

Warehouse and office spaces for lease

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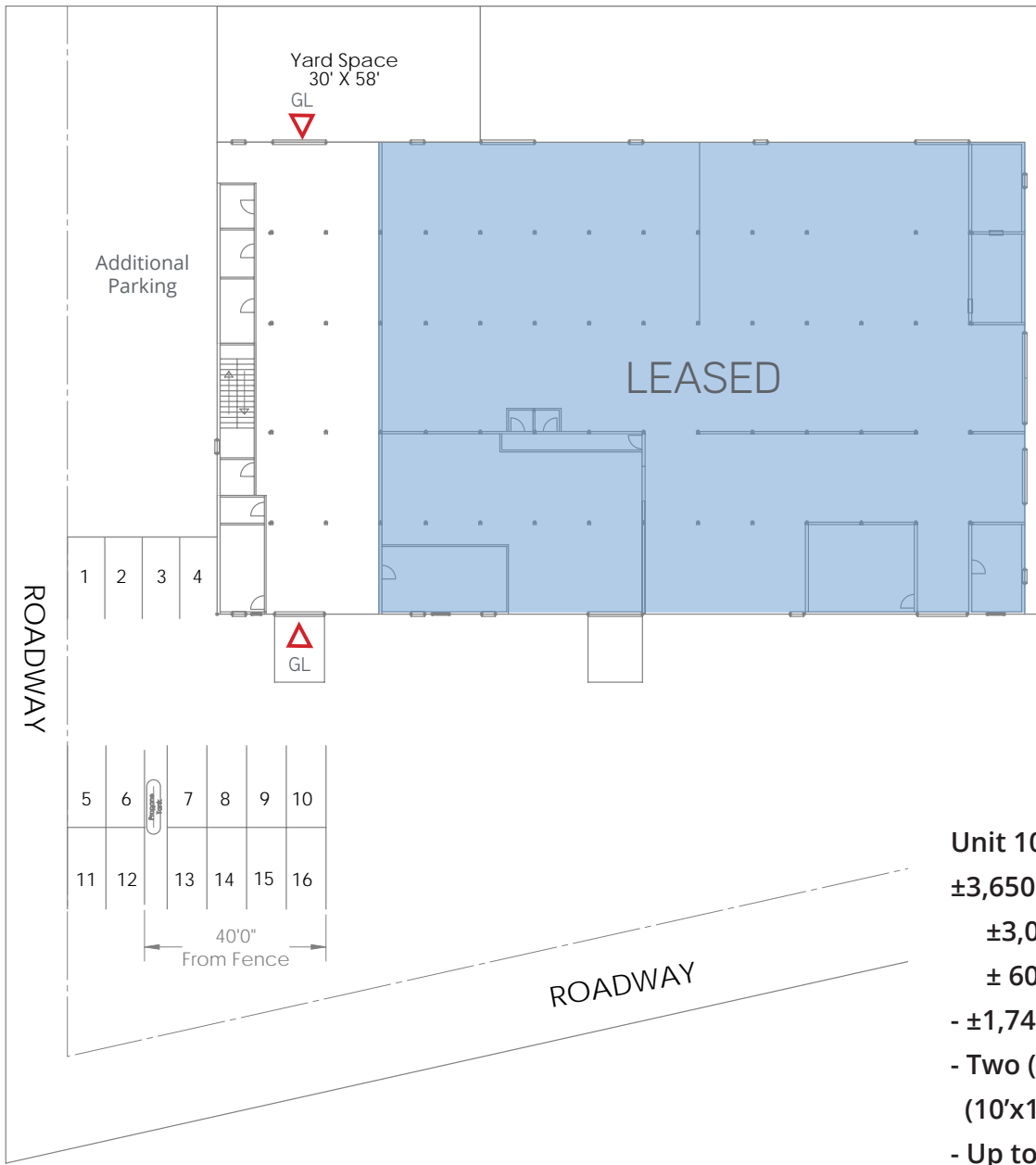
3511 Building

3511 136th Street NE, Marysville, WA 98271

Property Highlights

- **+/- 6,326 SF Total Available**
- Unit 101: $\pm 3,650$ SF ($\pm 3,049$ SF Warehouse & ± 601 SF Office)
- Unit 201: $\pm 2,676$ 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

