

FOR SALE OR LEASE

BUILD-TO-SUIT OPPORTUNITY | 58,554 - 62,554 SF



SUMMIT

INDUSTRIAL CENTER

13923 35th Ave NE
Marysville, WA 98271



BUILDING HIGHLIGHTS

- Rare standalone build-to-suit opportunity: Purchase or Lease
- Strategically located within the Cascade Industrial Center in central Marysville.
- Direct access to Smokey Point Blvd. with close proximity to I-5 via 116 St. NE.
- Excellent truck access with 125' truck apron planned.



**CLICK TO VIEW
DRONE VIDEO**



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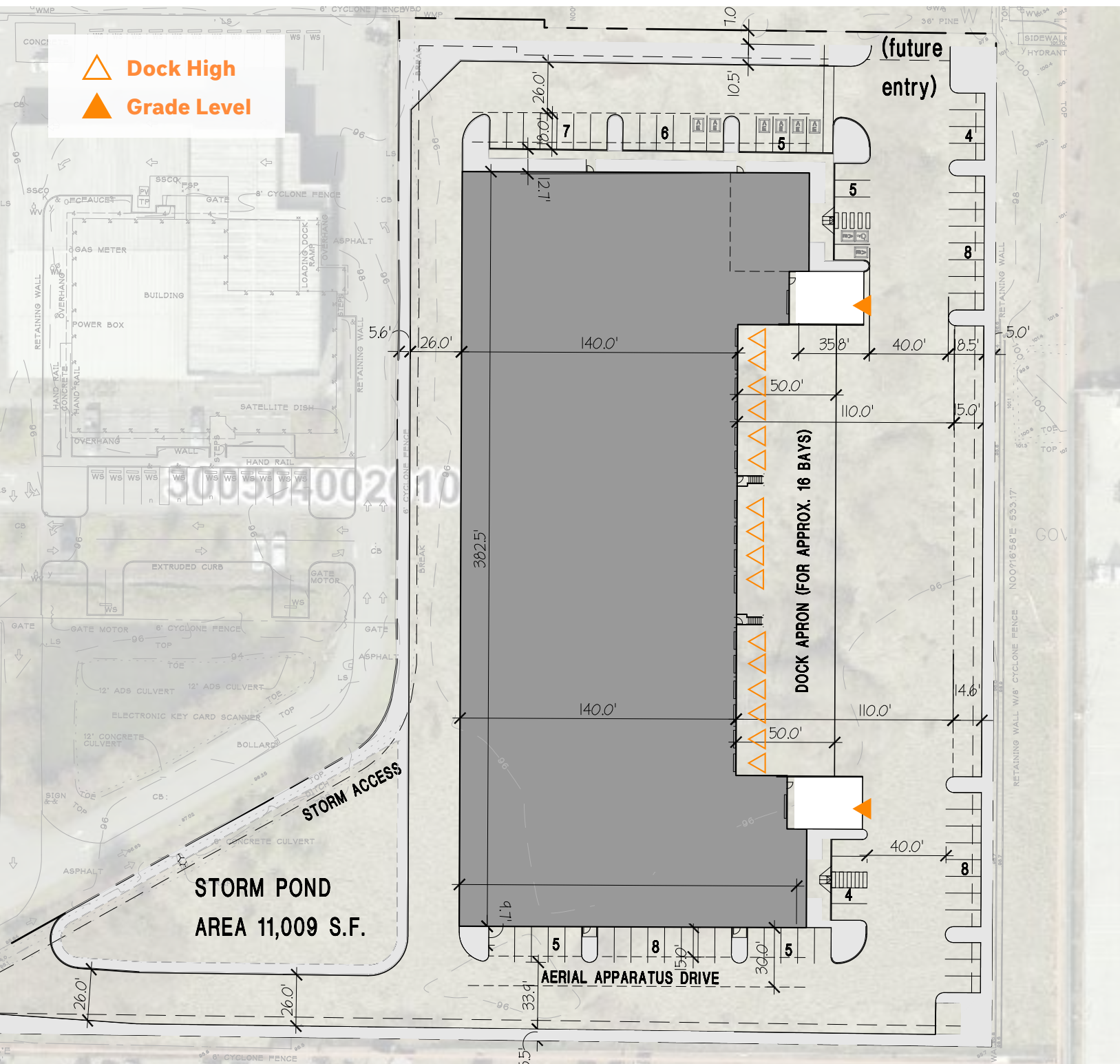
The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

BUILDING SPECIFICATIONS

Building Address	13923 35th Ave. NE, Marysville, WA
Building / Site Size	Building Size: 58,554 SF Shell (can demise to approx. 30,000 SF) Lot Size: 174,240 SF
Shell Complete	Q4 2026
Clear Height	30'
Parking	67 stalls
Loading	16 dock-high doors, 2 grade level
Truck Apron	125'
Fire Protection	EFSR sprinkler system
Zoning	Light Industrial: Cascade Central Center (regional manufacturing/industrial center - City of Marysville)
Rates / Purchase Price	Inquire with brokers



SITE PLAN



PROPERTY OVERVIEW

