

MARYSVILLE I-5 INDUSTRIAL CENTER

4000 156TH STREET NE, MARYSVILLE, WA 98271



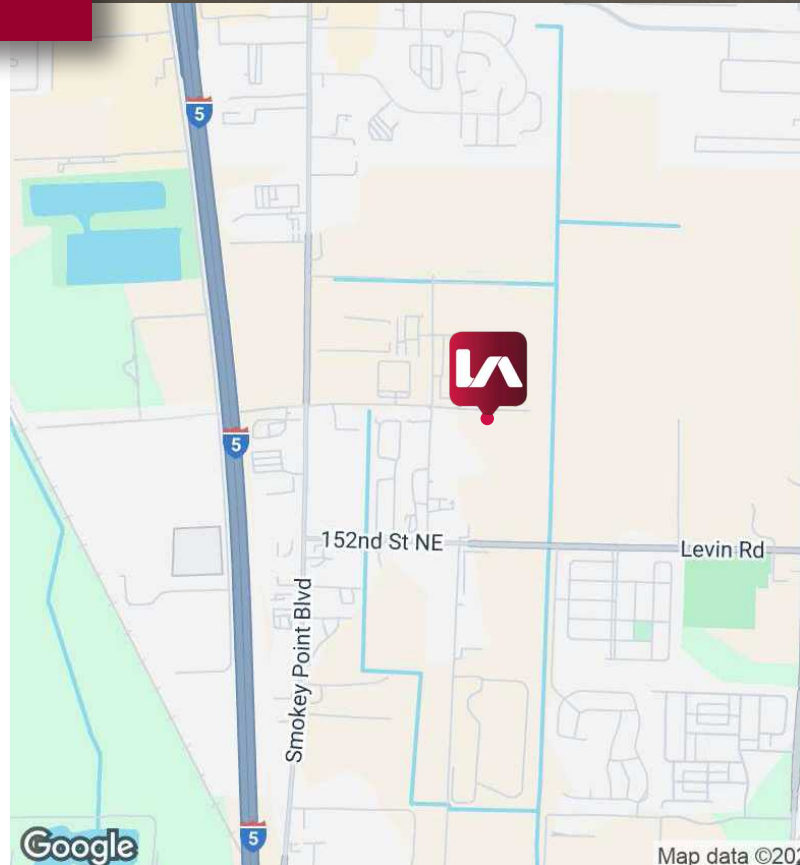
FOR LEASE - AVAILABLE 10/01/2025

LISTING INFORMATION

SUITE 110:	8,336 SF
WAREHOUSE:	7,611 SF
OFFICE:	725 SF
LOADING:	2 Dock Doors 1 Grade Level Door
CLEAR HEIGHT:	24'
POWER:	100 AMPS 480V 3-Phase
SPRINKLER:	ESFR
COLUMN SPACING:	54' x 50'

