

INDUSTRIAL MANUFACTURING FOR LEASE

M&D MARYSVILLE INDUSTRIAL PARK

12810, 12806 & 12730 STATE AVENUE, MARYSVILLE, WA



INDUSTRIAL MANUFACTURING PARK

M&D Marysville Industrial Park is a 3-Building, 290,749 SF industrial park located in Marysville, WA. The park sits among a generous 27.62 acres adjacent the I-5 freeway with multiple points of access from the freeway for easy access. Within the Cascade Industrial Center ("CIC"), which is Snohomish County's Hub for Manufacturing Innovation. A wide range of mechanized and technology-driven industries are supported by a distinctive and abundantly qualified advanced manufacturing workforce, smart manufacturing practices, and access to emerging platform technologies. Each building provides expansive manufacturing improvements, including heavy power.

M&D MARYSVILLE INDUSTRIAL PARK SITE PLAN



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BUILDINGS

1	12810 State Avenue	2	12806 State Avenue	3	12730 State Avenue
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HIGHLIGHTS

- » Single or multiple building opportunity in the highly desirable Marysville area within the tax advantaged Manufacturing/Industrial Center “MIC Area” and Opportunity Zone, including manufacturing tax incentives and no City B&O Tax for qualifying industries.
- » Convenient access to multi-modal transportation options including the BNSF mainline, municipal airport and an international deep-water seaport.
- » Built in 1974, 1993 and 1997, with constant upgrades and improvements to enhance the facilities, which include heavy power upgrades.
- » With nearly 1,000 auto parking (over 3 stalls per 1,000 SF ratio) and room for potential future building/yard/parking expansion, the buildings offer an amazing amount of flexibility for any use.
- » On site amenities including soccer field, basketball court, baseball field, golf chip area, as well as an expansive site with mature landscaping, ponds and areas to enjoy outdoors.
- » Nearby amenities including Costco, Walmart, Target, Best Buy, Hobby Lobby and many national and local restaurants.
- » Snohomish County has the highest concentration of manufacturing jobs in Washington State.



