



For Lease

## Warehouse with office available in Marysville

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# 5625 48th Dr. NE

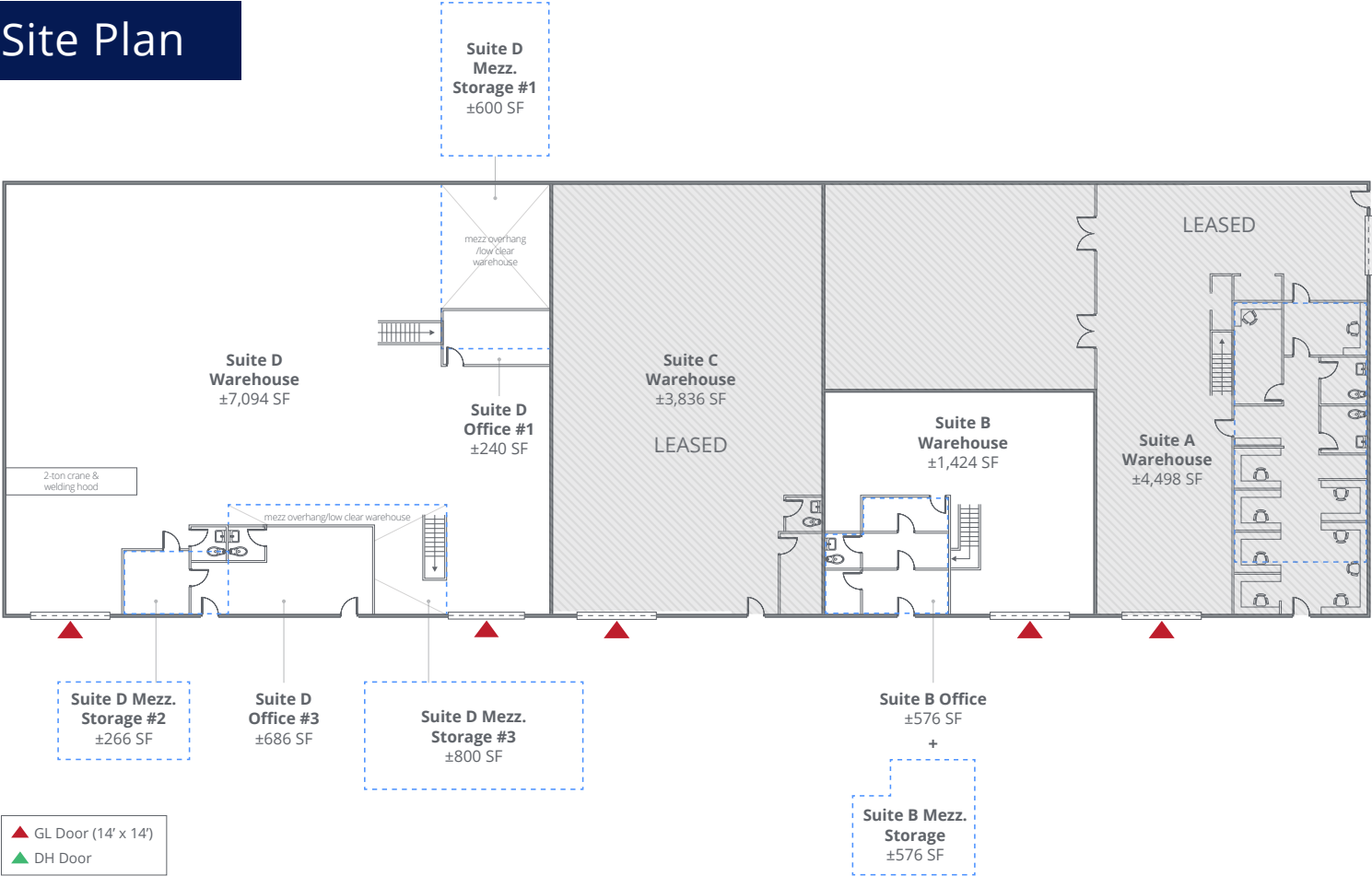
Marysville, WA 98270

## Availability and Highlights

Suite	B	D
Total SF	±2,576 SF	±9,686 SF
Office	±576 SF	±926 SF
Warehouse	±1,424 SF	±7,094 SF
Mezzanine	±576 (can be removed)	±1,666 SF
Features	One (1) drive-in loading door (14' x 14')	<ul style="list-style-type: none"><li>Existing 2-ton bridge-crane with welding exhaust hood</li><li>Two (2) drive-in loading doors (14' x 14')</li></ul>
Asking Rent \$/SF/Month	\$1.25, NNN	<ul style="list-style-type: none"><li>Main floor: \$1.00, NNN</li><li>Mezz: \$0.50, NNN</li><li>NNN est.: \$0.25</li></ul>