COMMENTS

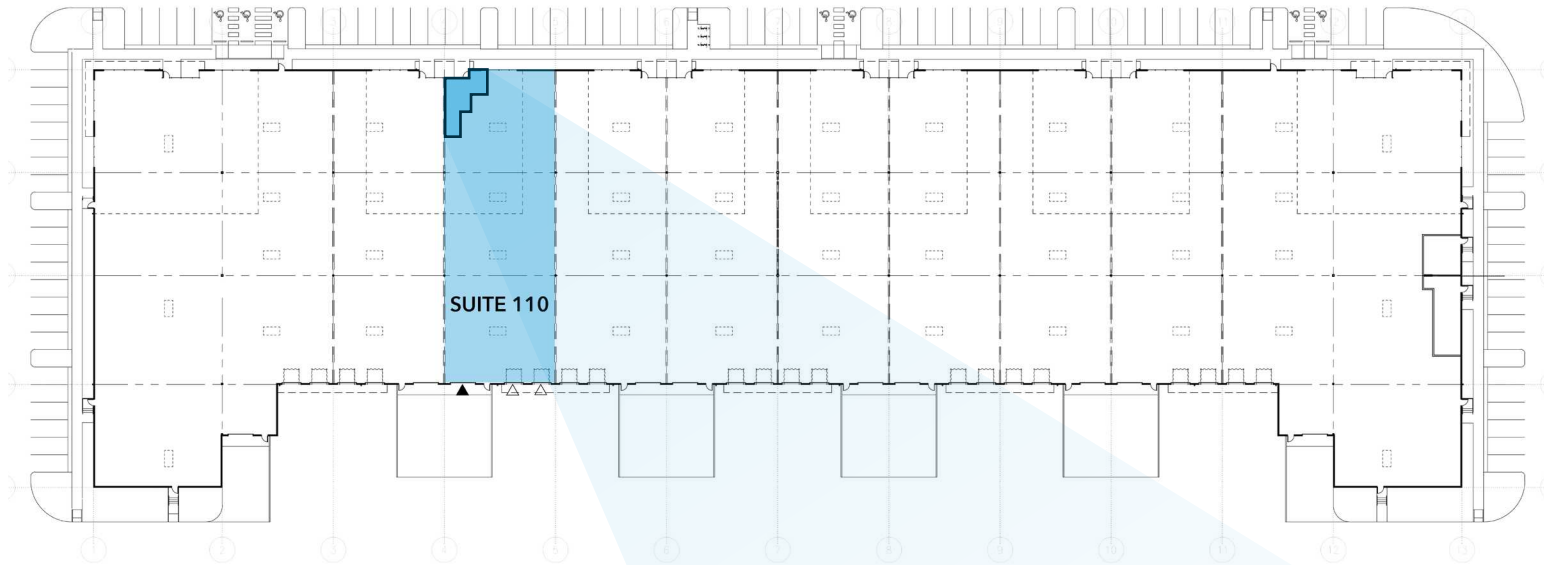
Modern industrial facility strategically located within the [Cascade Industrial Center \(CIC\)](#). Designed to accommodate distribution and manufacturing tenants.



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SITE PLAN

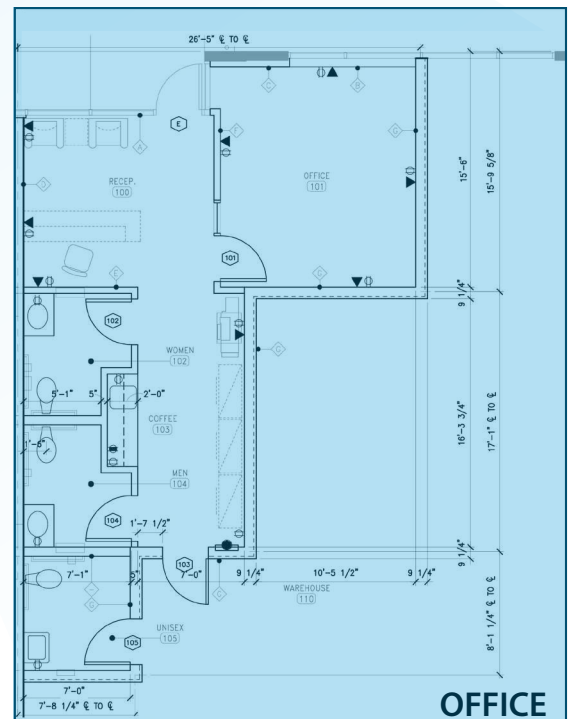


CURRENT OFFICE IMPROVEMENTS:

- 1 Private office
- Large entry/reception
- 3 Small stall restrooms
- Ability to expand office area

WAREHOUSE:

