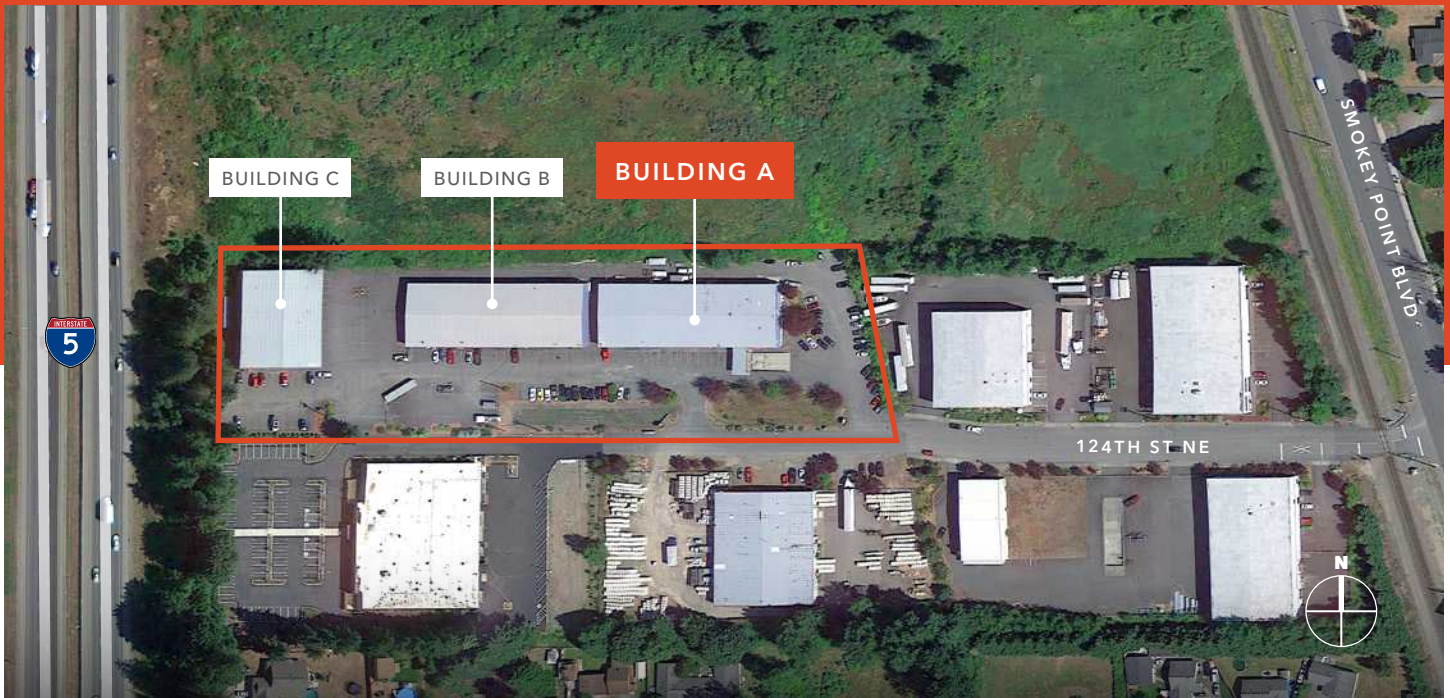


FOR LEASE

ASTREA INDUSTRIAL PARK

3707 124TH ST NE, MARYSVILLE, WA



18,882 SF Industrial Space for Lease Located Just Off of I-5

Quick access to I-5

Fenced and paved yard area available

