

MARYSVILLE INNOVATION CENTER



77,550 – 106,833 SQUARE
FEET

FOR SALE OR LEASE



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4201 156TH STREET NE, MARYSVILLE, WA 98271

AVAILABLE FOR LEASE OR SALE

NEW CONSTRUCTION, SPECIALIZED INDUSTRIAL OPPORTUNITY

Elevate your business at Marysville Innovation Center. Featuring fully insulated metal panel construction, 36-foot clear height, 4,000 amps of power, and secure access, this state-of-the-art facility is strategically located within the Cascade Industrial Center. Customize your warehouse facility and take advantage of modern infrastructure for manufacturing or distribution uses.

FEATURES

- Never occupied. Fully insulated metal panel construction with 36' clear height
- Opportunity to add 20,000 SF of shell warehouse – planned and designed
- In/under slab improvements possible as slab has not been poured
- Mezzanine square footage can be reduced
- Fully secure, key card access loading / truck court area
- Close proximity to the future I-5 / 156th Street NE interchange
- Excellent building signage opportunity
- 200 parking stalls
- HVAC equipment on site with capacity to provide full building climate control
- Located within the Cascade Industrial Center, providing attractive [tax incentives](#).

77,550 –
106,833
SQUARE FEET

4,000 AMPS
POWER

36'
CLEAR HEIGHT

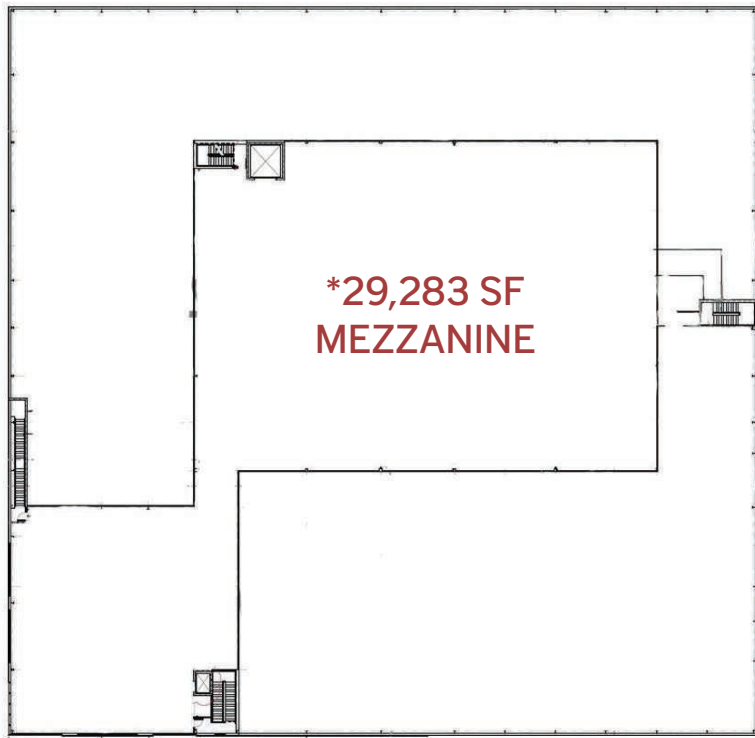
 [CLICK TO VIEW DRONE VIDEO](#)