- 2 Dock doors
- 1 Grade door
- High image entry with high parking ratio



CONTACT

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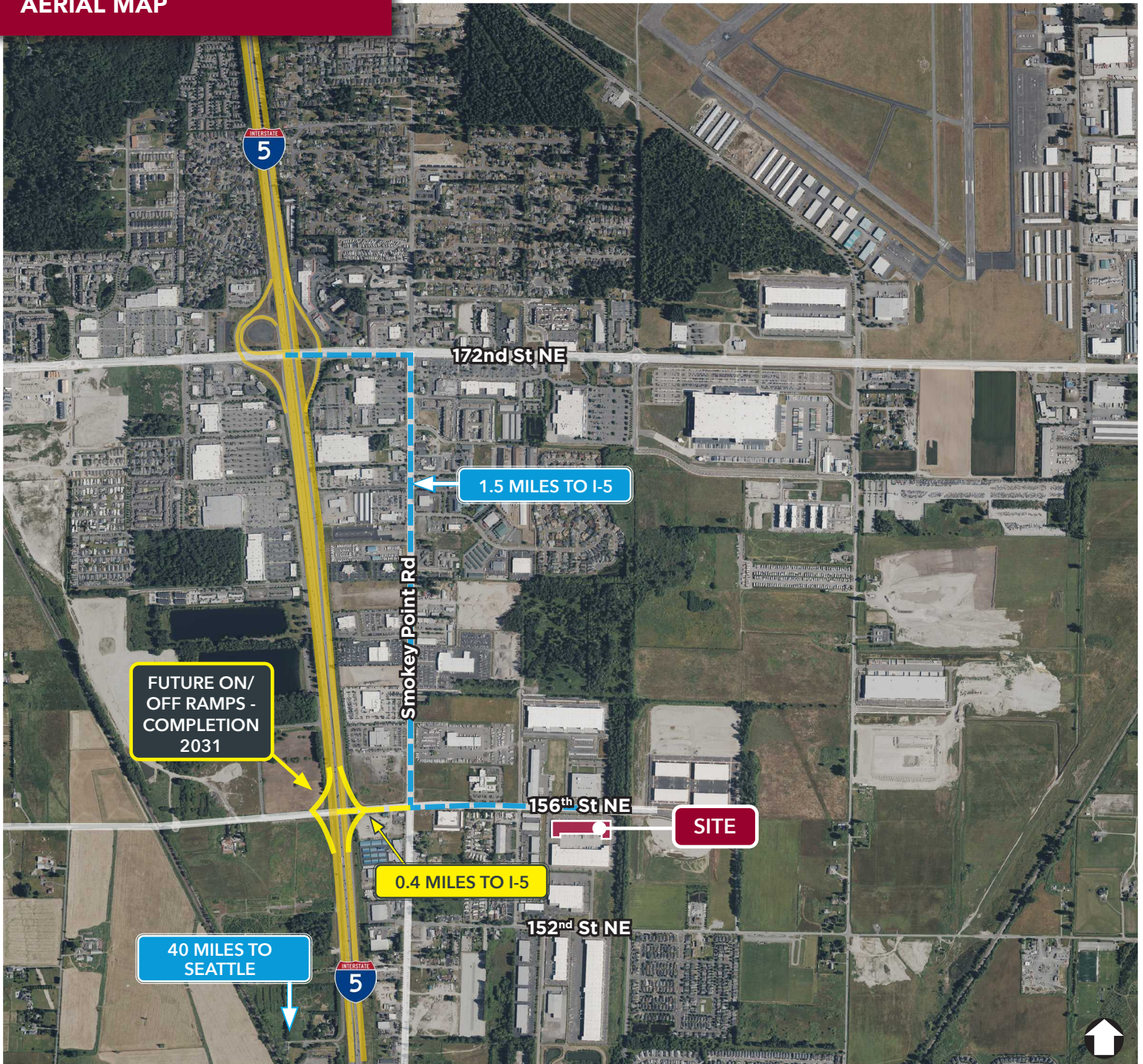
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AERIAL MAP



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