

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

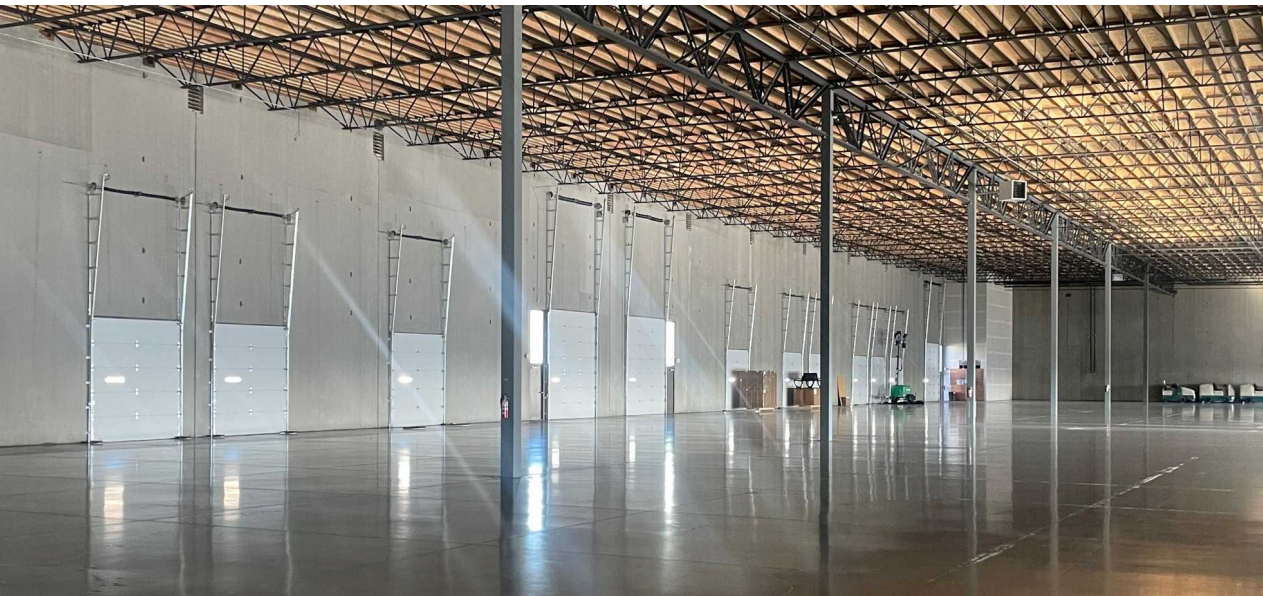
**PACTRUST**

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 $\pm 10,000$ 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