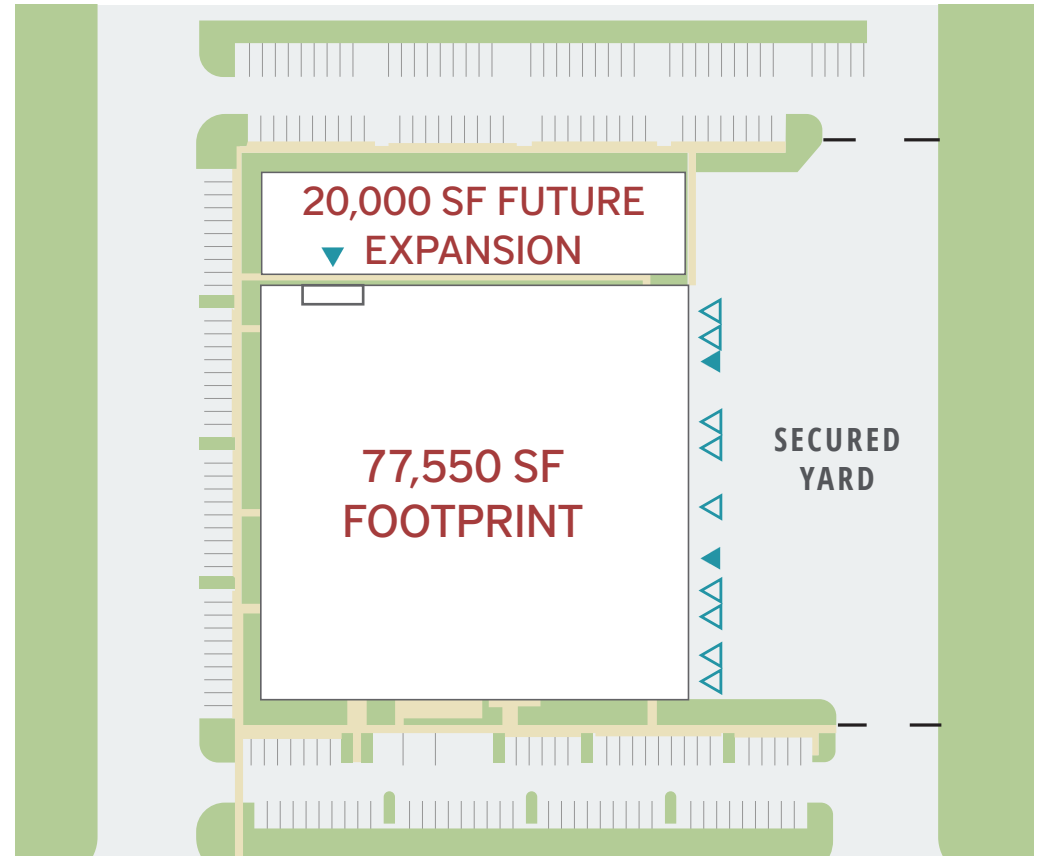
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SITE PLAN

▲ GRADE LEVEL ▲ DOCK-HIGH



*Mezzanine square footage can be reduced



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PROJECT SUMMARY

BUILDING SIZE / SITE SIZE

106,833 SF: 77,550 SF footprint +
additional 29,283 SF of second floor
heavy manufacturing mezzanine space
6.11 Acres

POWER:

4,000 Amps

CLEAR HEIGHT:

36'

PARKING:

200 Stalls

TRUCK COURT & LOADING:

Fully secured truck court
9 Dock-high doors with 40,000 lb
elevators. 3 oversized grade level doors

CONSTRUCTION:

Insulated panel construction

ZONING:

General commercial and located within
the Cascade Industrial Center

HVAC:

Robust HVAC infrastructure on roof
ready for hookup and distribution (179
ton system)

FIRE PROTECTION:

Fully sprinklered EFSR system

WAREHOUSE SLAB:

In/under slab improvements possible as
slab has not been paved. Reinforced 7"
slab planned and ready for construction

MEZZANINE STRUCTURE:

29,283 SF heavy manufacturing
mezzanine. Crane compatible with 3-ton
crane system rating under mezzanine.
Mezzanine SF can be reduced.

ACCESS:

Off of I-5 via Marine View Drive
(from South) / SR-529 (from North)

LEASE RATES:

Inquire with Broker

SALE PRICE:

