

BUILDING 2

±300,000 SF

16015 51ST Ave. NE Marysville, WA 98271



Q4 2025 DELIVERY

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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 10 buildings

*Original master plan shown, 340 acres includes building 2



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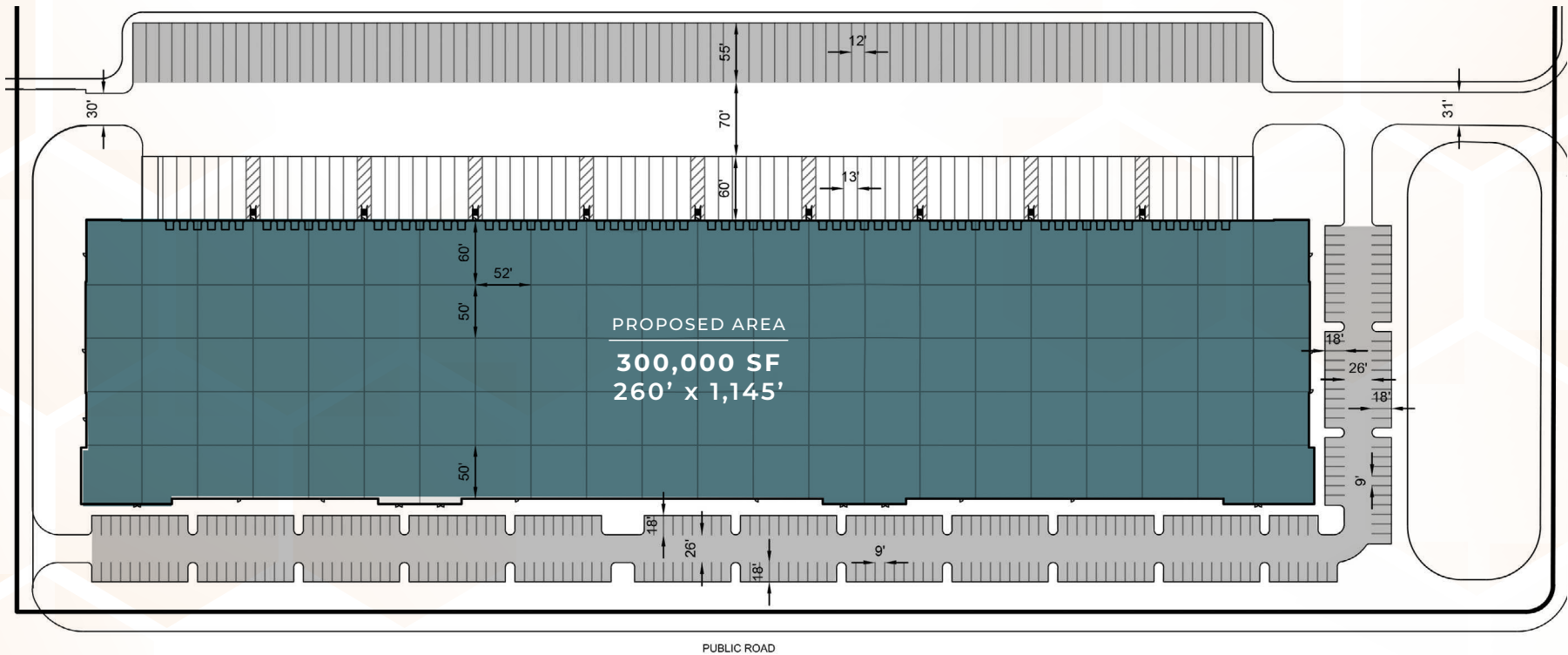
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BUILDING 2 SPECIFICATIONS



TOTAL SF	OFFICE SF	BUILDING DIMENSIONS	DOCK-HIGH DOORS	GRADE-LEVEL DOORS	CLEAR HEIGHT	COLUMN SPACING	PARKING STALLS	TRAILER STALLS	TRUCK COURT	SPEED BAY
±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'
SPRINKLER	POWER	LIGHTING	FLOOR SLAB	CONSTRUCTION	ESTIMATED DELIVERY	PIT LEVELERS				
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				

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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](#)



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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.

