

# TWIN LAKES LOGISTICS

203,892 S.F.

**FOR LEASE**

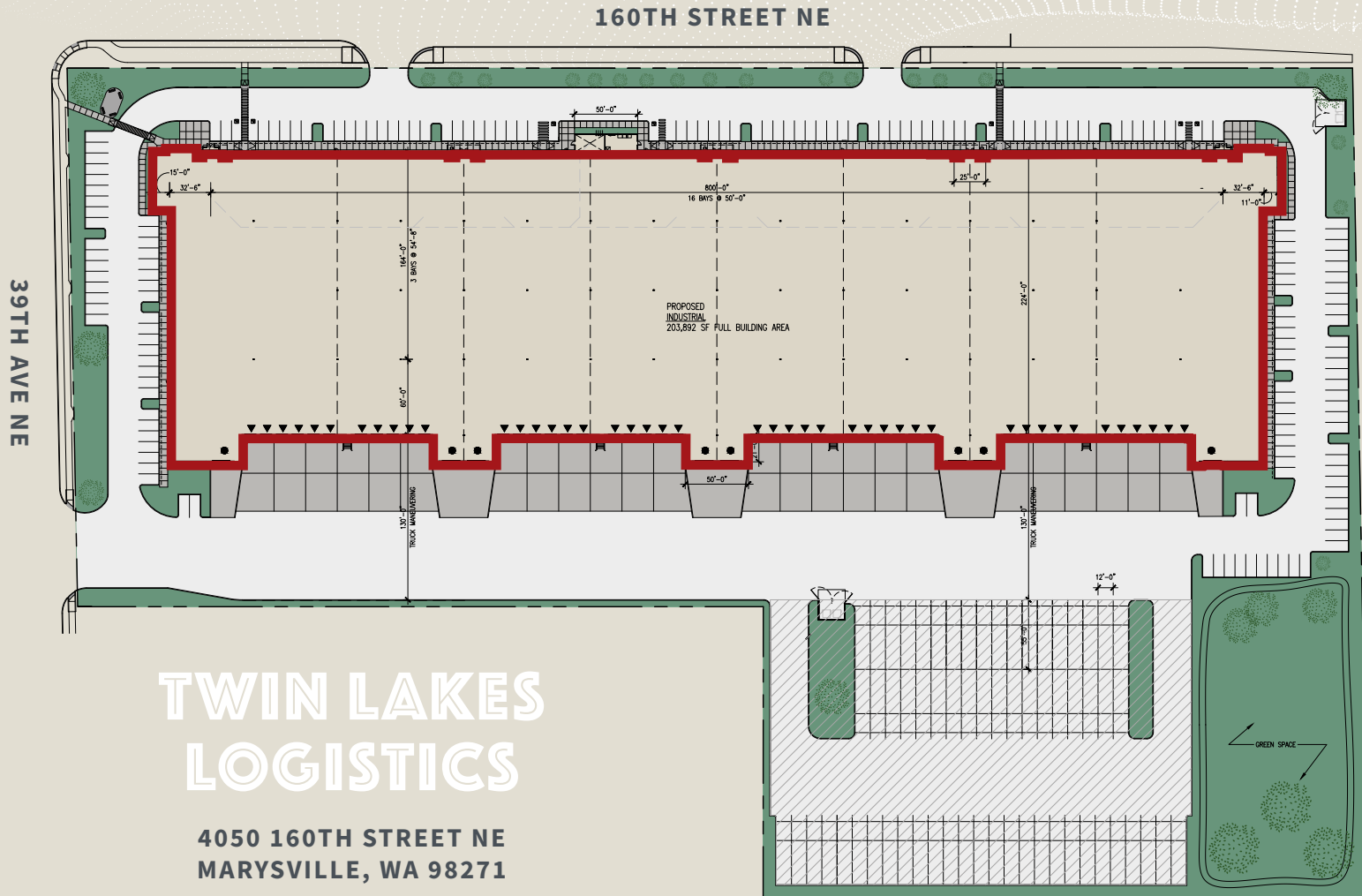


4050 160TH STREET NE  
MARYSVILLE, WA 98271

[www.twinlakeslogistics-industrial.com](http://www.twinlakeslogistics-industrial.com)



