

For Lease

MARYSVILLE CORPORATE CENTER

*686,766 SF Industrial Development
Available for Lease in Marysville*

15908 47TH AVE NE, MARYSVILLE, WA 98271

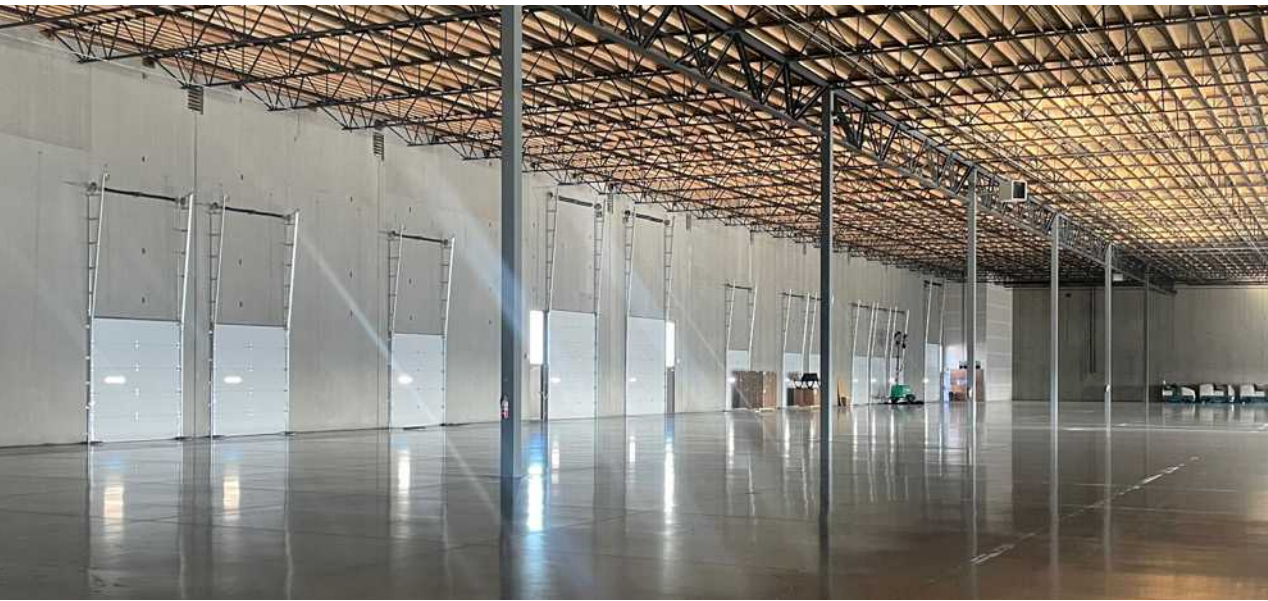
OWNED & DEVELOPED BY

PACTRUST

MARYSVILLECORPCTR.COM

EXCLUSIVELY LEASED BY

km Kidder
Mathews



Surrounded by a natural setting within Cascade Industrial Center, this 10-building development offers a central location with excellent access to I-5.

DELIVERY	Ready for TIs
BUILDINGS	10
PHASE 1 TOTAL SIZE	267,366 SF (divisible to ±10,000 SF)
BUILDING 101	55,850 SF / 26'-27' clear height
BUILDING 102	48,374 SF / 24'-27' clear height
BUILDING 103	73,833 SF / 28'-32' clear height
BUILDING 104	73,833 SF / 28'-32' clear height
POWER	2,000 amps per building
PARKING RATIO	1.3 / 1,000 SF
OFFICE SPACE	Build to suit

267K+
PHASE 1 TOTAL SF

CALL
BROKERS FOR RATES

STRATEGICALLY LOCATED IN *SNOHOMISH* COUNTY'S *INDUSTRIAL HUB*

Cascade Industrial Center (CIC) is Snohomish County's hub for manufacturing innovation. With over 4,000 acres of industrial zoned land, companies located in the CIC enjoy competitive advantages, including manufacturing incentives, an efficient permitting process, and easy access to transportation options.

