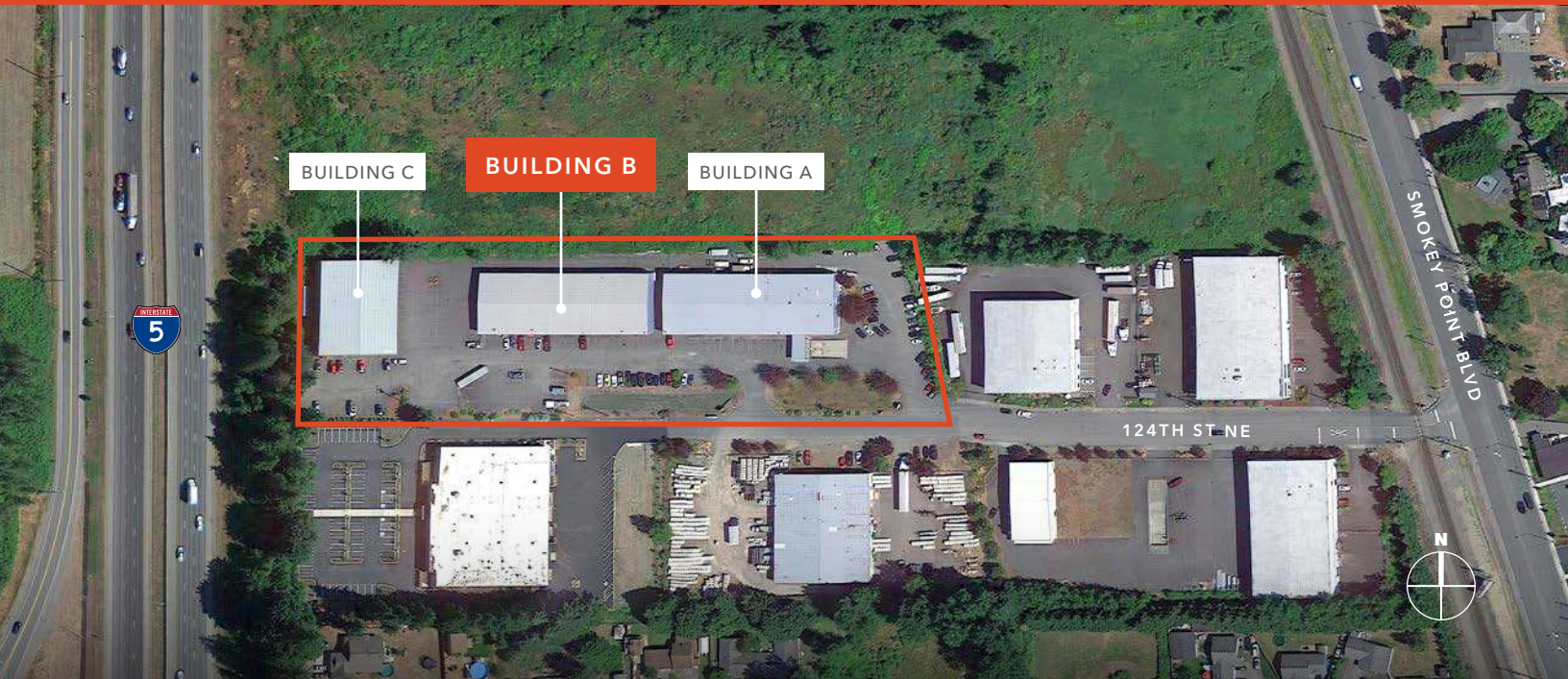


FOR LEASE

# ASTREA INDUSTRIAL PARK BLDG B

3707 124TH ST NE, MARYSVILLE, WA



## *2,862 SF Industrial Space for Lease Located Just Off of I-5*

Clear span space

Located within industrial park with  
great I-5 freeway visibility

Fenced/paved yard area available

Ample parking spaces

3-Phase power

Available November 2024

**BRIAN KENWORTHY**

425.450.1131

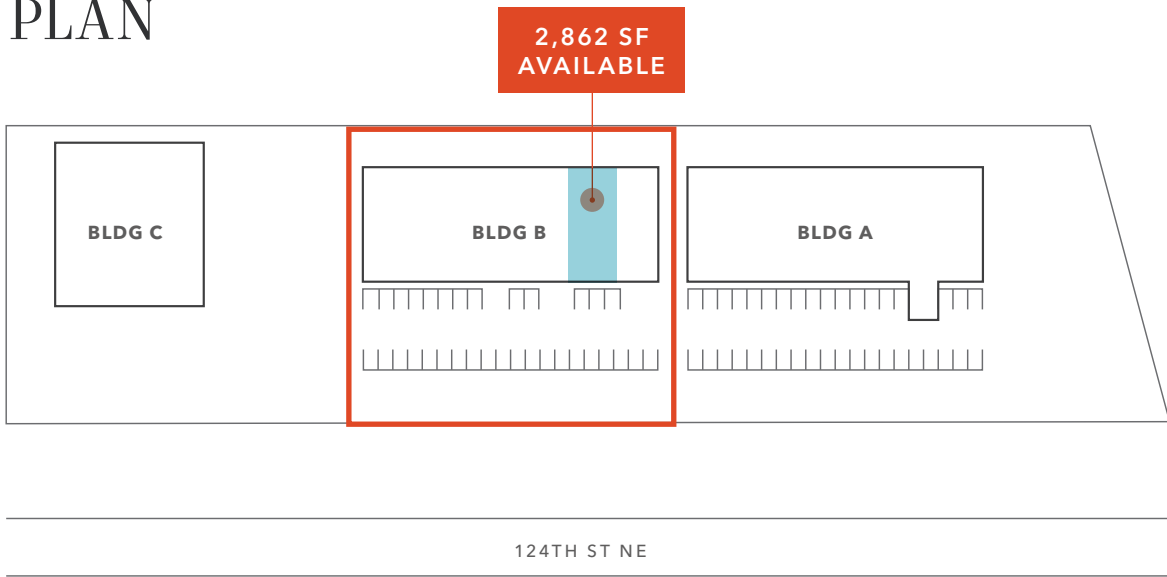
brian.kenworthy@kidder.com

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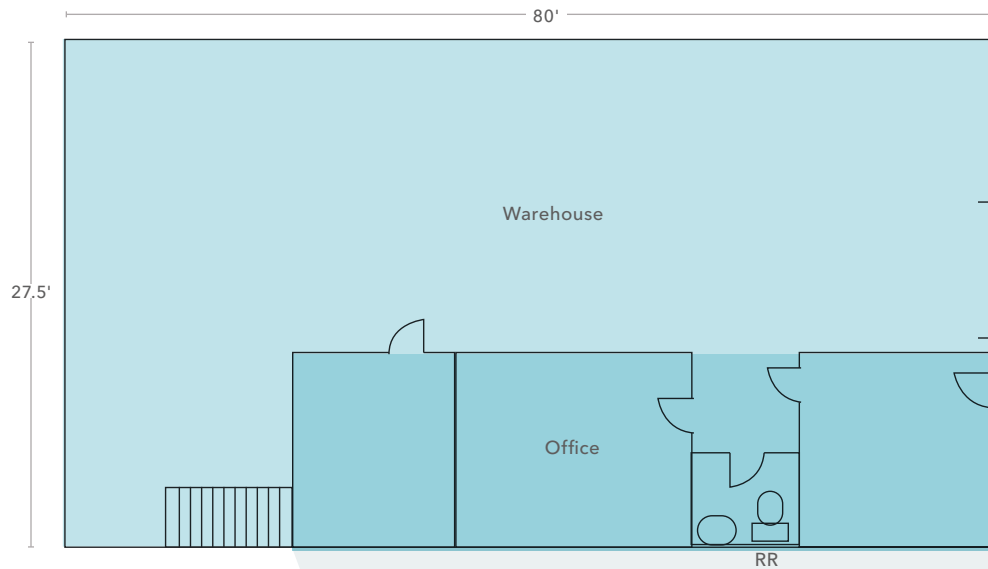
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**km** Kidder  
Mathews

# SITE PLAN



# FLOOR PLAN



**2,862 SF**  
TOTAL