Ample parking spaces

Dock-high and grade-level loading

Crane-served warehouse

Covered loading dock

800 amps, 208 volts, 3 phase power

Renovated office space

BRIAN KENWORTHY

425.450.1131

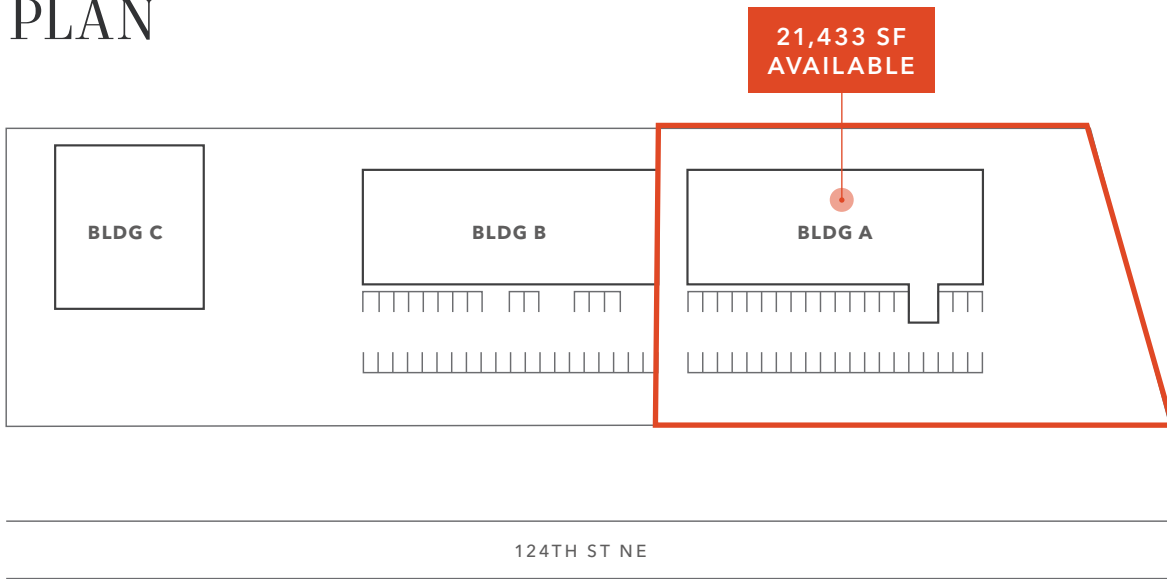
brian.kenworthy@kidder.com

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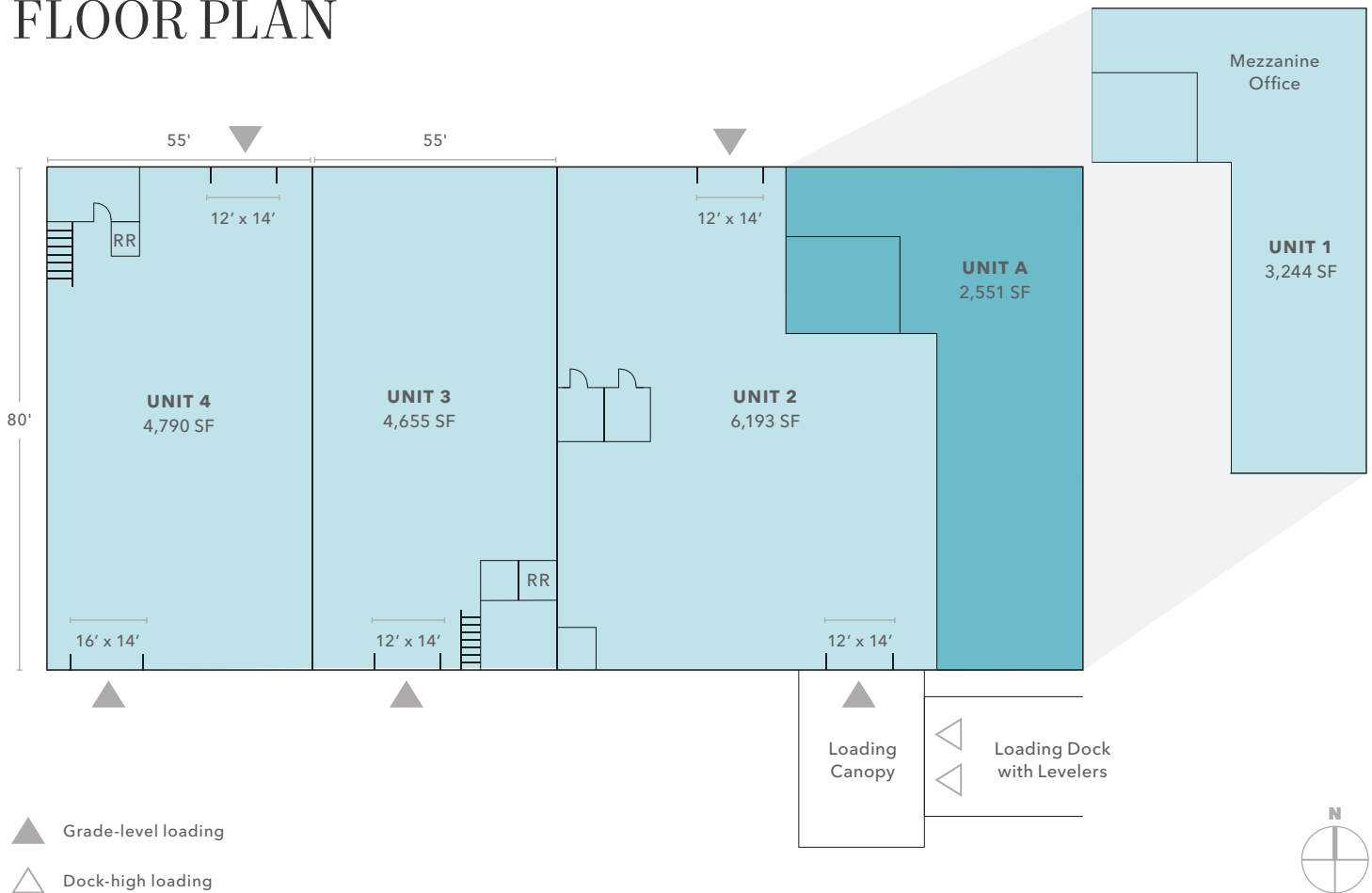
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SITE PLAN



