



Warehouse & Office Suites For Lease

5625 48th Drive NE. Marysville, WA 98270



11225 SE 6th St., Suite 240  
Bellevue, WA 98004  
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## Property Highlights

- ±7,008 SF – ±9,686 SF suites available
- ±7,093 SF fenced yard potentially available (please inquire with listing brokers)
- Parking: ample on-site parking with additional street parking available
- Full clear-span warehouse area (no columns) with 18' – 22' clear height throughout and heavy 3-phase power service
- Zoning: [General Industrial \("GI" - City of Marysville\)](#)
- Asking rates:
  - Main Floor: \$1.00/SF/Mo, NNN
  - Mezzanine: \$0.50/SF/Mo, NNN
  - NNN Expenses: \$0.25/SF/Mo estimated



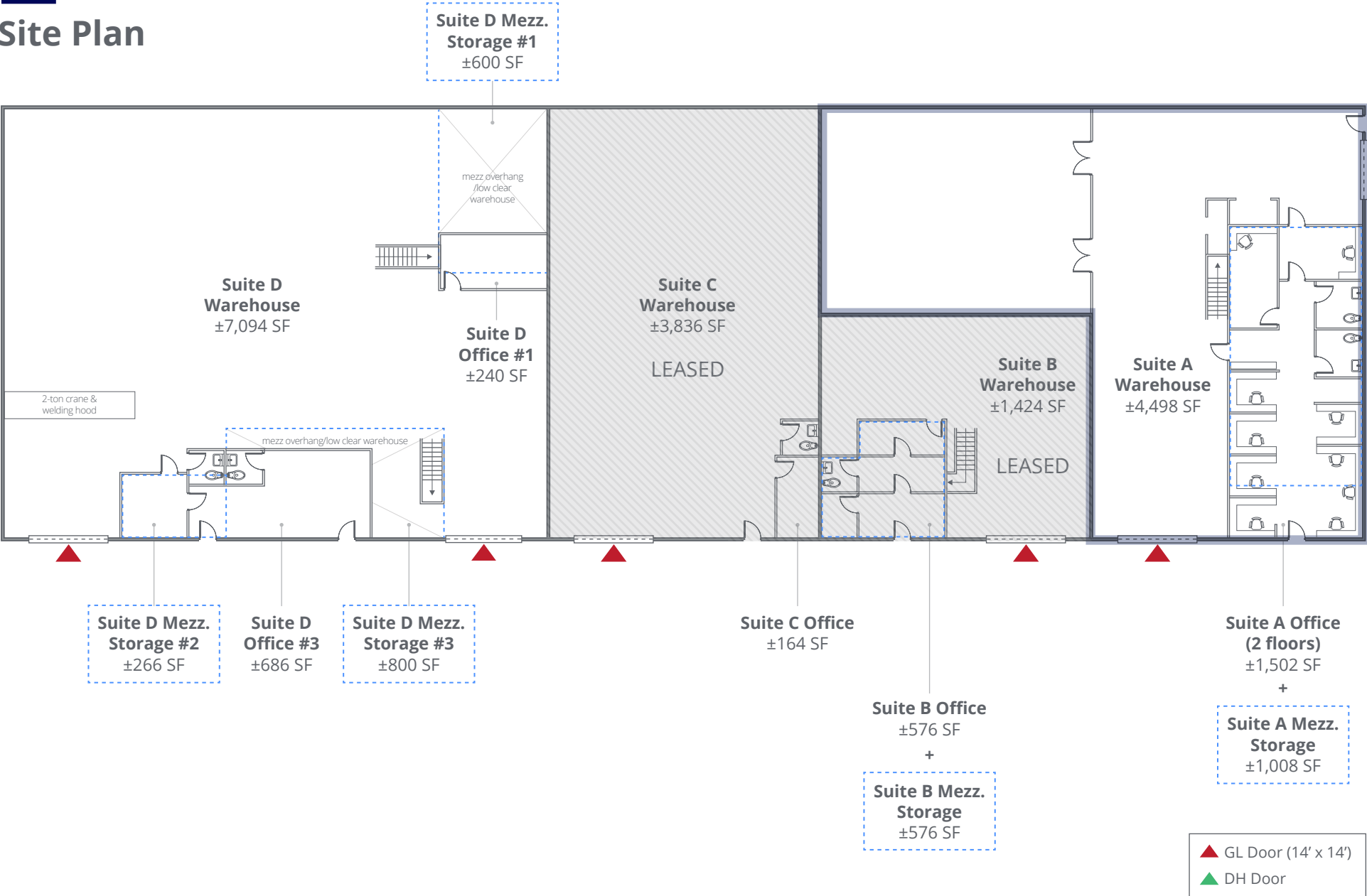
## Availabilities

#	Total Size	Office	Warehouse	Mezzanine	Available	Note
A	±7,008 SF	±1,502 SF	±4,498 SF	±1,008 SF	Available now	One (1) dock-high loading door and one (1) drive-in loading door (14'x14')
D	±9,686 SF	±926 SF	±7,094 SF	±1,666 SF	Available now	Two (2) drive-in loading doors (14'x14') Existing 2-ton bridge-crane in space with welding exhaust hood