# PROPERTY SITE PLAN



## TWIN LAKES LOGISTICS

4050 160TH STREET NE  
MARYSVILLE, WA 98271

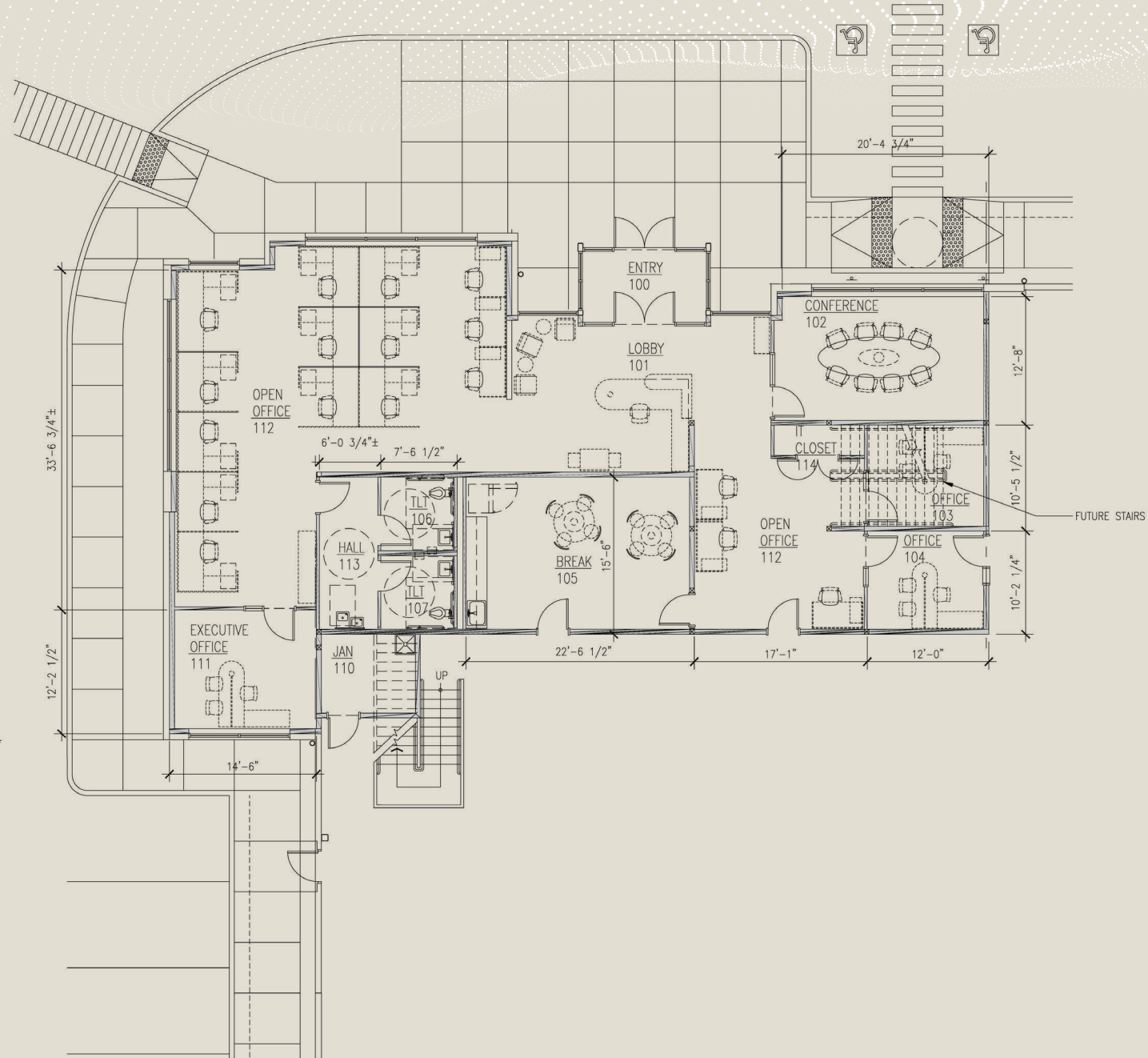
[PROPERTY VIDEO](#)

