



Warehouse and office spaces for lease

Talor Okada

Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander

Associate Vice President
360 981 2543
rich.sander@colliers.com

Jack Heed

Associate
425 412 0409
jack.heed@colliers.com

11225 SE 6th St., Suite 240
Bellevue, WA 98004
425 453 4545
colliers.com

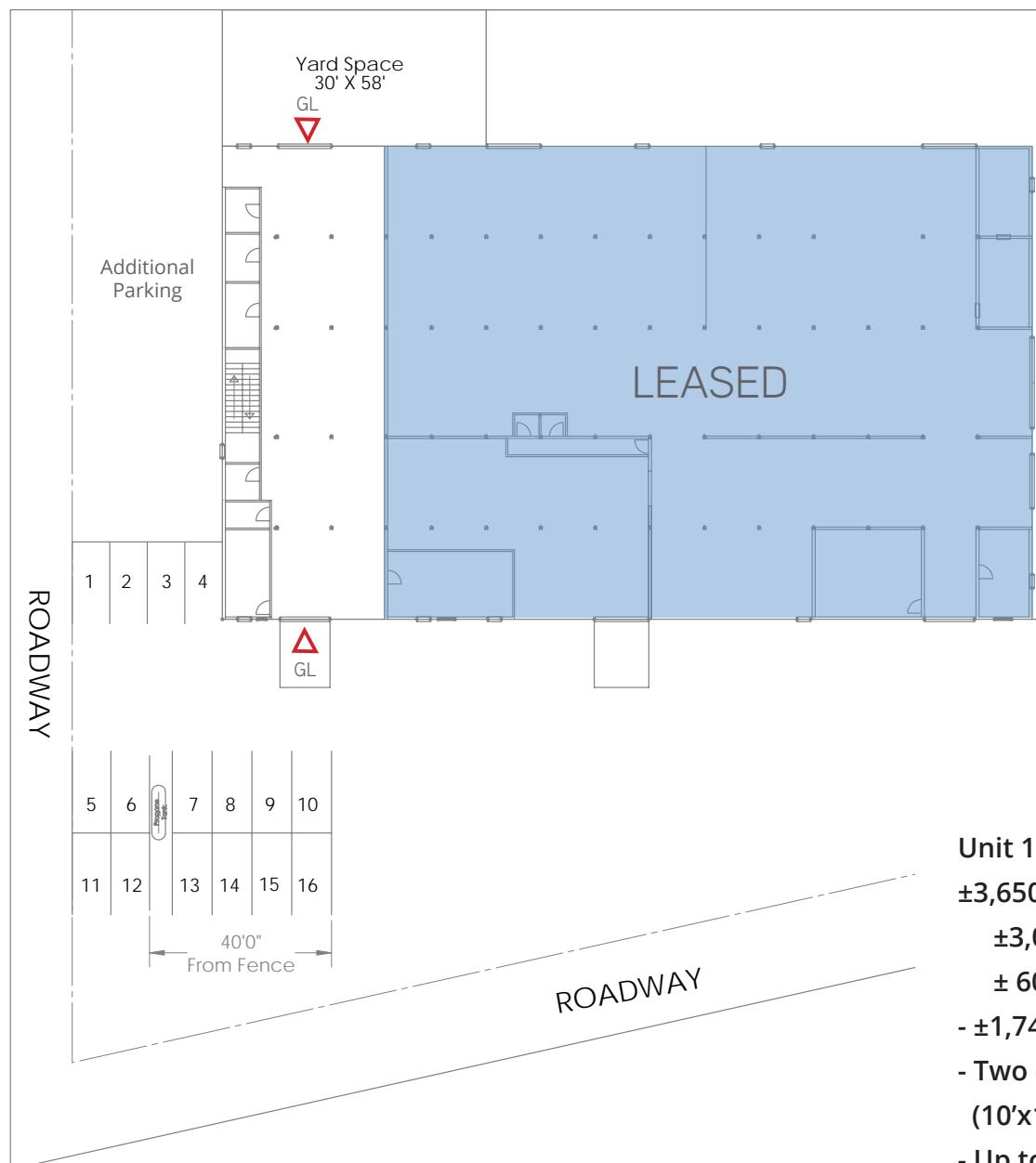
3511 Building

3511 136th Street NE, Marysville, WA 98271

Property Highlights

- **+/- 6,326 SF Total Available**
- Unit 101: ±3,650 SF (±3,049 SF Warehouse & ±601 SF Office)
- Unit 201: ±2,676 SF Office/Living Quarters
- Fully insulated and sprinklered warehouse space
- Clear Height: +/- 14' – 20'
- Loading: 2 grade-level doors with drive-thru ability
- Parking: up to 25 stalls, plus +/- 1,740 SF fenced and secured yard area
- Zoning: Light Industrial, City of Marysville
- Asking Rent: \$7,350 per month, plus utilities