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# Site Plan



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## Fenced Yard & Exterior Photos



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# Suite A

Warehouse	Office	Mezzanine	Total Size
±4,498 SF	±1,502 SF	±1,008 SF	±7,008 SF

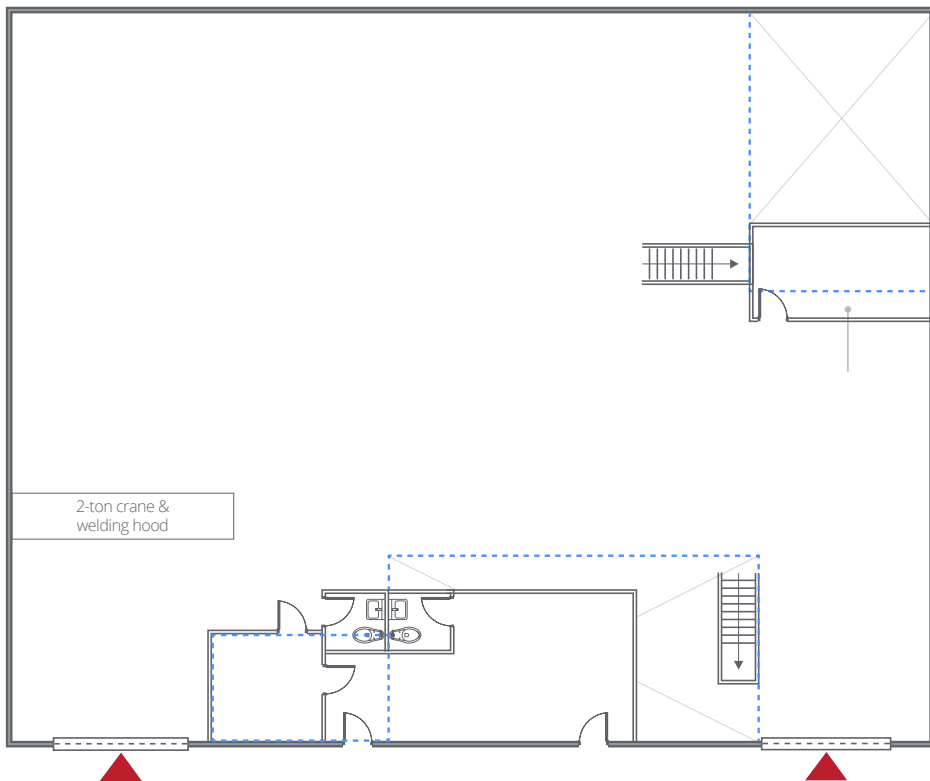


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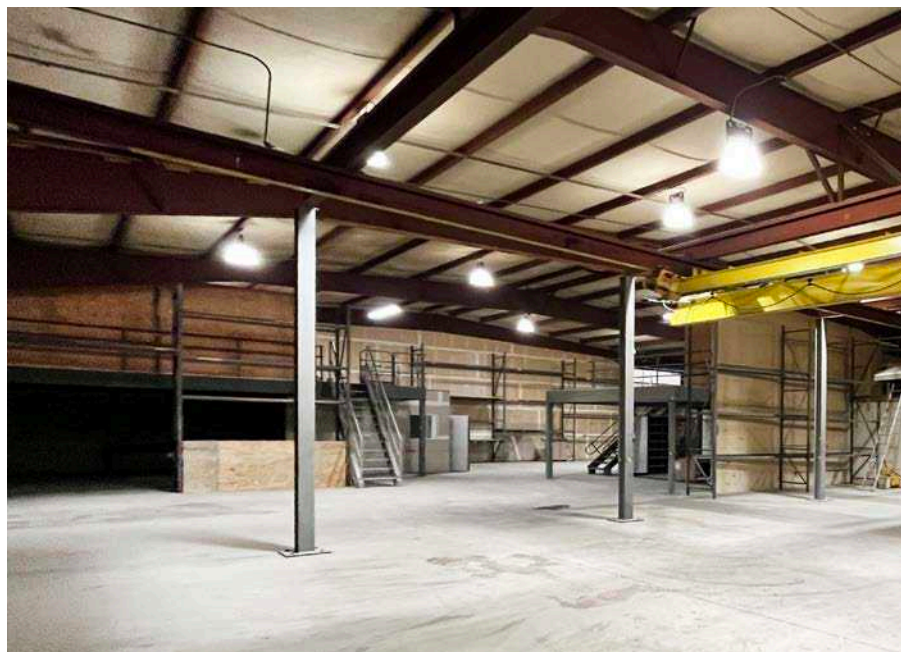
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## Suite D