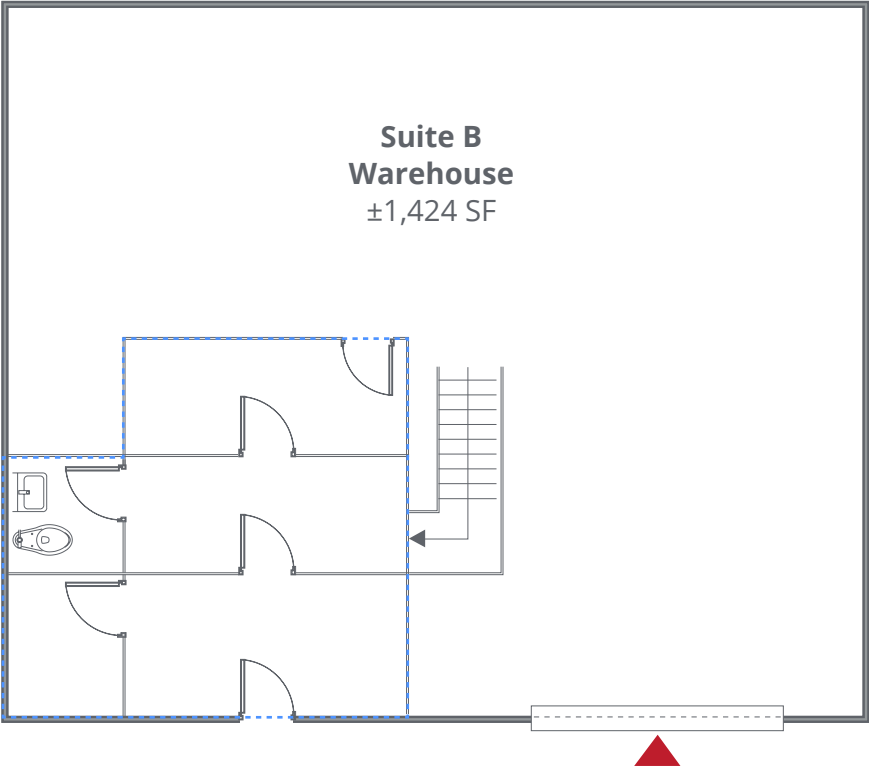
- ±7,093 SF fenced yard potentially available (please inquire with listing brokers)
- Parking: ample on-site parking with additional street parking
- Full clear-span warehouse area (no columns) with 18' – 22' clear height throughout and heavy 3-phase power service
- Zoning: [General Industrial \("GI" - City of Marysville\)](#)