Inquire with Broker

DRIVE TIMES

PORT OF EVERETT

1.3 miles / 4 min

PAINE FIELD

12.4 miles / 19 min

SEA-TAC

45 miles / 50 min

EVERETT CBD

3.4 miles / 10 min

PORT OF SEATTLE

32 miles / 45 min

ARLINGTON

17.7 miles / 22 min

MARYSVILLE

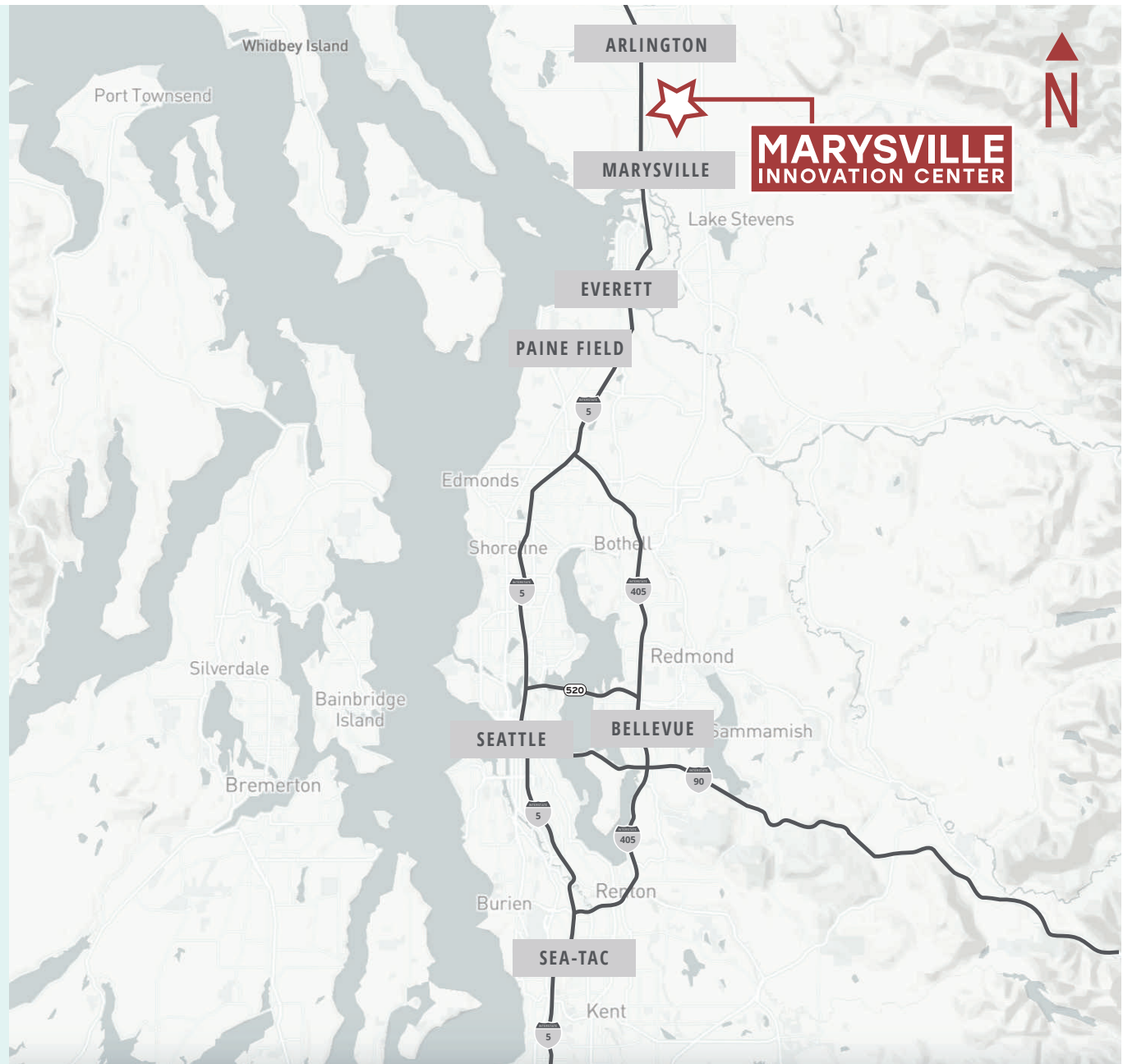
3.6 miles / 6 min

SEATTLE CBD

31.3 miles / 40 min

BELLEVUE CBD

31.5 miles / 40 min



ACCESS/ AMENITIES



PACIFIC NORTHWEST'S

CASCADE INDUSTRIAL CENTER

Marysville Innovation Center is strategically located within Cascade Innovation Center in Marysville, WA, which is a key hub for manufacturing and technology-driven industries. It supports businesses with a skilled advanced manufacturing workforce, smart manufacturing practices, and access to emerging technologies. Strategically located, the center offers multi-modal transportation options, including highways, rail, deep-water seaport and nearby airports. With attractive tax incentives and an industry-friendly climate, it's an ideal location for fostering innovation, economic growth, and cost-effective operations.



CASCADE INDUSTRIAL CENTER

