

INDUSTRIAL AND OFFICE FOR LEASE

# MARYSVILLE WAREHOUSE & OFFICE

7302 44TH AVE NE, MARYSVILLE, WA 98270



## RARE SMALL WAREHOUSE AND OFFICE | EXCELLENT LOCATION WITH FLEXIBLE OPTIONS

Discover 18,270 square feet of versatile space at The Marysville Warehouse. Located in the heart of Marysville, WA, this professionally managed building under new ownership, is perfect for various industrial and office uses. Situated just off I-5, it offers easy access to the Marysville/Arlington industrial market and nearby residential areas. Zoned General Commercial (GC) this building is ideal for a variety of businesses seeking a central, convenient location.

### MASON COGLE

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### ZANE SHIRAS, SIOR, CCIM

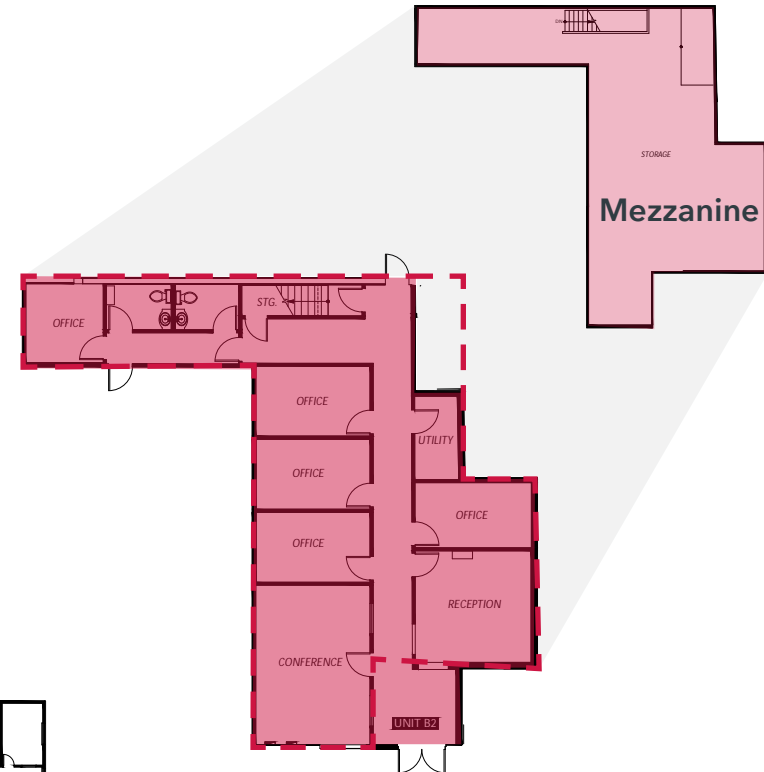
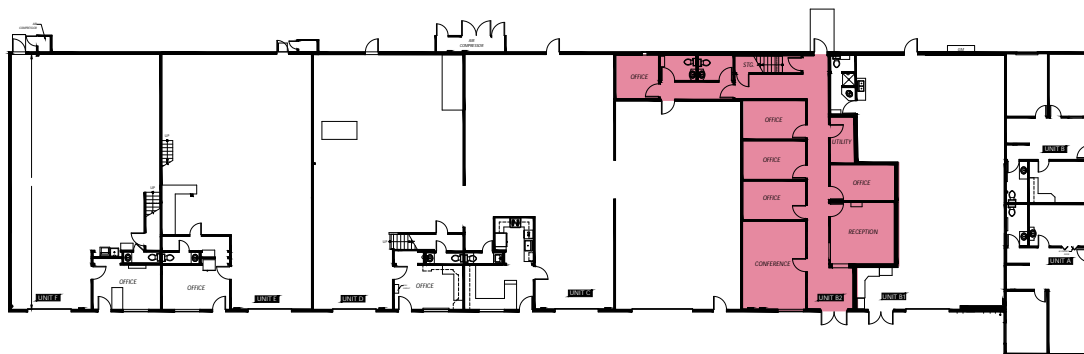
zshiras@lee-associates.com  
D 206.773.2676

## AVAILABLE SUITES

<b>LEASE TYPE:</b>	NNN		<b>LEASE TERM:</b>	Negotiable
<b>SUITES</b>	<b>TOTAL SF</b>	<b>FLEX / OFFICE SF</b>	<b>STORAGE SF</b>	<b>MONTHLY BASE RENT</b>
Suite B2 (Flex / Office)	3,895	2,042	1,853	Negotiable

## FEATURES:

- f 1,853 SF of mezzanine storage space
- f Landlord willing to demo office(s) for open space plan to accommodate flex uses
- f Available **8/1/2024**