1st Floor Plan + Yard & Parking



Unit 101:

±3,650 SF Total

±3,049 SF Warehouse

± 601 SF Office

- ±1,740 SF Fenced Yard Area

- Two (2) Grade-Level Doors (10'x12')

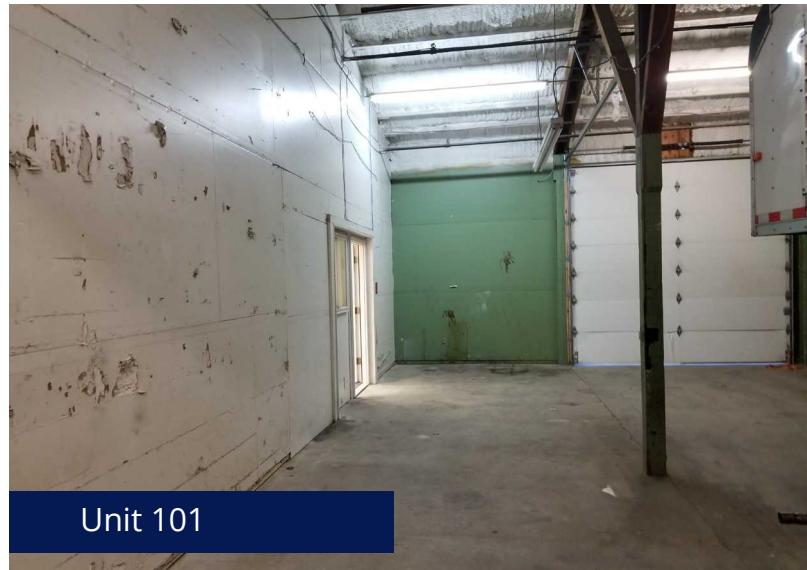
- Up to ±25 parking stalls

2nd Floor Plan

Unit 201: ±2,676 SF Office Area



Interior Photos





Entrance to Unit 201 &
Possible Alternate Entrance to Unit 101

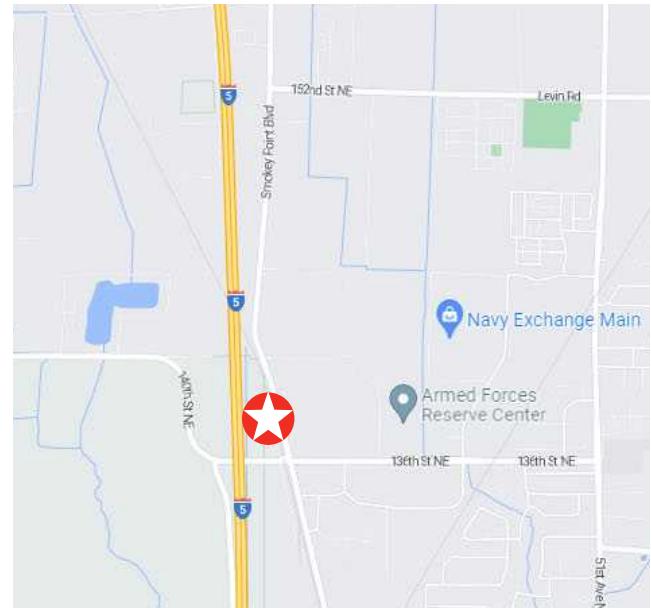
	1 Mile	5 Miles	10 Miles
--	--------	---------	----------

Total Population	2,575	80,536	204,100
Average Age	35.7	35.8	36.0
Average Age (Male)	34.9	34.5	37.0
Average Age (Female)	37.6	37.4	37.0

HOUSEHOLDS & INCOME	1 Mile	5 Miles	10 Miles
---------------------	--------	---------	----------

Total Households	921	30,379	76,128
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$71,501	\$67,863	\$70,228
Average House Value	\$374,099	\$303,592	\$324,120

* Demographic data derived from 2020 ACS - US Census



Talor Okada
Executive Vice President
425 492 5145
talor.okada@colliers.com

Rich Sander
Associate Vice President
360 981 2543
rich.sander@colliers.com

jack Heed
Associate
425 412 0409
jack.heed@colliers.com