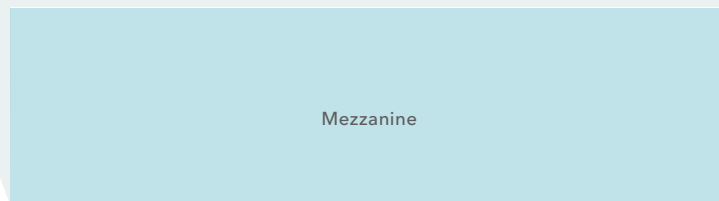
**630 SF**  
OFFICE

**1,570 SF**  
WAREHOUSE

**662 SF**  
MEZZANINE

### LEGEND

- Office
- Warehouse/ Mezzanine
- Roll-up door



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## AVAILABLE SPACES

Building B	Total SF	Office SF	Warehouse SF	Mezzanine SF	Office Rate	Warehouse/Mezz Rate	NNN's
Unit 5B	2,862	630	1,570	662	\$2.00, NNN	\$1.25/SF, NNN	\$0.20/SF

## DETAIL DESCRIPTION

PROJECT TYPE	Warehouse/Manufacturing	CONSTRUCTION TYPE	Metal
LOADING DOORS-GRADE	Yes (12'x14')	ZONING	Light Industrial
LOADING DOORS-DOCK HIGH	0	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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