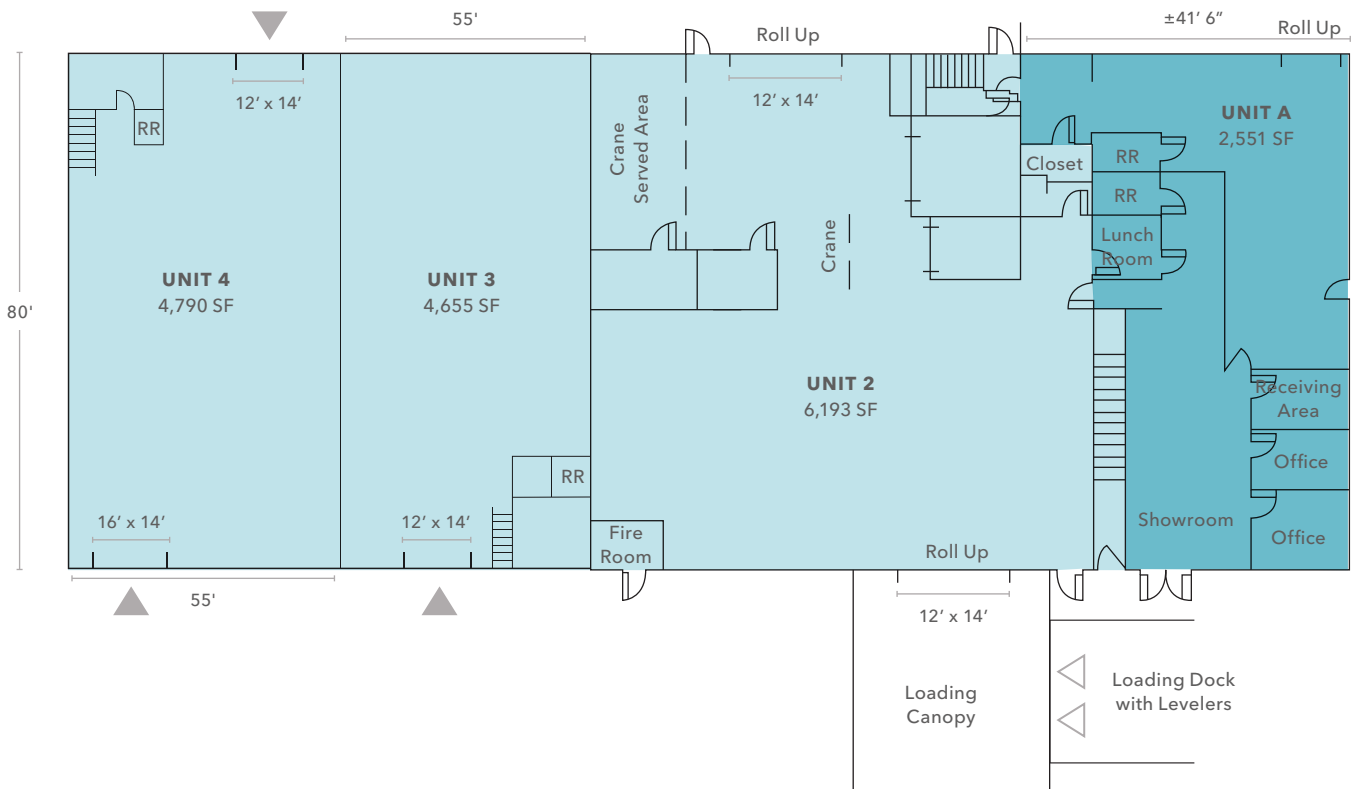
FLOOR PLAN



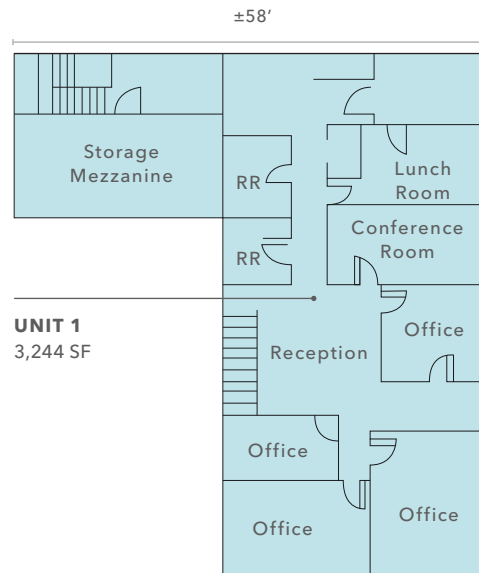
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MAIN FLOOR PLAN



UPPER FLOOR PLAN



- ▲ Grade-level loading
- △ Dock-high loading





AVAILABLE SPACES

Building A	Total SF	Office SF	Office Rate	Warehouse Rate	NNN's
Unit A	2,551 SF	1,651 SF	Contact broker	Contact broker	\$0.19/SF
Units 1 - 4	18,882 SF	3,610 SF	Contact broker	Contact broker	\$0.19/SF

DETAIL DESCRIPTION

PROJECT TYPE	Warehouse/Manufacturing	CONSTRUCTION TYPE	Metal
LOADING DOORS-GRADE	Yes (12'x14')	ZONING	Light Industrial
LOADING DOORS-DOCK HIGH	2 Covered (12'x14')	YEAR BUILT	1997
PARKING	Ample with yard available	YARD AREA	Possible - \$0.20/SF
CEILING HEIGHT	20' - 24'	RAIL	No
SPRINKLERS	Yes	NUMBER OF FLOORS	2 w/ Mezzanine
HEATING/A-C (OFFICE)	Yes	ELEVATOR	N/A
HEATING (WAREHOUSE)	Gas	ELECTRICAL REPORTED AS	Heavy

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