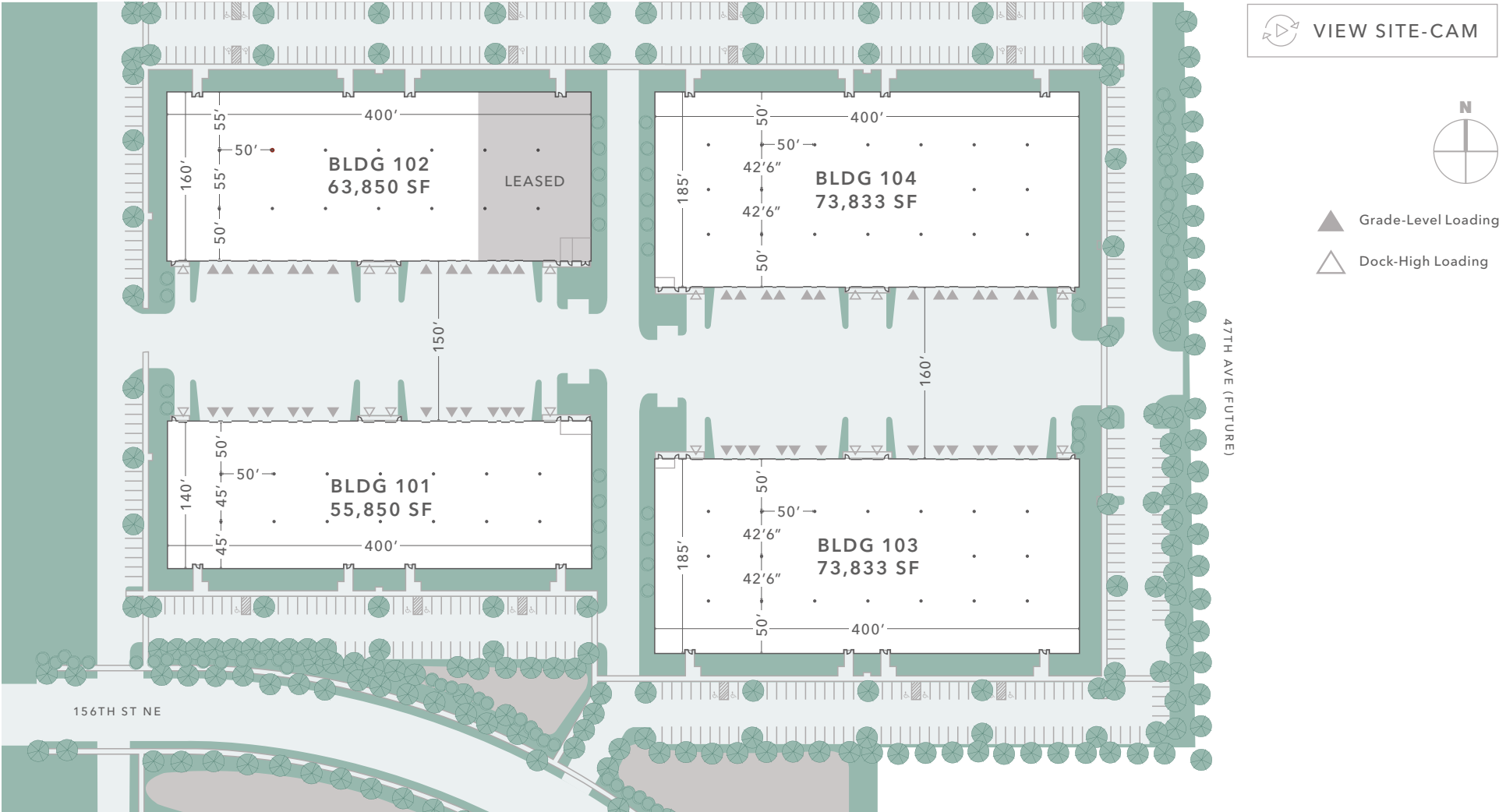
→ Labor Report



ZONING LIGHT INDUSTRIAL, CITY OF MARYSVILLE

→ Marysville Use Matrix

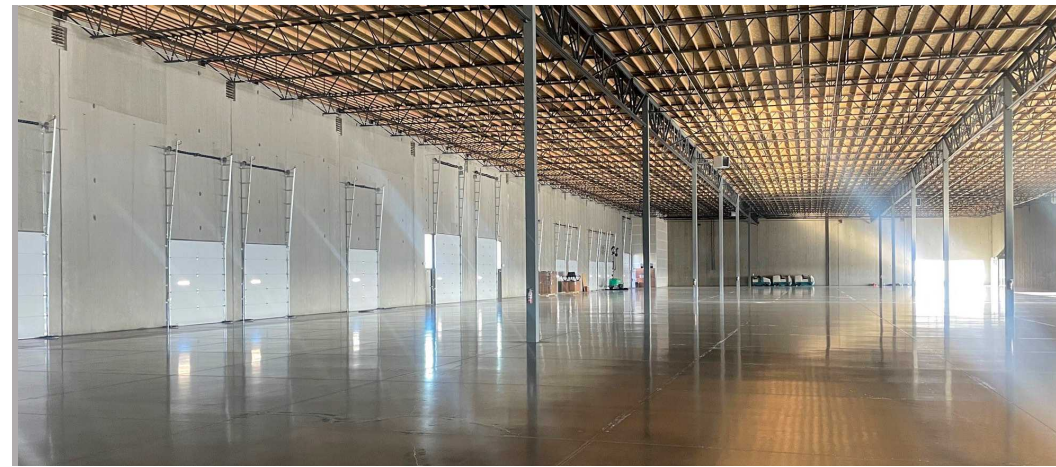
# PHASE 1 SITE PLAN





# MARYSVILLE CORPORATE CENTER

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AVAILABLE FOR LEASE

KIDDER MATHEWS



MARYSVILLE CORPORATE CENTER





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MARYSVILLECORPCTR.COM

*Owned & developed by-*

**PacTrust**

*Exclusively leased by*

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**km Kidder  
Mathews**