For Lease

MARYSVILLE CORPORATE CENTER

686,766 SF Industrial Development Available for Lease in Marysville

15908 47TH AVE NE, MARYSVILLE, WA 98271

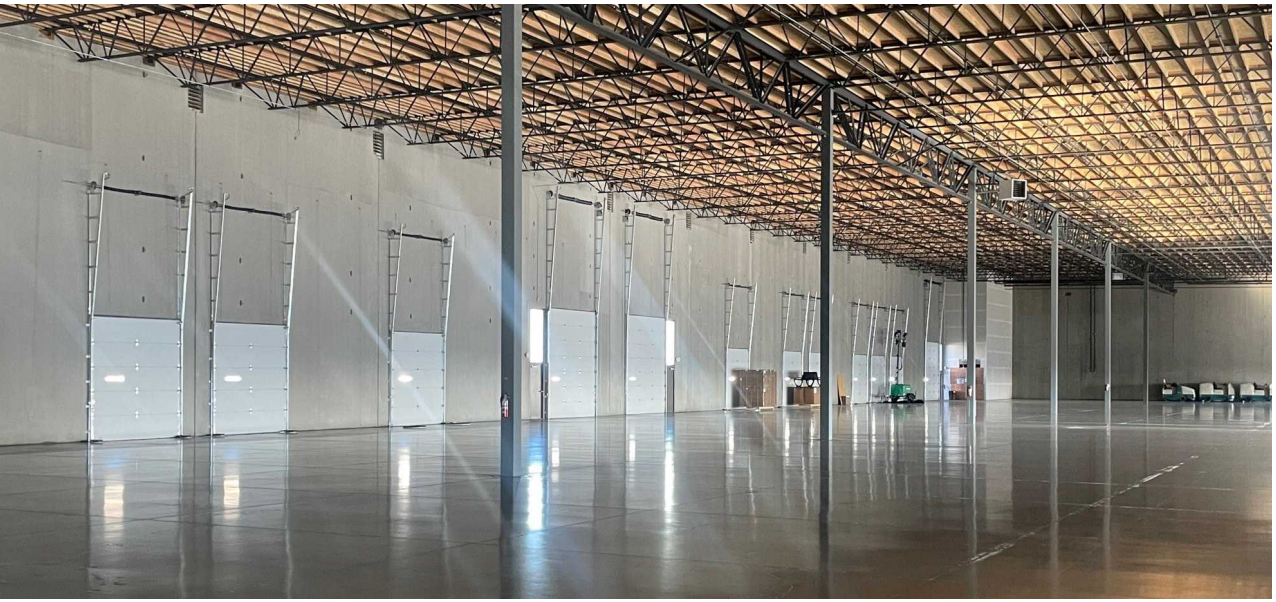
OWNED & DEVELOPED BY

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

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

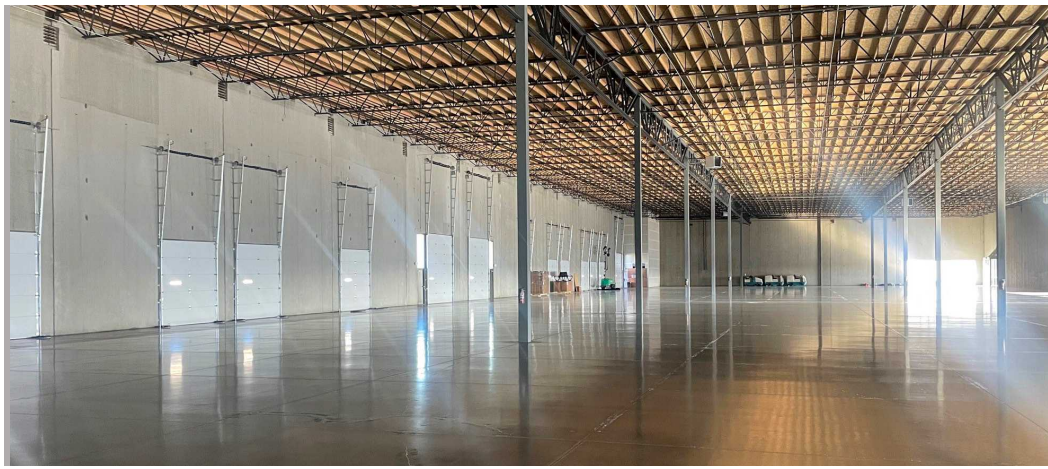
VIEW SITE-CAM

N

Grade-Level Loading

Dock-High Loading

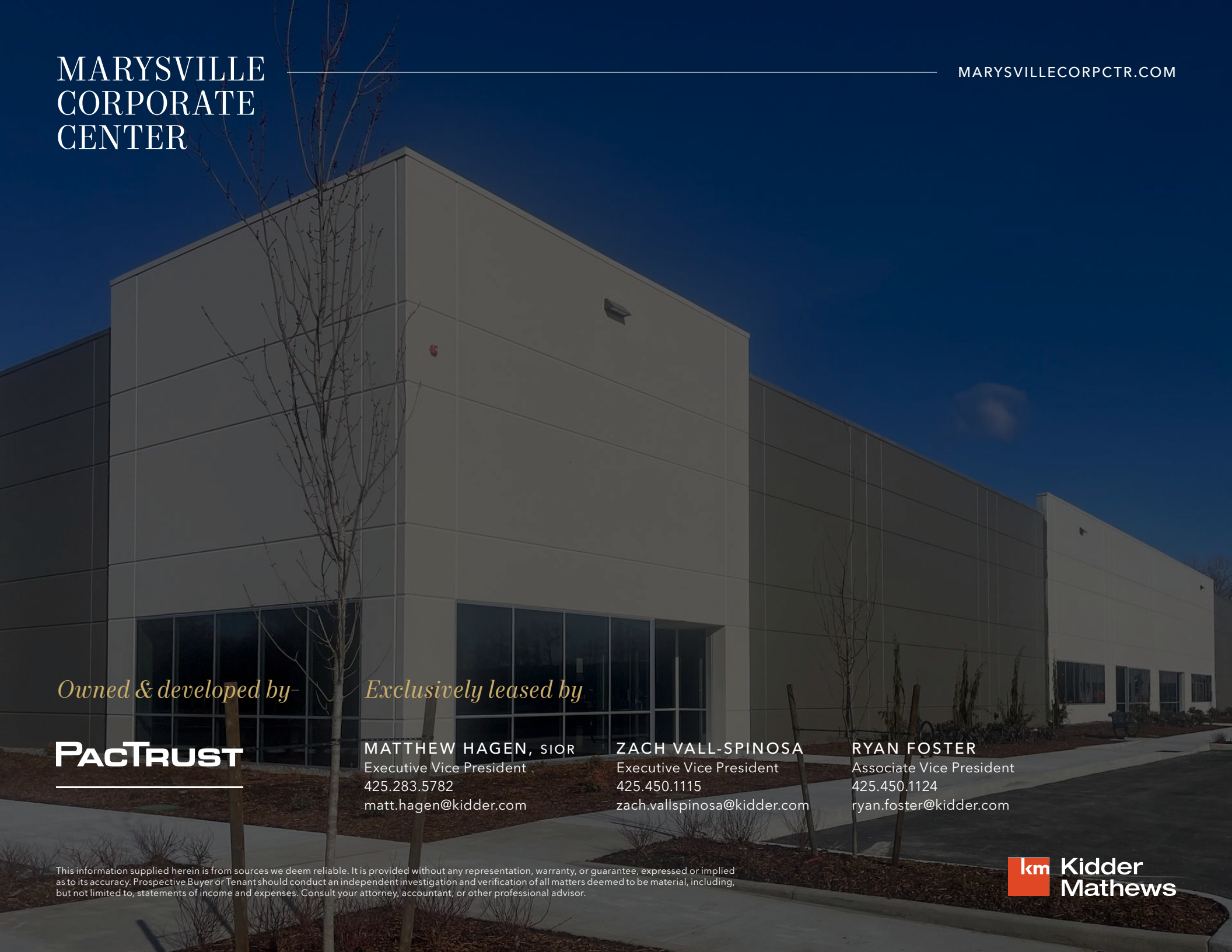
EXIT



TULALIP RESORT CASINO
SEATTLE PREMIUM OUTLETS
PLANNED I-5/156TH INTERCHANGE
More Information
EXISTING I-5 ACCESS
NORTH LAKEWOOD
SMOKEY POINT
Stillaguamish River
530
156TH ST NE
SMOKEY POINT BLVD
BNSF RAILWAY
51ST AVE NE
AMAZON FULFILLMENT CENTER
ARLINGTON MUNICIPAL AIRPORT
PORTAGE CREEK WILDLIFE RESERVE
MARYSVILLE CORPORATE CENTER
CASCADE INDUSTRIAL CENTER
NORTH MARYSVILLE
132ND ST NE
67TH AVE NE
GLENEAGLE GOLF COURSE
531
9
ARLINGTON
N

MARYSVILLE CORPORATE CENTER

MARYSVILLECORPCTR.COM



Owned & developed by

PACTRUST

Exclusively leased by

MATTHEW HAGEN, SIOR
Executive Vice President
425.283.5782
matt.hagen@kidder.com

ZACH VALL-SPINOSA
Executive Vice President
425.450.1115
zach.vallspinosa@kidder.com

RYAN FOSTER
Associate Vice President
425.450.1124
ryan.foster@kidder.com

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Kidder Mathews