Source: City of Marysville



AVAILABLE FOR LEASE

KIDDER MATHEWS

MARYSVILLE CORPORATE CENTER



PHASE 1
267,366 SF

LEASED

102

101

104

103

156TH ST NE

17TH AVE NE

LEVIN RD

N



CASCADE INDUSTRIAL CENTER IS THE REGION'S INNOVATION HUB

→ Cascade Industrial Center



OPPORTUNITY ZONE OFFERS TAX INCENTIVES, EFFICIENT PERMITTING, INDUSTRY-FRIENDLY CLIMATE

→ Opportunity Zone Details



LABOR SURPLUS OF NEARLY 4,000 IN THE WAREHOUSE WORKER DEMOGRAPHIC

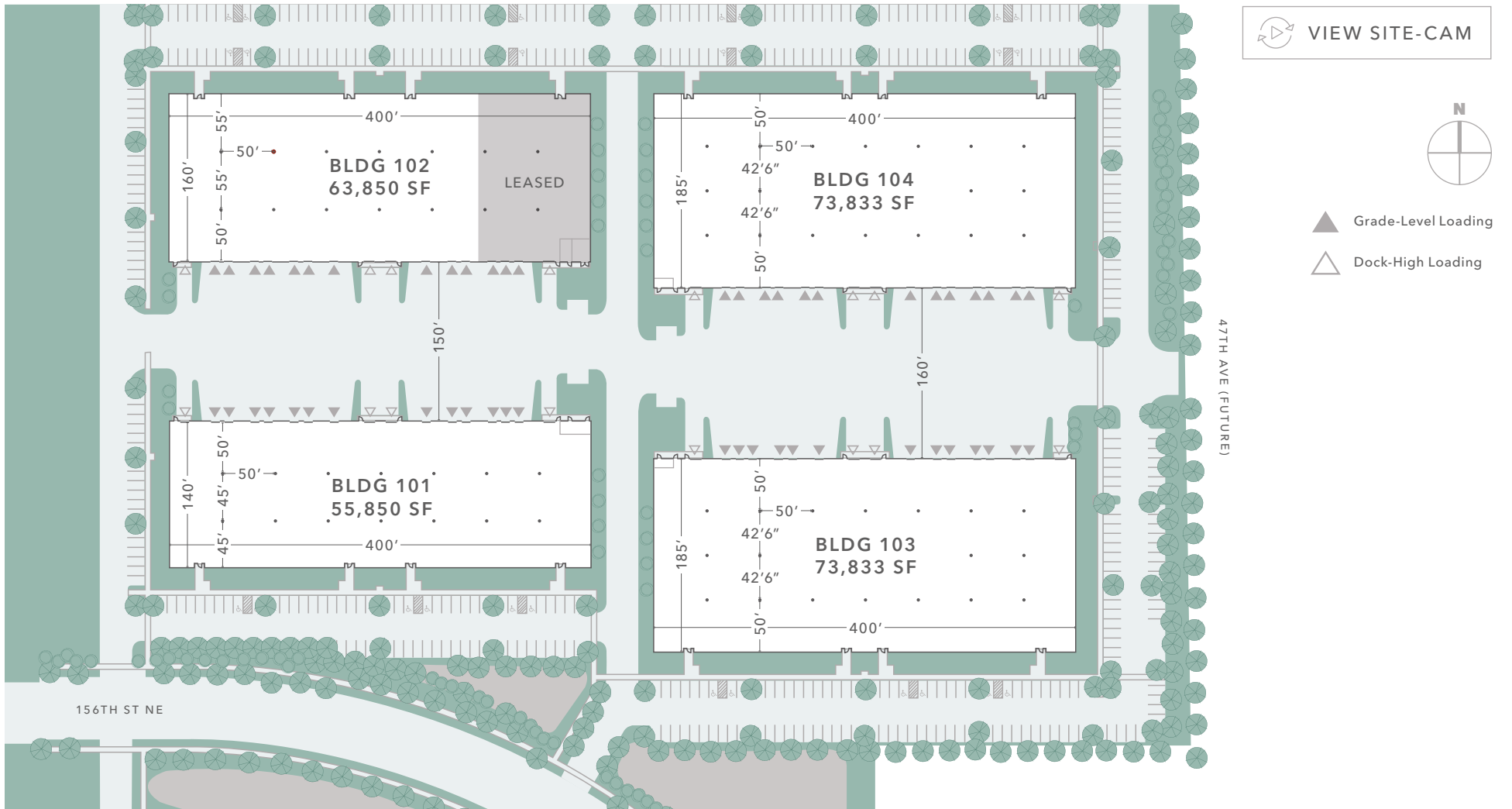
→ Labor Report



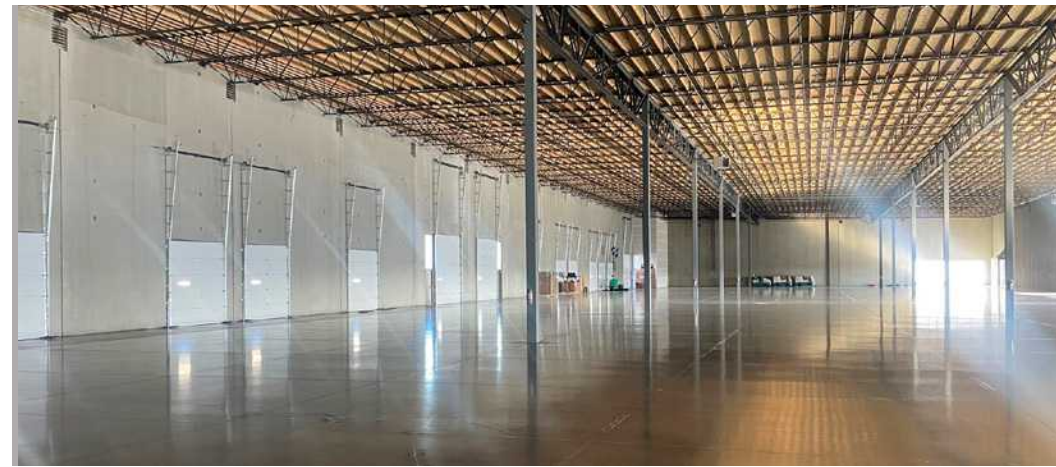
ZONING LIGHT INDUSTRIAL, CITY OF MARYSVILLE

→ Marysville Use Matrix

PHASE 1 SITE PLAN



PROGRESS AS OF FEBRUARY, 2024



MARYSVILLE CORPORATE CENTER



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Owned & developed by

PACTRUST

Exclusively leased by

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**km Kidder
Mathews**