BUILDING 2

±300,000 SF

16015 51ST Ave. NE Marysville, WA 98271

CASCADE BUSINESS PARK

PAD READY!

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OWNED & DEVELOPED

NorthPoint DEVELOPMENT

Kidder Mathews

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BTS OPPORTUNITY
BRING ALL REQUIREMENTS

Up to ±340 acres pad ready to accommodate BTS opportunities beyond the original master plan*

Cascade Business Park is a 4,163,518 SF masterplanned business park consisting of 10 buildings on 426 acres located in Snohomish County's Cascade Industrial Center, the region's hub for manufacturing and logistics innovation.

BUILDING SPECS

1 ±245,593 SF	4 ±408,000 SF	7 ±376,000 SF
2 ±300,000 SF	5 ±582,000 SF	8 ±702,000 SF
3 ±307,000 SF	6 ±203,000 SF	9 ±606,000 SF
		10 ±432,000 SF

PROJECT DETAILS

SITE SIZE	426 Acres
CITY	Arlington & Marysville
COUNTY	Snohomish
ZONING	LI City of Marysville, LI, GC City of Arlington
TOTAL PROPOSED DEVELOPMENT	4,163,518 SF over 10 buildings

Original master plan shown, 340 acres includes building 2

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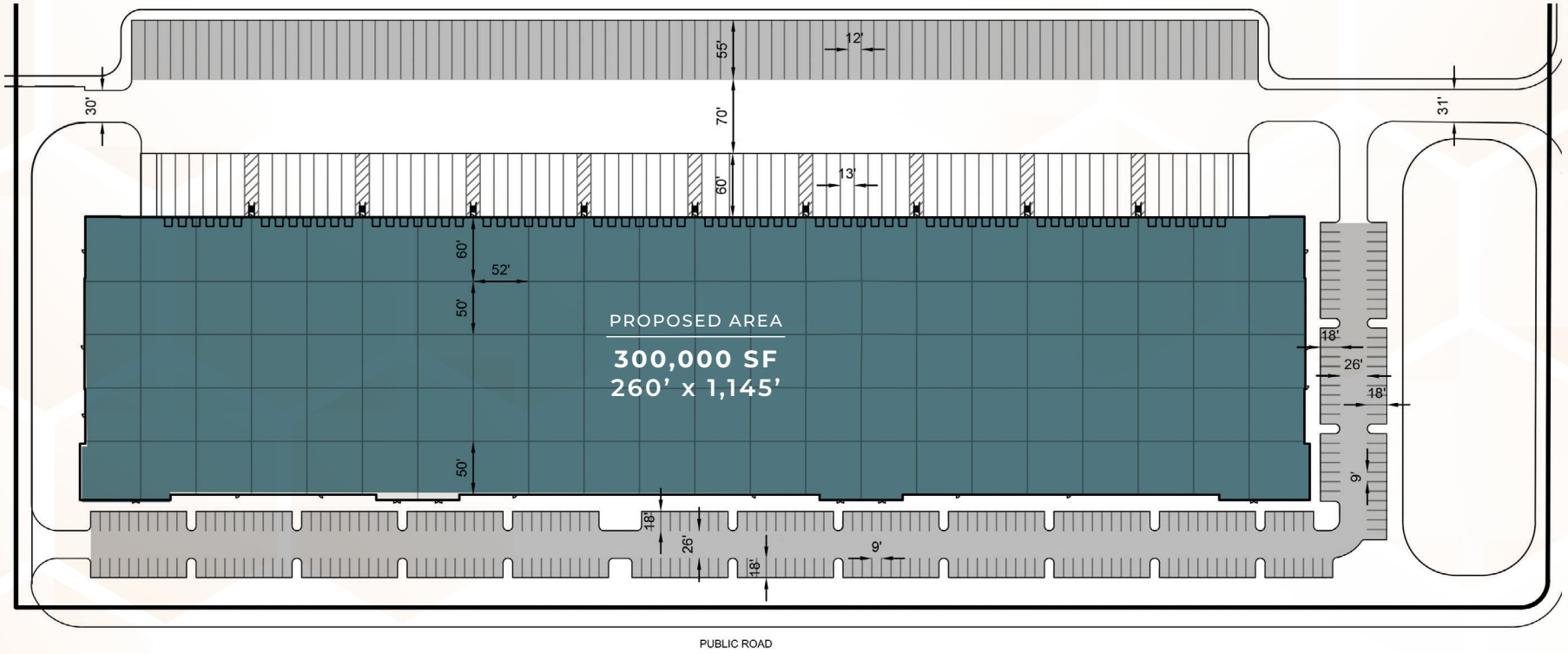
BUILDING 2 SPECIFICATIONS



TOTAL SF	OFFICE SF	BUILDING DIMENSIONS	DOCK-HIGH DOORS	GRADE-LEVEL DOORS	CLEAR HEIGHT	COLUMN SPACING	PARKING STALLS	TRAILER STALLS	TRUCK COURT	SPEED BAY
±300,000 SF	BTS	260' x 1,145'	30 (38 future)	2	36'	52' x 50'	±284 spaces	±71 spaces	130' depth	52' x 60'

SPRINKLER	POWER	LIGHTING	FLOOR SLAB	CONSTRUCTION	PIT LEVELERS
ESFR	2,000 amps, 480 volt, 3-phase	LED with motion sensors, 30 FC average; measured at 30" AFF	7" non-reinforced concrete, 4,000 PSI	100% Tilt Up Concrete	45,000 lb

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CORPORATE NEIGHBORS & SITE ADVANTAGES