Warehouse	Office	Mezzanine	Total Size
±7,094 SF	±926 SF	±1,666 SF	±9,686 SF



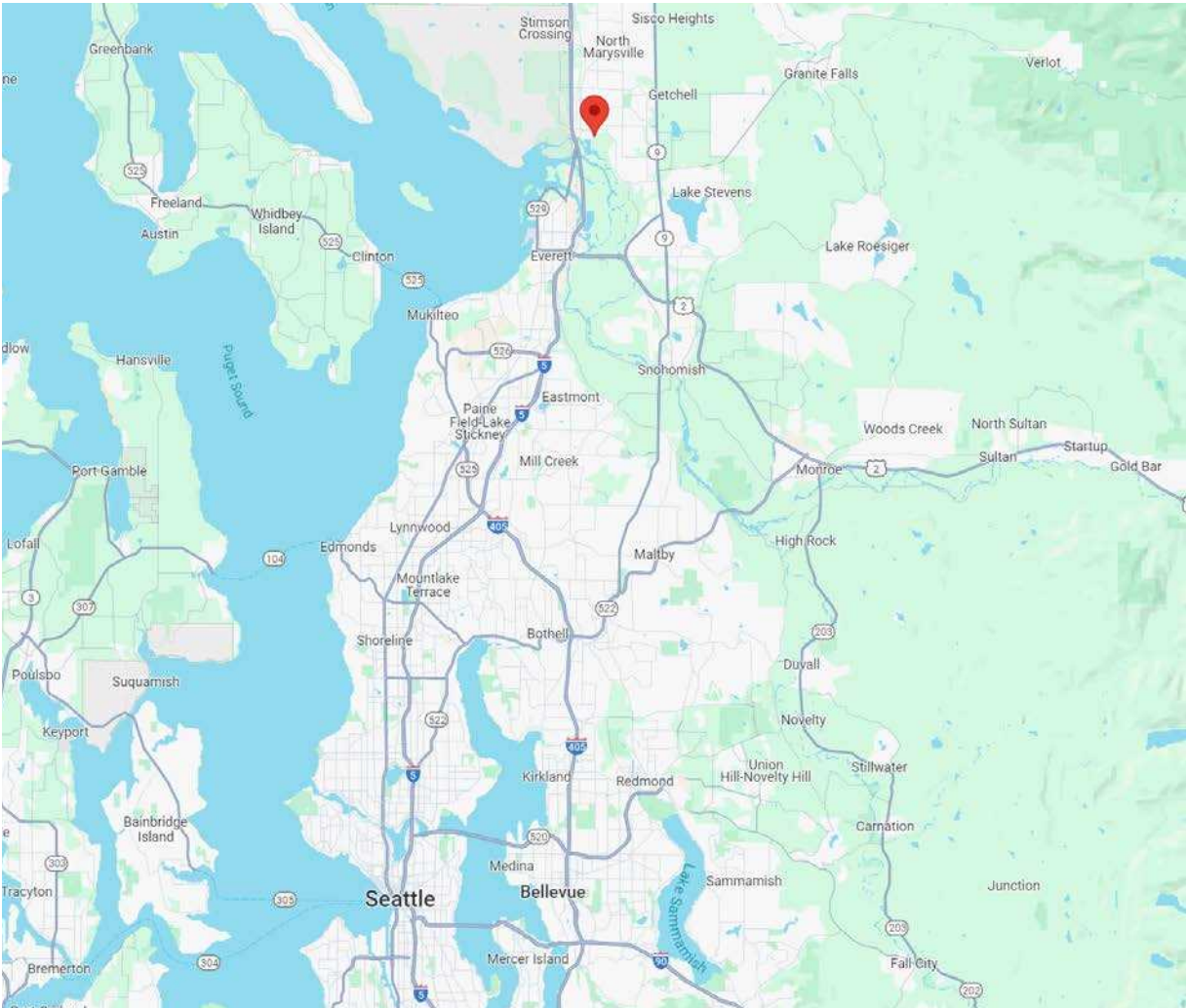
- ▲ GL Door (14' x 14')
- ▲ DH Door
- ▭ Mezzanine



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## Regional Map



TRAVEL TIME FROM	
<b>Downtown Marysville</b>	0.9 miles 3-5 minutes
<b>Everett</b>	6 miles 10-15 minutes
<b>Paine Field Airport</b>	15 miles 18-25 minutes
<b>Redmond</b>	33 miles 35-40 minutes
<b>Bellevue</b>	35 miles 40-45 minutes
<b>Port of Seattle</b>	35.7 miles 43-50 minutes
<b>SeaTac Airport</b>	49 miles 50-60 minutes



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