# Site Plan





# Suite B Floor Plan & Photo



Warehouse ±1,424 SF

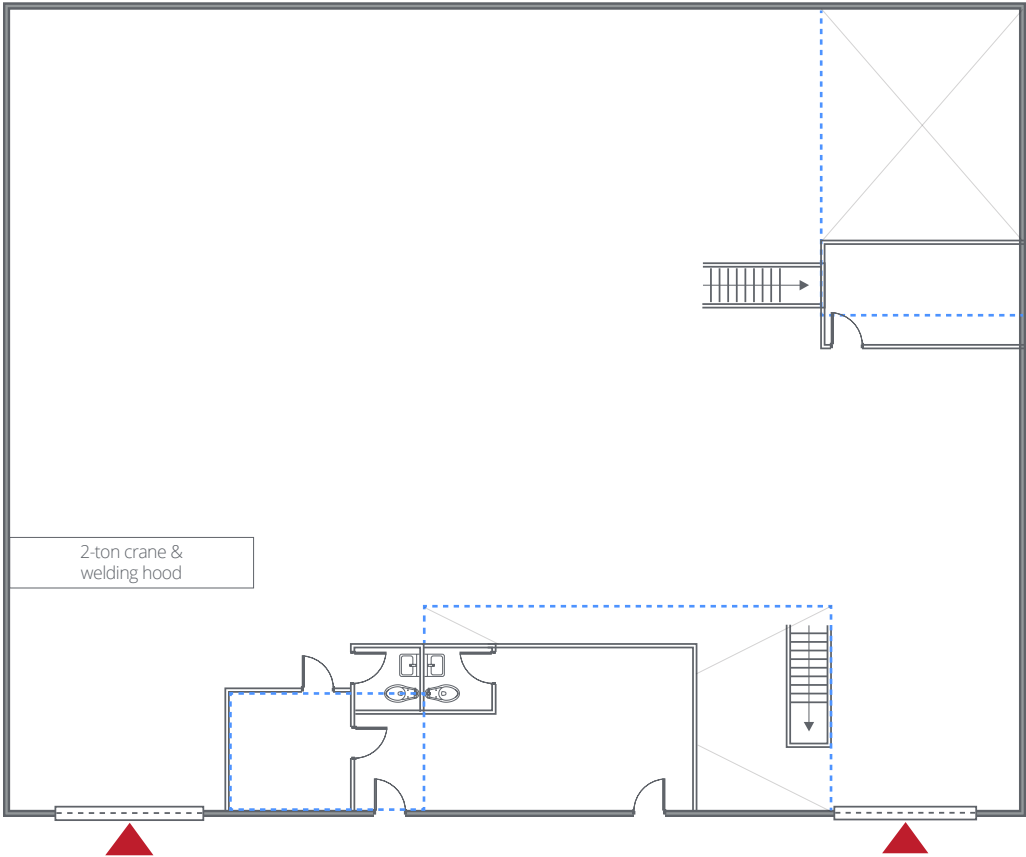
Office ±576 SF

Mezzanine ±576 SF

- ▲ GL Door (14' x 14')
- ▲ DH Door
- ▭ Mezzanine



# Suite D Floor Plan & Photo



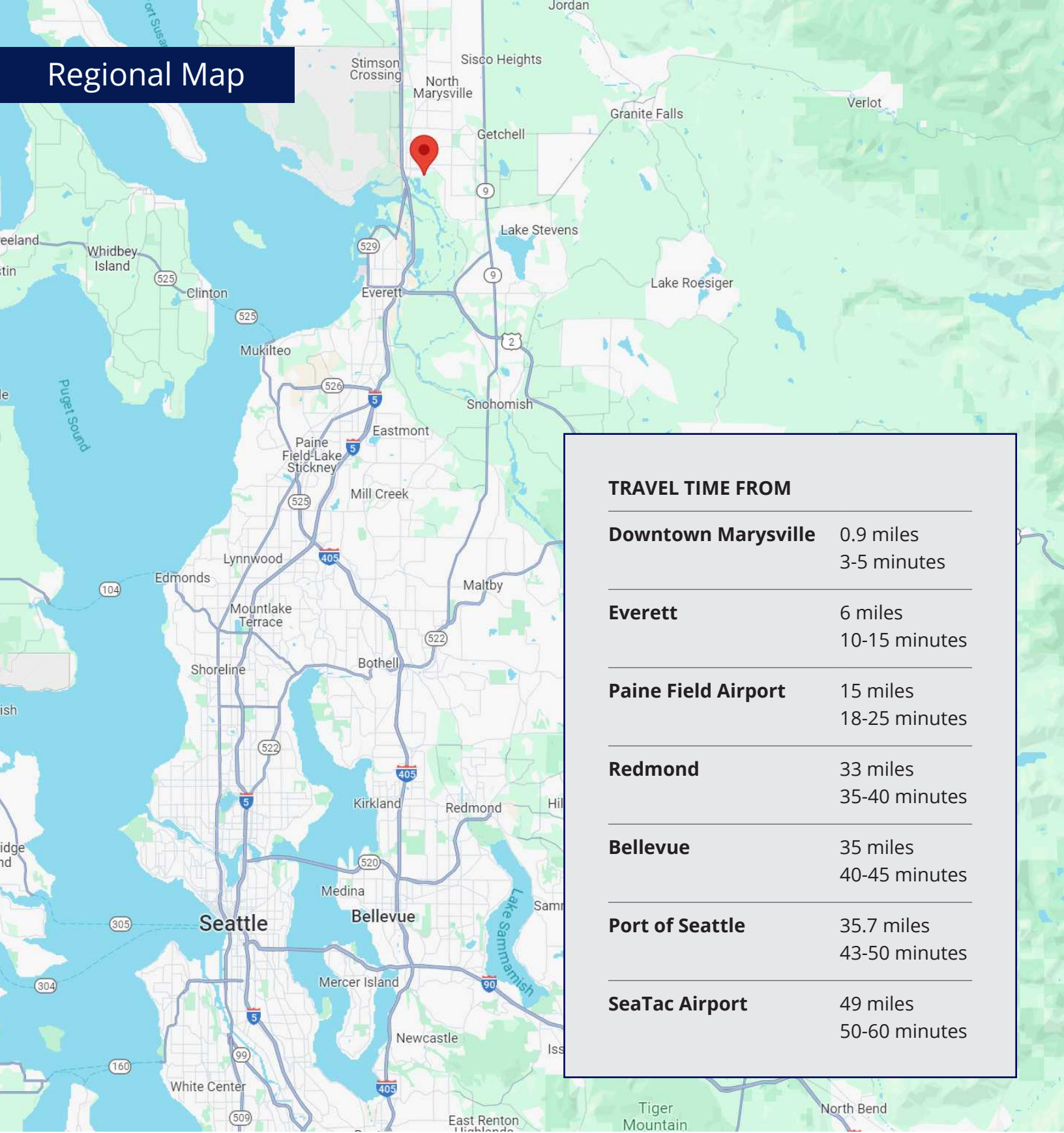


## Exterior Photos





# Regional Map



## TRAVEL TIME FROM

<b>Downtown Marysville</b>	0.9 miles 3-5 minutes
<b>Everett</b>	6 miles 10-15 minutes
<b>Paine Field Airport</b>	15 miles 18-25 minutes
<b>Redmond</b>	33 miles 35-40 minutes
<b>Bellevue</b>	35 miles 40-45 minutes
<b>Port of Seattle</b>	35.7 miles 43-50 minutes
<b>SeaTac Airport</b>	49 miles 50-60 minutes

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