Flexible BTS options to fit users needs with buildings ranging from 203,000 SF up to 702,000 SF

Opportunity Zone tax incentives, efficient permitting, industry friendly climate MORE INFO

Skilled Workforce Snohomish county has the highest concentration of advanced manufacturing on the West Coast

Excellent Access to I-5 from exits 202 and 206

Global Connection Paine Field and offers domestic flights and Seattle-Tacoma International Airport offers global flights

Port of Everett the 5th largest port on the West Coast only 20 minutes away

Pad Ready site providing a quick delivery of planned building

Affordability Snohomish County has a 19.2% lower overall Cost of Living than Seattle

Labor surplus of nearly 4,000 individuals in the warehouse worker demographic View Labor Report

Innovation Hub Cascade Industrial Center, the region's hub for manufacturing and logistics innovation MORE INFO

Zoning Light Industrial City of Marysville, Light Industrial and General Commercial City of Arlington

View Marysville use matrix View Arlington use matrix

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NorthPoint DEVELOPMENT

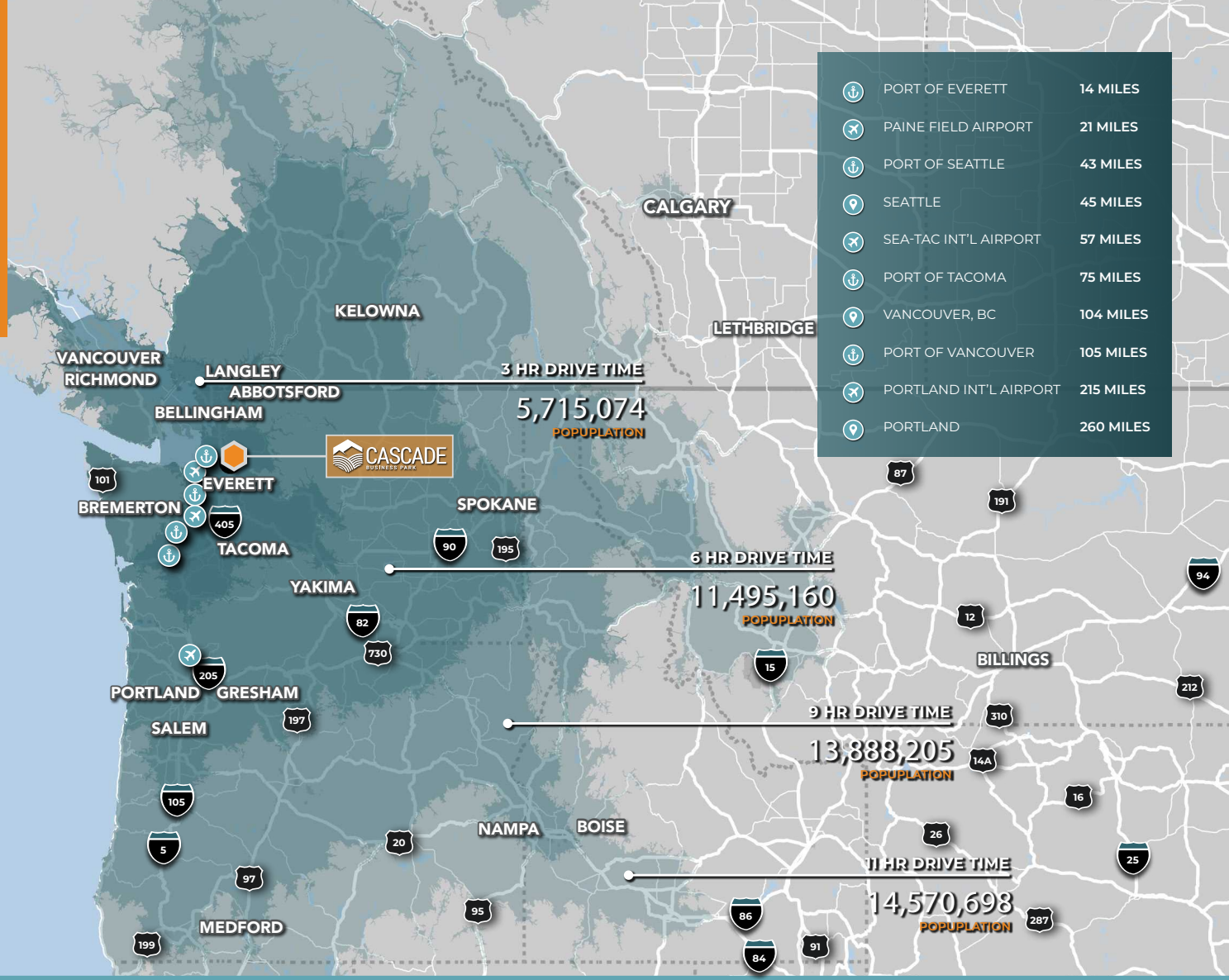
Well-capitalized and highly experienced landlord/ developer with deep in-house engineering expertise. Founded in 2012, NorthPoint has developed ±149.6 million SF in more than 26 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors.

45-MINUTE DRIVE TIME

	FORKLIFT DRIVERS	WAREHOUSE WORKERS
2024 RESIDENT WORKERS	1,132	15,071
2019 - 2024 % CHANGE IN RESIDENT WORKERS	10%	9%
2024 NET COMMUTERS	-245	-1818
AVERAGE HOURLY EARNINGS	$23.68	$21.87

2025 POPULATION RANGE

3 HRS	5,715,074
6 HRS	11,495,160
9 HRS	13,888,205
11 HRS	14,570,698



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