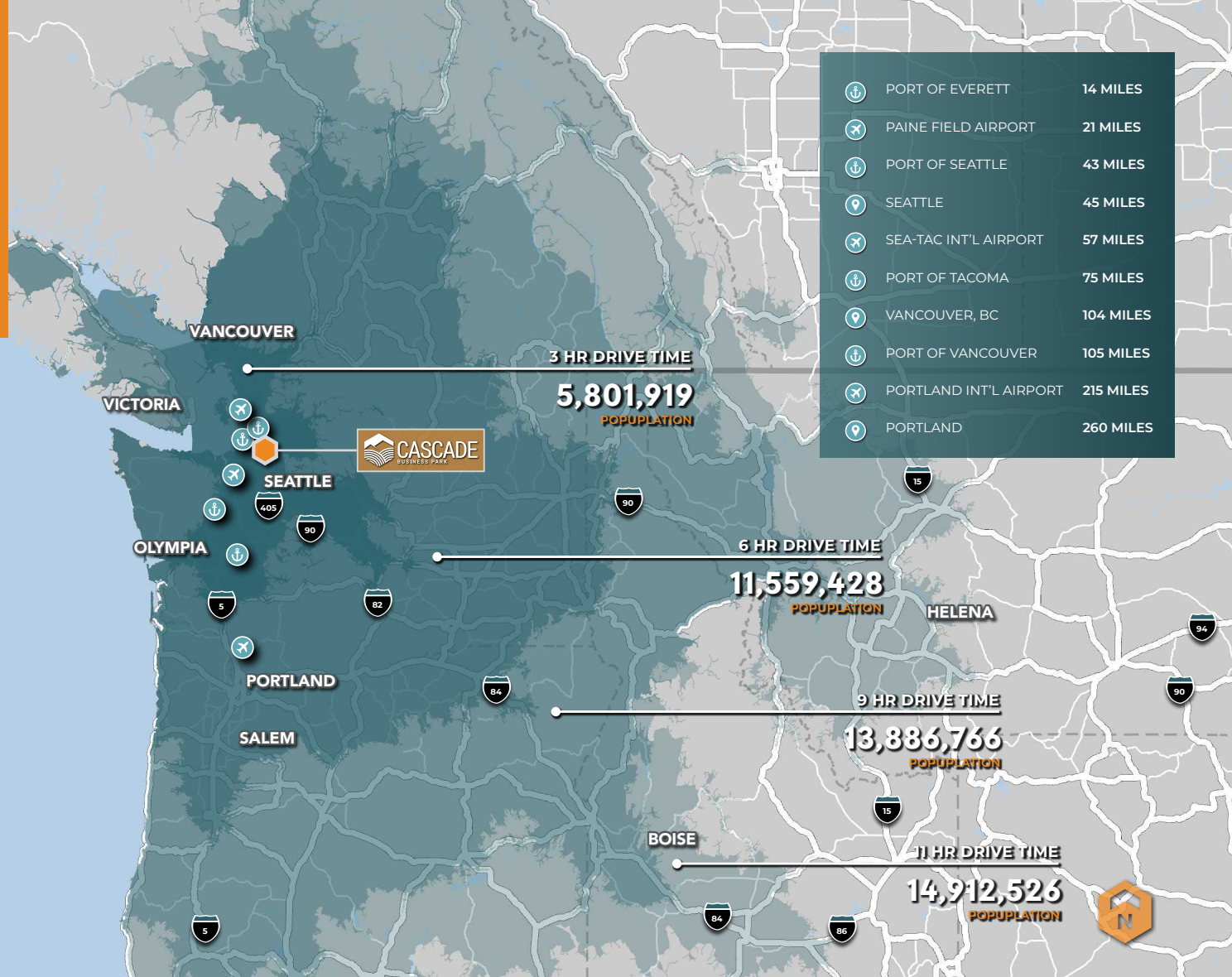
45-MINUTE DRIVE TIME

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



PORT OF EVERETT	14 MILES
PAINE FIELD AIRPORT	21 MILES
PORT OF SEATTLE	43 MILES
SEATTLE	45 MILES
SEA-TAC INT'L AIRPORT	57 MILES
PORT OF TACOMA	75 MILES
VANCOUVER, BC	104 MILES
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PORTLAND INT'L AIRPORT	215 MILES
PORTLAND	260 MILES

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