# SPEC OFFICE TI | 3,595 SF

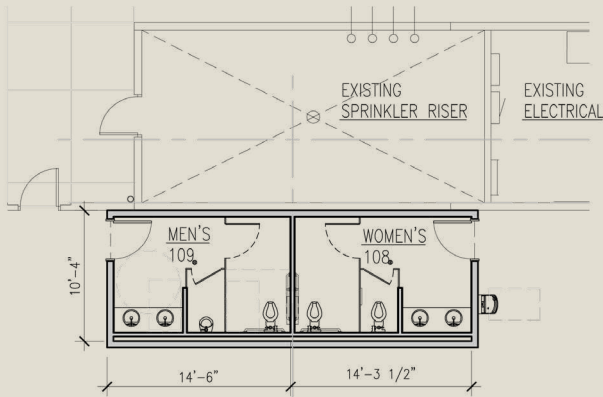


160TH STREET NE

39TH AVE NE



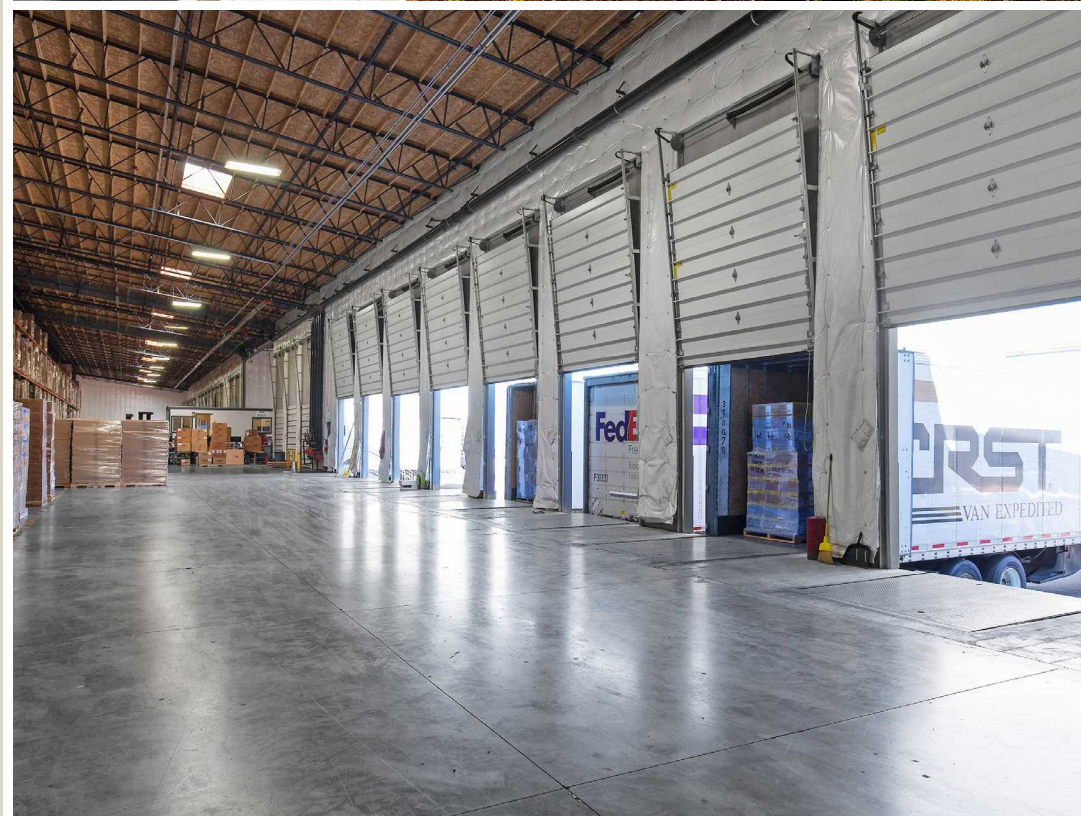
## WAREHOUSE RESTROOMS





# PROPERTY FEATURES

<b>Availability</b>	Complete, ready for Tenant Improvements
<b>Building Size</b>	203,892 SF divisible to 22,500 SF
<b>Height</b>	36' Clear Height
<b>Car Parking</b>	182 Car Park Stalls
<b>Trailer Parking</b>	63 Trailer Stalls (1.7 acres of yard)
<b>Dock High</b>	44 Dock High Doors
<b>Grade Level</b>	8 Grade Level Doors
<b>Electrical</b>	4,000 Amps of 480/277v 3 phase electrical
<b>Sprinklers</b>	ESFR Sprinklers for high-pile storage
<b>Building Size</b>	891' x 224' Building Dimensions
<b>Spacing</b>	50' x 54' 8" Column Spacing
<b>Truck Court</b>	130' Deep Truck Court
<b>Zoning</b>	General Commercial & Arlington-Marysville Aerospace Manufacturing Zone (City of Marysville)
<b>Power</b>	Snohomish County PUD
<b>Natural Gas</b>	Puget Sound Energy
<b>Water/Sewer</b>	City of Marysville





## SITE ADVANTAGES

# TWIN LAKES LOGISTICS



**Economic Alliance Snohomish County** - helping to create economic growth and opportunities in Snohomish County



**Cascade Industrial Center** - Snohomish County's north end regional employment center offering potential tax savings



**Opportunity Zoning** - Snohomish County opportunity zones provide business advantages



**General Commercial Zoning** - allows for warehousing and wholesale trade along with light manufacturing



**Port of Everett** - supporting Snohomish County businesses through Port operations



**Affordability** - Snohomish County overall cost of living index is 12.2% lower than Seattle



**Paine Field Airport** - providing convenient commercial flights to the west coast



**Amenities and Services** - retail and services nearby on Smokey Point Blvd



**Excellent Access** - great access to I-5 north and south



CLICK ADVANTAGES TO  
LEARN MORE



# GETTING THERE

US-Canadian Border 73 miles

Bellingham 49 miles

Port of Everett 12 miles

Boeing/Paine Field 21 miles

I-405/I-5 24 miles

Port of Seattle 41 miles

Kent Valley 57 miles

SeaTac 56 miles

Port of Tacoma 71 miles



531

531



Arlington Airport

Project Roxy-  
Amazon 2.3 M SF



**TWIN LAKES  
LOGISTICS**

Smoken Point Blvd

160th Street NE

39th Ave

Yard Area

156th Street NE



Fully funded Single Point  
Interchange estimated to  
begin 2025



# TWIN LAKES LOGISTICS



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**BRENT JACKSON**

+1 425 449 2715

[brent.jackson@jll.com](mailto:brent.jackson@jll.com)

**GABE SMITH**

+1 206 450 0898

[gabe.smith@jll.com](mailto:gabe.smith@jll.com)

**ALEC GOODWIN**

+1 424 421 9245

[alec.goodwin@jll.com](mailto:alec.goodwin@jll.com)

**CHRIS SPOFFORD**

+1 206 607 1731

[chris.spofford@jll.com](mailto:chris.spofford@jll.com)



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