

BUILDING 2

±300,000 SF

16015 51<sup>ST</sup> Ave. NE Marysville, WA 98271



Q4 2025 DELIVERY

**MATT WOOD, SIOR** +1 206 595 6814  
matt.wood@kbcadvisors.com

**HANS VIESER** +1 425 765 7926  
hans.vieser@kbcadvisors.com

**MATTHEW P. HENN** +1 206 890 7800  
matt.henn@kidder.com

**MATT HAGEN, SIOR** +1 425 283 5782  
matt.hagen@kidder.com

OWNED &  
DEVELOPED



## 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	4	±408,000 SF	7	±376,000 SF
2	±300,000 SF	5	±582,000 SF	8	±702,000 SF
3	±307,000 SF	6	±203,000 SF	9	±606,000 SF
		10	±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



**MATT WOOD, SIOR** +1 206 595 6814  
matt.wood@kbcadvisors.com

**HANS VIESER** +1 425 765 7926  
hans.vieser@kbcadvisors.com

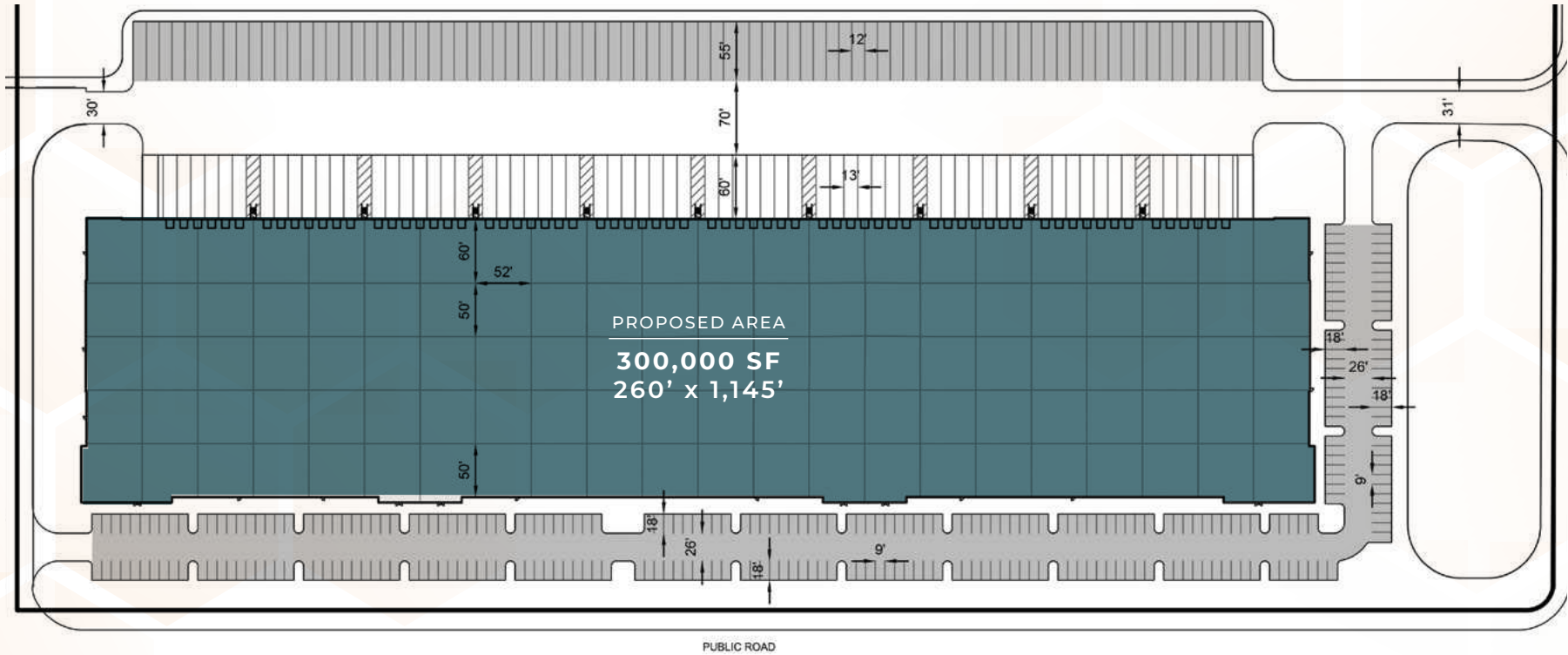
**MATTHEW P. HENN** +1 206 890 7800  
matt.henn@kidder.com

**MATT HAGEN, SIOR** +1 425 283 5782  
matt.hagen@kidder.com

OWNED &  
DEVELOPED



# BUILDING 2 SPECIFICATIONS



<b>TOTAL SF</b>	<b>OFFICE SF</b>	<b>BUILDING DIMENSIONS</b>	<b>DOCK-HIGH DOORS</b>	<b>GRADE-LEVEL DOORS</b>	<b>CLEAR HEIGHT</b>	<b>COLUMN SPACING</b>	<b>PARKING STALLS</b>	<b>TRAILER STALLS</b>	<b>TRUCK COURT</b>	<b>SPEED BAY</b>
±300,000 SF	BTS	260' x 1,145'	30 (38 future)	2	36'	52' x 50'	±284 spaces	±71 spaces	130' depth	52' x 60'
<b>SPRINKLER</b>	<b>POWER</b>	<b>LIGHTING</b>	<b>FLOOR SLAB</b>	<b>CONSTRUCTION</b>	<b>ESTIMATED DELIVERY</b>	<b>PIT LEVELERS</b>				
ESFR	2,000 amps, 480 volt, 3-phase	LED with motion sensors, 30 FC average; measured at 30" AFF	7" non-reinforced concrete, 4,000 PSI	100% Tilt Up Concrete	Q4 2025	45,000 lb				