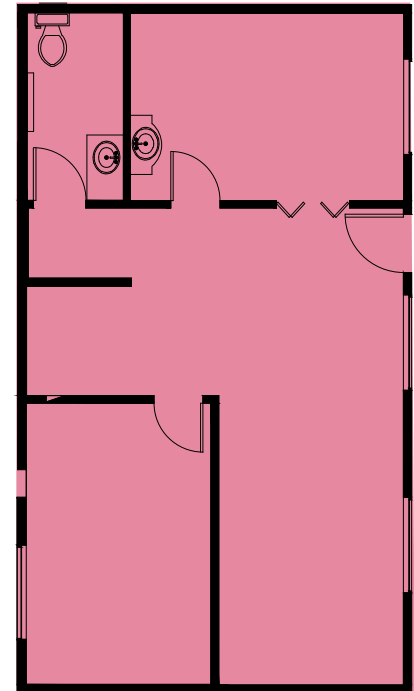
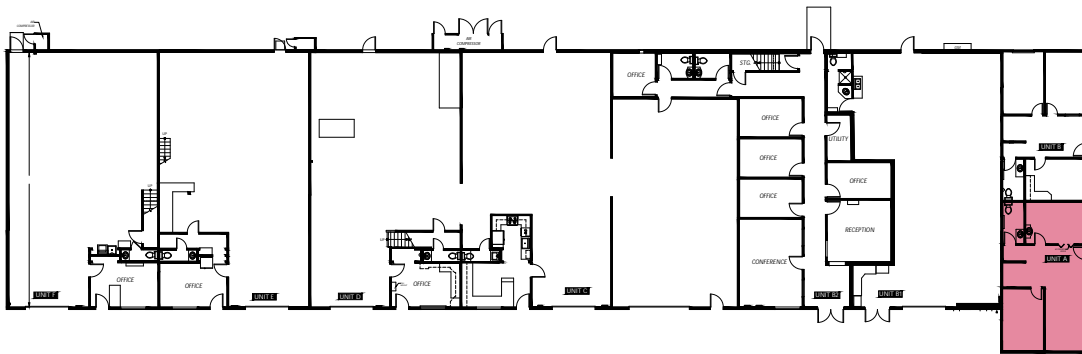
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## AVAILABLE SUITES

LEASE TYPE:	NNN		LEASE TERM:	Negotiable
SUITES	TOTAL SF	OFFICE SF	WAREHOUSE SF	MONTHLY BASE RENT
Suite A (Office)	704	704	-	Negotiable

## FEATURES | SUITE A

- Flexible open office plan
- Additional plumbing provides for easy addition of a break room
- Inviting landscaped courtyard entrance
- Nicely remodeled air conditioned space, previously occupied by a beauty spa



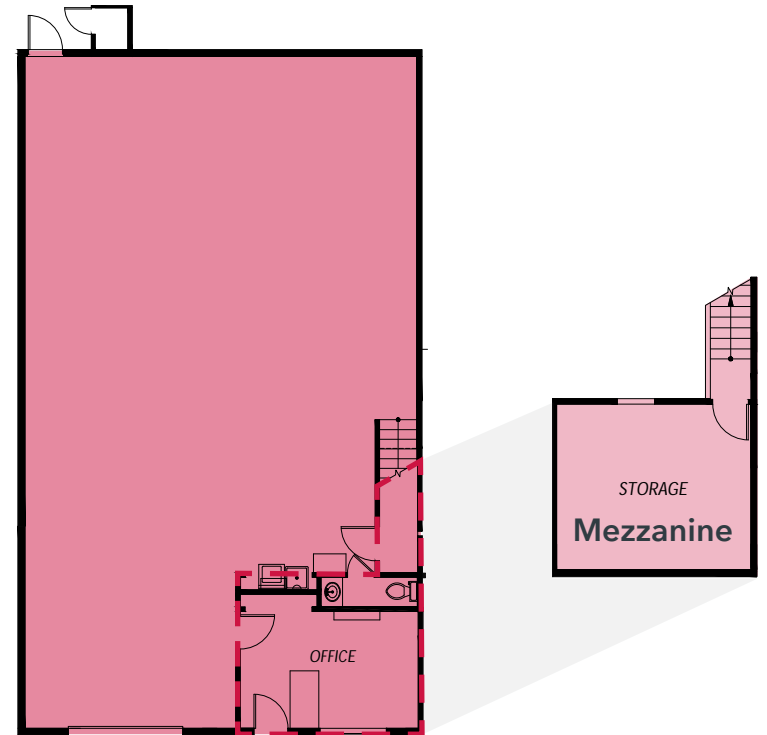
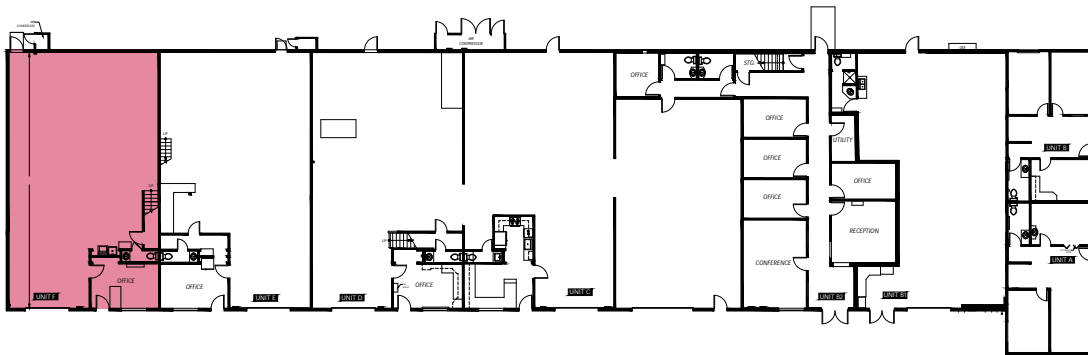
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## AVAILABLE SUITES

LEASE TYPE:	NNN			LEASE TERM:		Negotiable
SUITES	TOTAL SF	OFFICE SF	WAREHOUSE SF	MEZZ / STORAGE SF	MONTHLY BASE RENT	
Suite F (Warehouse / Shop Space)	2,118	187	1,931	242	Negotiable	

## FEATURES

- ƒ RARE small bay warehouse with mezzanine storage
- ƒ 1 oversized grade - level door
- ƒ Landlord willing to provide Tenant improvements to accommodate Tenants needs
- ƒ Available with 30 Days Notice



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