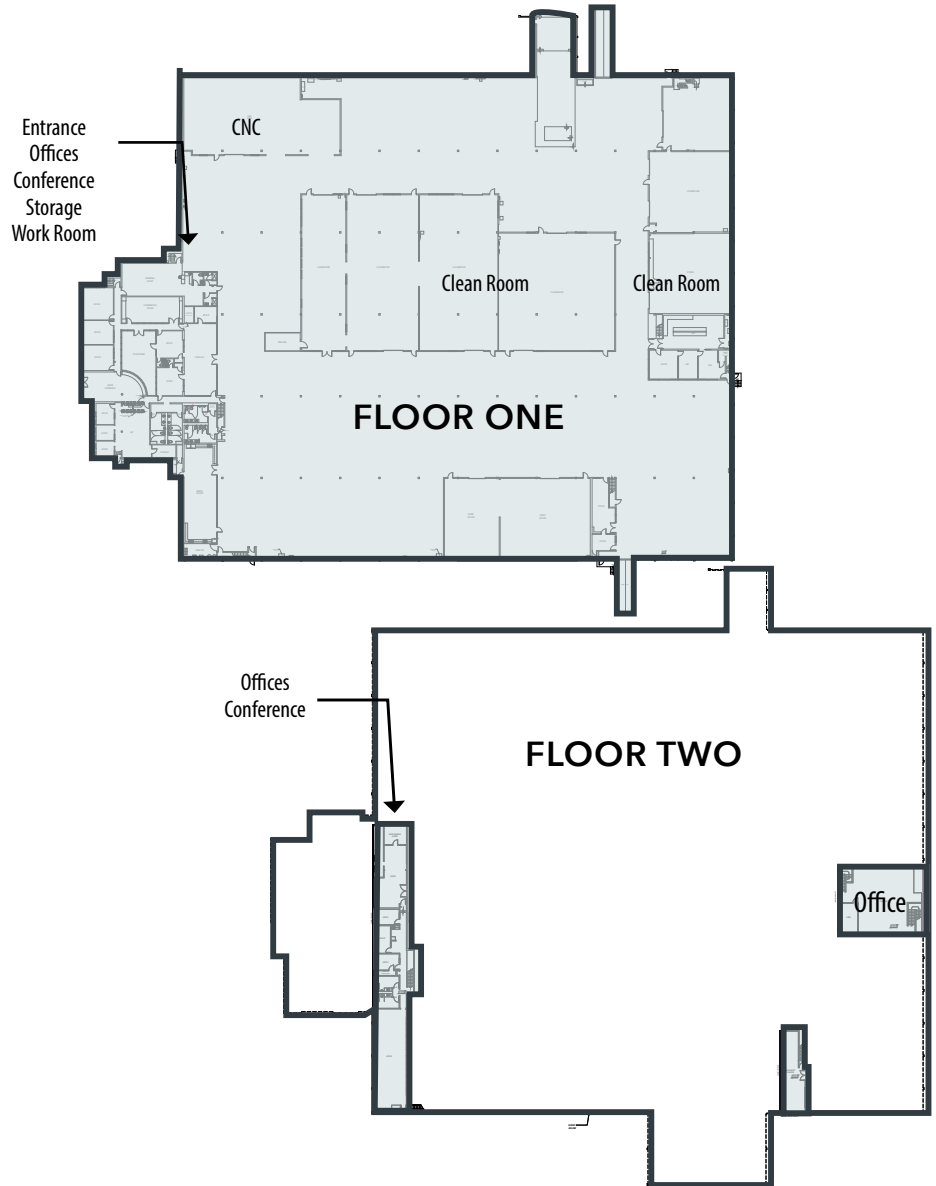
12810

12810 STATE AVENUE

LEASE TYPE:	NNN		LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE/FLEX SF	WAREHOUSE SF	TOTAL SF	BASE RENT / MO.
Full Building	15,262 SF	98,494 SF	113,756 SF	\$2.00 Office / \$0.90 Warehouse

FEATURES:

- » Full building: 113,756 SF available July 1, 2025
- » Heavy power: 7,600 AMPS 480v (3,600 AMP + 4,000 AMP in two separate services)
- » 25' clear height and fully sprinklered
- » 5-dock and 5-grade loading
- » Office (2 Floors), manufacturing and warehouse space
- » Heavy manufacturing improvements throughout
- » Courtyard amenity atrium space
- » Opportunity Zone property designation



12810 STATE AVENUE



12806

12806 STATE AVENUE

LEASE TYPE:

NNN

LEASE TERM:

Negotiable

AVAILABLE SPACE

OFFICE/FLEX SF

WAREHOUSE SF

TOTAL SF

BASE RENT / MO.