**MATT WOOD, SIOR** +1 206 595 6814  
matt.wood@kbcadvisors.com

**HANS VIESER** +1 425 765 7926  
hans.vieser@kbcadvisors.com

**MATTHEW P. HENN** +1 206 890 7800  
matt.henn@kidder.com

**MATT HAGEN, SIOR** +1 425 283 5782  
matt.hagen@kidder.com

OWNED &  
DEVELOPED



# 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](#)



**MATT WOOD, SIOR** +1 206 595 6814  
matt.wood@kbcadvisors.com

**HANS VIESER** +1 425 765 7926  
hans.vieser@kbcadvisors.com

**MATTHEW P. HENN** +1 206 890 7800  
matt.henn@kidder.com

**MATT HAGEN, SIOR** +1 425 283 5782  
matt.hagen@kidder.com

OWNED & DEVELOPED



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.

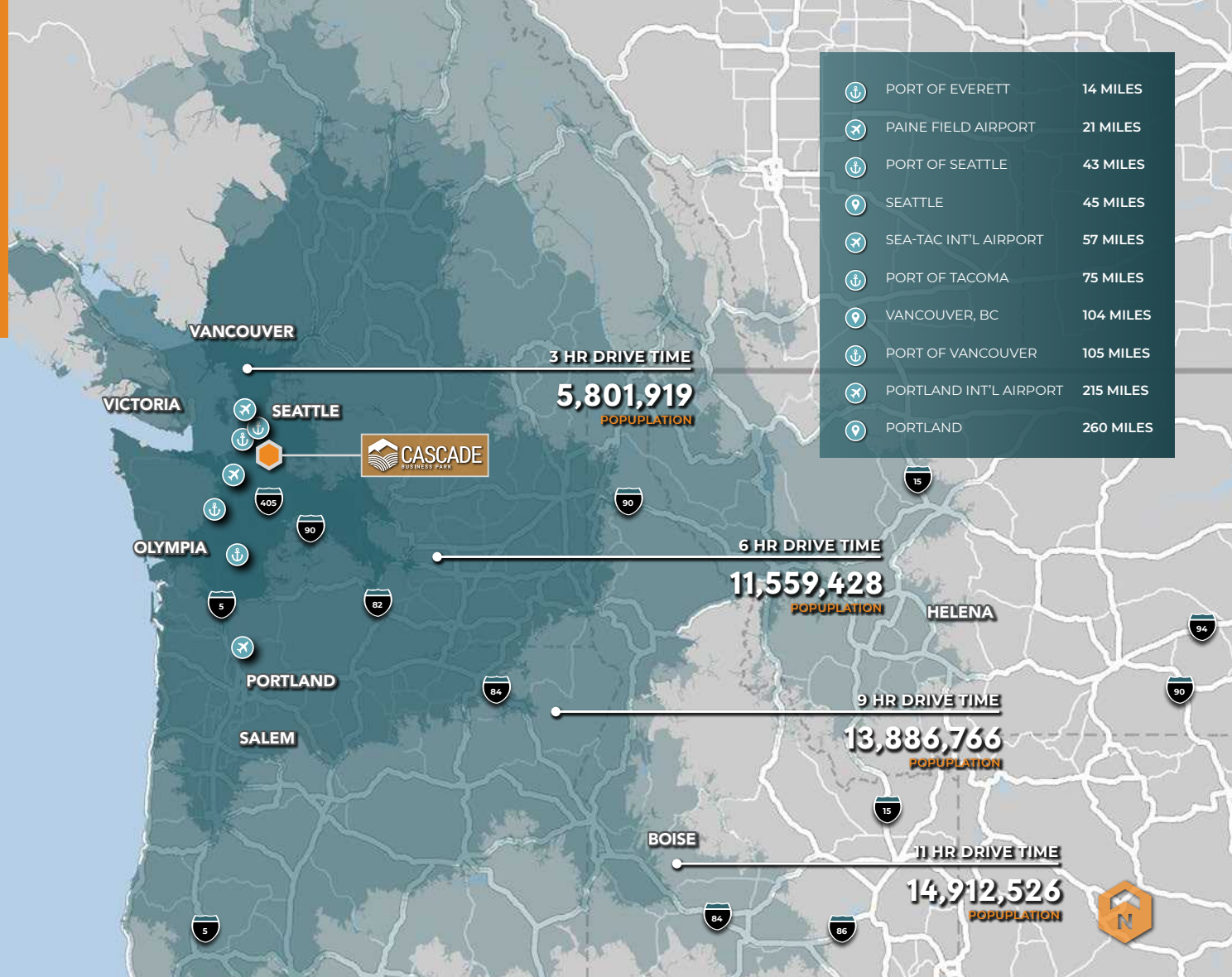
### 45-MINUTE DRIVE TIME

**FORKLIFT DRIVERS**   **WAREHOUSE WORKERS**

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

### 2023 POPULATION RANGE

3 HRS	5,801,919
6 HRS	11,559,428
9 HRS	13,886,766
11 HRS	14,912,526



**MATT WOOD, SIOR** +1 206 595 6814  
matt.wood@kbcadvisors.com

**HANS VIESER** +1 425 765 7926  
hans.vieser@kbcadvisors.com

**MATTHEW P. HENN** +1 206 890 7800  
matt.henn@kidder.com

**MATT HAGEN, SIOR** +1 425 283 5782  
matt.hagen@kidder.com

OWNED & DEVELOPED