spaces	±71 spaces	130' depth	52' x (
	SP	RINKLER	POWER	LIGHTING		FLOOR	SLAB	CONSTRUCTION	I ESTIMA DELIV		
ESFR		2,000 amps, 480 volt, 3-phase	LED with motion sens		7" non-rei concrete, 4		100% Tilt Up Concrete	Q4 20)25 45,000) lb	

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CORPORATE NEIGHBORS & SITE ADVANTAGES



Flexible BTS options to fit users needs with buildings ranging from 202,000 SF up to 702,000 SF



Opportunity Zone tax incentives, efficient permitting, industry friendly climate MORE INFO



Skilled Workforce Snohomish county has the highest concentration of advanced manufacturing on the West Coast



Excellent Access to I-5 from exits 202 and 206



Global Connection Paine Field and offers domestic flights and Seattle-Tacoma International Airport offers global flights



Port of Everett the 5th largest port on the West Coast only 20 minutes away



Pad Ready site providing a quick delivery of planned building



Affordability Snohomish County has a 19.2% lower overall Cost of Living than Seattle



Labor surplus of nearly 4,000 individuals in the warehouse worker demographic **View Labor Report**



Innovation Hub Cascade Industrial Center, the region's hub for manufacturing and logistics innovation MORE INFO



Zoning Light Industrial City of Marysville, Light Industrial and General Commercial City of Arlington

View Marysville use matrix

View Arlington use matrix



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Well-capitalized and highly experienced landlord/ developer with deep in-house engineering expertise. Founded in 2012, NorthPoint has developed ±149.6 million SF in more than 26 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors.

45-MINUTE DRIVE TIME FORKLIFT WAREHOUSE WORKERS

2023 RESIDENT WORKERS	1,228	13,886
2018 - 2023 % CHANGE IN RESIDENT WORKERS	26%	4%
	-236	-1580
AVERAGE HOURLY EARNINGS	\$23.27	\$21.64

2023 POPULATION RANGE

5,801,919
11,559,428
13,886,766
14,912,526

① PORT OF EVERETT 14 MILES PAINE FIELD AIRPORT 21 MILES PORT OF SEATTLE 43 MILES 45 MILES SEA-TAC INT'L AIRPORT 57 MILES PORT OF TACOMA 75 MILES VANCOUVER, BC 104 MILES ANCOUVER 3 HR DRIVE TIME PORT OF VANCOUVER 105 MILES 5,801,919 PORTLAND INT'L AIRPORT 215 MILES VICTORIA SEATTLE 260 MILES CASCADE 405 90 **6 HR DRIVE TIME OLYMPIA** 11,559,428 82 (5) HELENA **PORTLAND** 9 HR DRIVE TIME 13,886,766 **SALEM** BOISE THE DRIVE TIME 14,912,526 5 86

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