Full Building

11,760 SF

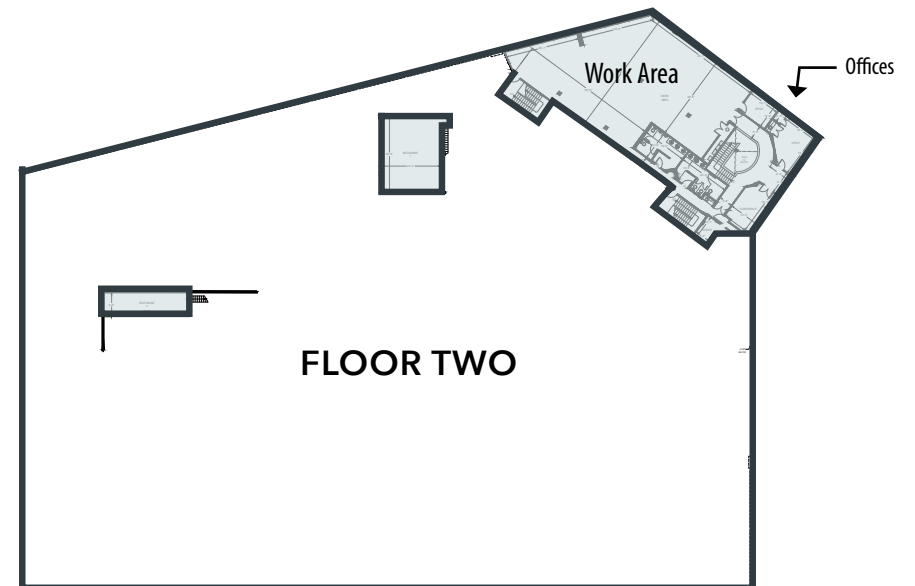
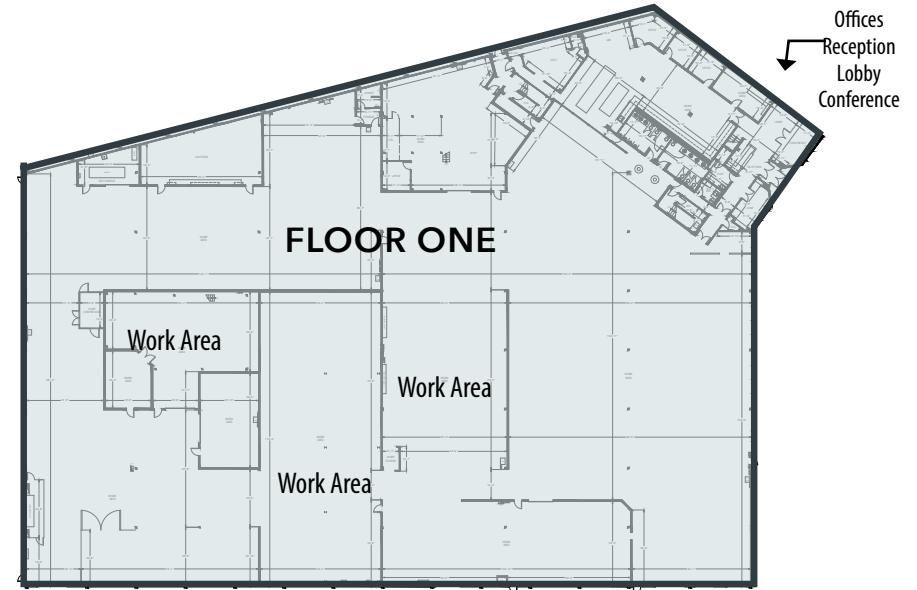
56,349 SF

68,109 SF

\$2.00 Office / \$0.90 Warehouse

FEATURES:

- » Full building: 68,109 SF available July 1, 2025
- » Heavy power: 8,000 AMPS 480v
- » 25' clear height and fully sprinklered
- » 2-dock and 3-grade loading
- » Office (2 Floors), manufacturing and warehouse space
- » Heavy manufacturing improvements throughout
- » 30,000 SF yard storage adjacent to building
- » Opportunity Zone property designation



12806 STATE AVENUE



12730

12730 STATE AVENUE

LEASE TYPE:

NNN

LEASE TERM:

Negotiable

AVAILABLE SPACE

OFFICE/FLEX SF

WAREHOUSE SF

TOTAL SF

BASE RENT / MO.

