# BUILDING 2

# ±300,000 SF

16015 51ST Ave. NE Marysville, WA 98271

CASCADE BUSINESS PARK

## PAD READY!


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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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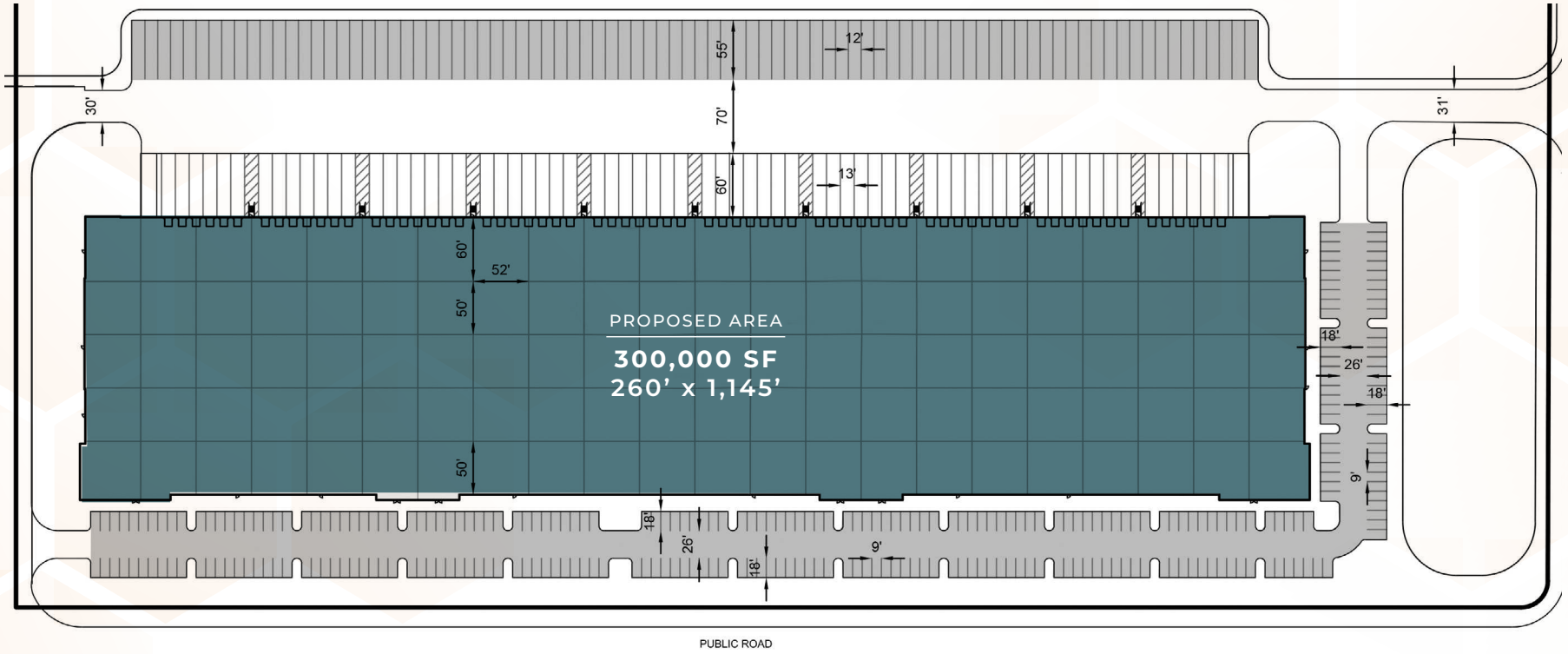
# BUILDING 2 SPECIFICATIONS




| 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

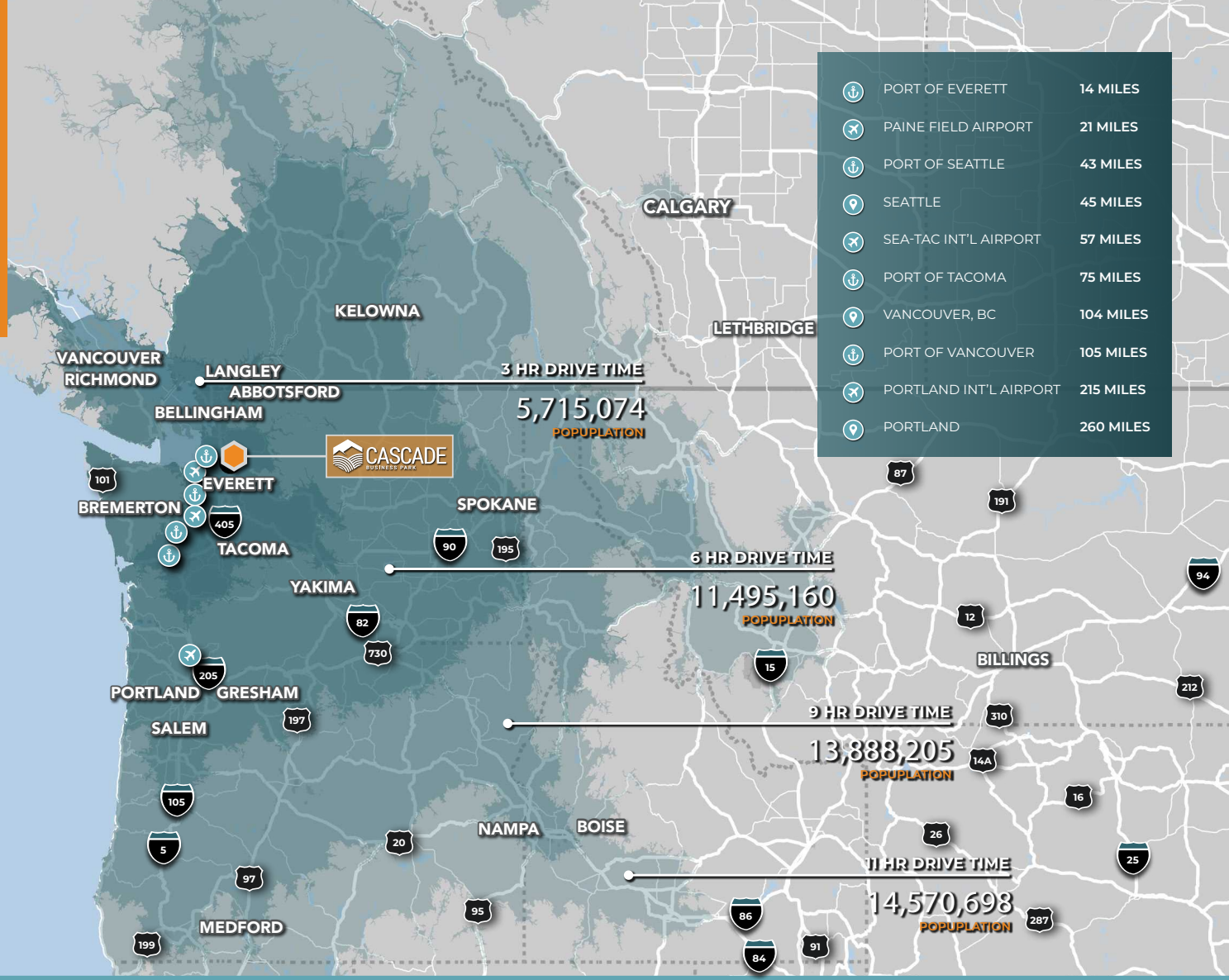
Well-capitalized and highly experienced landlord/ developer with deep in-house engineering expertise. Founded in 2012, NorthPoint has developed ±149.6 million SF in more than 26 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors.

## 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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