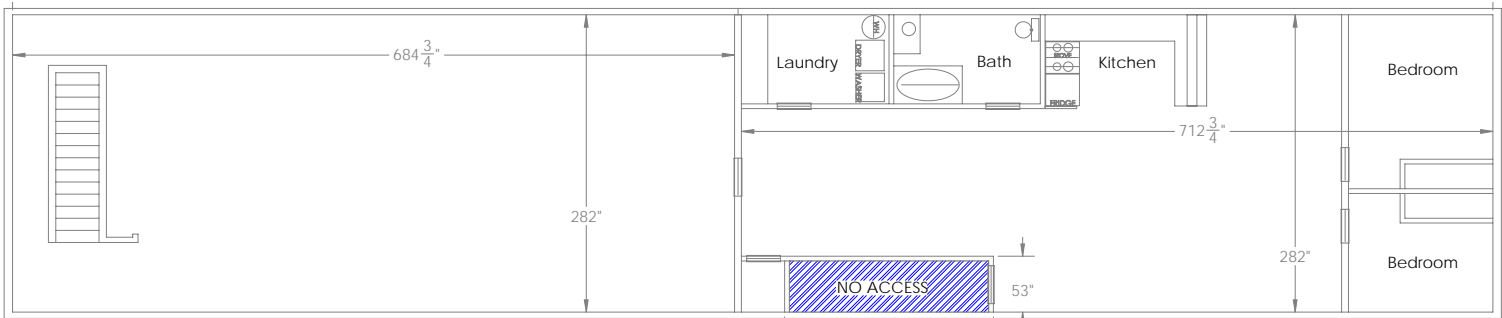
1st Floor Plan + Yard & Parking



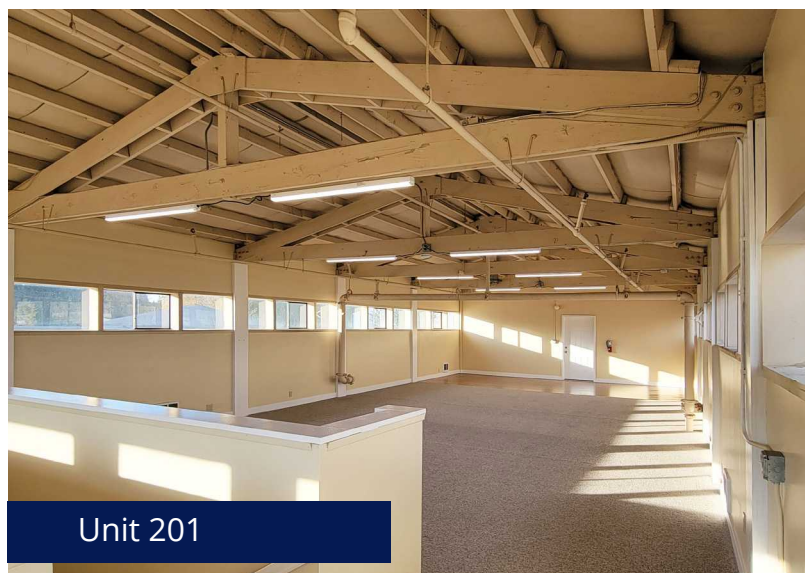
- Unit 101:**
- ±3,650 SF Total
 - ±3,049 SF Warehouse
 - ± 601 SF Office
 - ±1,740 SF Fenced Yard Area
 - Two (2) Grade-Level Doors (10'x12')
 - Up to ±25 parking stalls

2nd Floor Plan

Unit 201: -±2,676 SF Office Area



Interior Photos

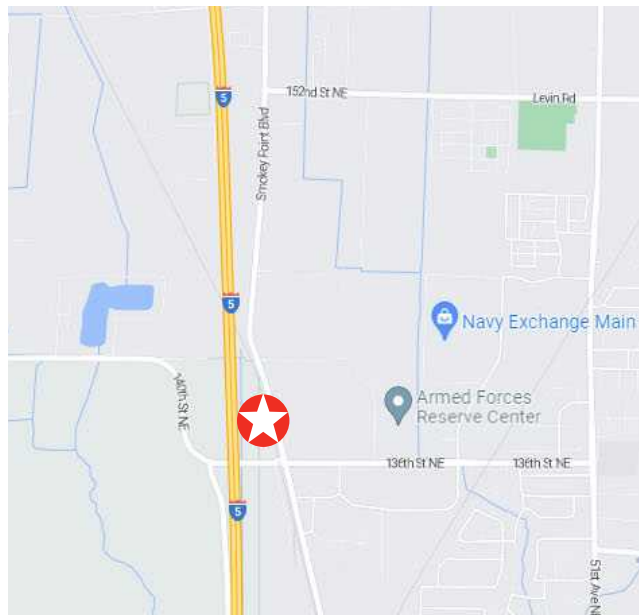




	1 Mile	5 Miles	10 Miles
Total Population	2,575	80,536	204,100
Average Age	35.7	35.8	36.0
Average Age (Male)	34.9	34.5	37.0
Average Age (Female)	37.6	37.4	37.0

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



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