Full Building

31,256 SF

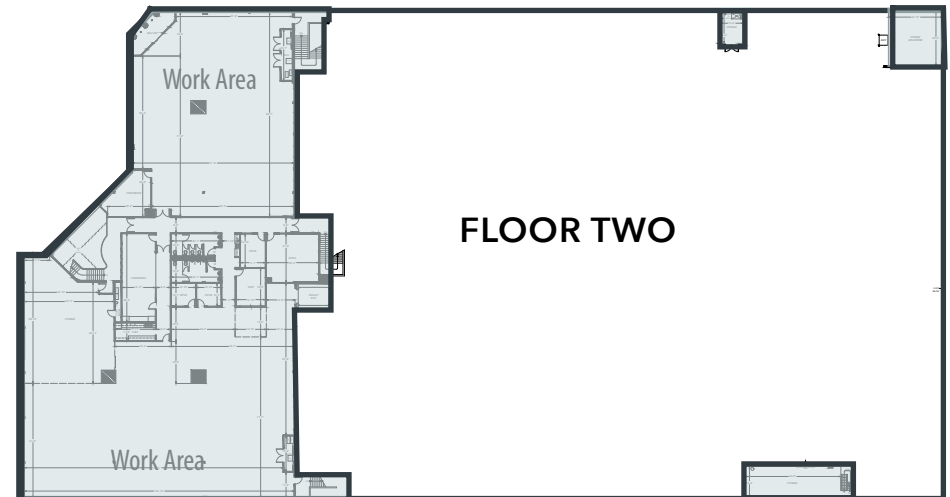
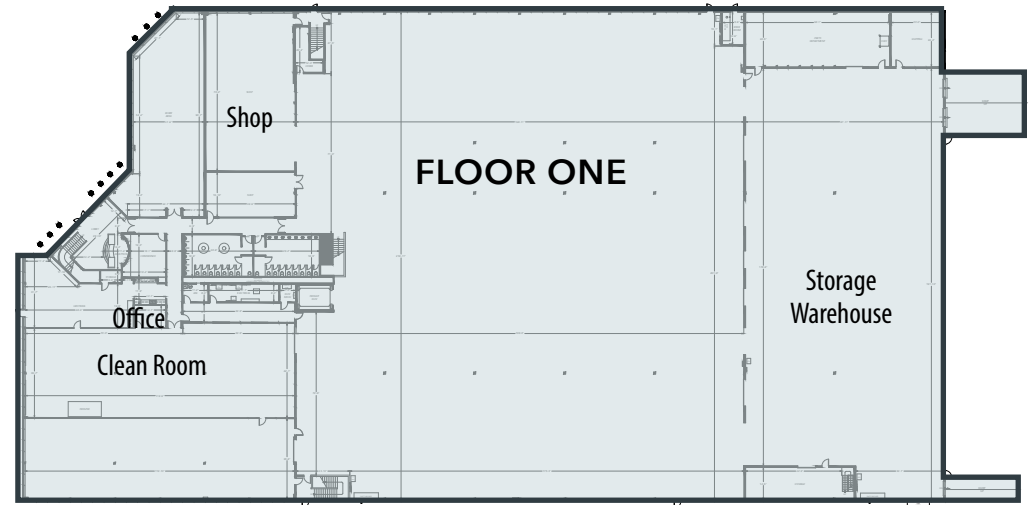
77,628 SF

108,884 SF

\$2.00 Office / \$0.90 Warehouse

FEATURES:

- » Full building: 108,884 SF available July 1, 2025
- » Heavy power: 6,000 AMPS 480v (3,000 AMP + 3,000 AMP in two separate services)
- » 35' clear height and fully sprinklered
- » 2-dock and 2-grade Loading
- » Office (2 Floors), manufacturing and warehouse space
- » Heavy manufacturing improvements throughout
- » 25,000 lbs rated elevator to 2nd Floor



12730 STATE AVENUE



AMENITIES

The Smokey Point area of Marysville/Arlington has a vast offering of amenities. In addition, the area is a significant driver of growth in Snohomish County which is one of the fastest growing counties in Washington State. It also holds the title of having the largest concentration of manufacturing jobs as well as the second county with the largest number of tech-based jobs.

GROCERY

- 1 Safeway
- 2 Target Grocery
- 3 Walmart
- 4 WinCo Foods
- 5 Costco

LODGING

- 1 Tulip Resort & Casino
- 2 La Quinta Inn & Suites
- 3 Home2 Suites - Hilton Marysville
- 4 Medallion Inn and Suites
- 5 Best Western Plus

RESTAURANTS

- 1 Buffalo Wild Wings
- 2 Hop n Drops
- 3 Danny's Midway Pub & Grill
- 4 The Point Bar & Grill
- 5 Olive Garden
- 6 Balzing Onion
- 7 Sonic Drive-In
- 8 Boston's Restaurant & Sports Bar
- 9 Coconut Kenny's Pizza
- 10 MOD Pizza

RECREATION

- 1 Tulalip Casion
- 2 Seattle Premuim Outlets
- 3 Gissberg Twin Lakes

BANKS

- 1 U. S. Bank
- 2 Heritage Bank
- 3 Coastal Community Bank
- 4 Key Bank
- 5 Washington Trust Bank

FOR MORE INFORMATION:

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