For Lease

MARYSVILLE CORPORATE CENTER

686,766 SF Industrial Development Available for Lease in Marysville

15908 47TH AVE NE, MARYSVILLE, WA 98271

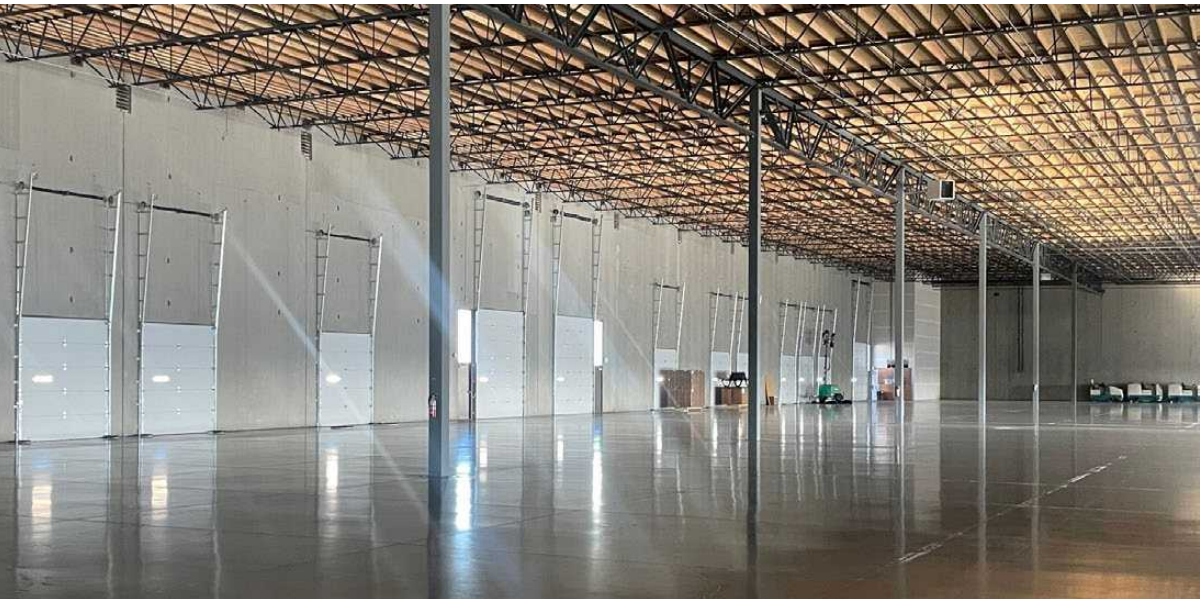
OWNED & DEVELOPED BY

PACTRUST

MARYSVILLECORPCTR.COM

EXCLUSIVELY LEASED BY

km Kidder Mathews



Surrounded by a natural setting within Cascade Industrial Center, this 10-building development offers a central location with excellent access to I-5.

DELIVERY	Ready for TIs
PHASE 1 TOTAL SIZE	267,366 SF (divisible to ±14,000 SF)
BUILDING 101	55,850 SF / 26-27' clear height
BUILDING 102	63,850 SF* / 24-27' clear height
BUILDING 103	73,833 SF / 28-32' clear height
BUILDING 104	73,833 SF* / 28-32' clear height
POWER	2,000 amps per building
PARKING RATIO	1.3 / 1,000 SF
OFFICE SPACE	Build to suit

* See Page 5 for Remaining SF Available

267,366
PHASE 1 TOTAL SF

±14,000
DIVISIBLE SF

STRATEGICALLY LOCATED IN *SNOHOMISH* COUNTY'S *INDUSTRIAL HUB*

Cascade Industrial Center (CIC) is Snohomish County's hub for manufacturing innovation. With over 4,000 acres of industrial zoned land, companies located in the CIC enjoy competitive advantages, including manufacturing incentives, an efficient permitting process, and easy access to transportation options.

Source: City of Marysville

CASCADE INDUSTRIAL CENTER IS THE REGION'S INNOVATION HUB

→ Cascade Industrial Center

OPPORTUNITY ZONE OFFERS TAX INCENTIVES, EFFICIENT PERMITTING, INDUSTRY-FRIENDLY CLIMATE

→ Opportunity Zone Details

LABOR SURPLUS OF NEARLY 4,000 IN THE WAREHOUSE WORKER DEMOGRAPHIC

→ Labor Report

ZONING LIGHT INDUSTRIAL, CITY OF MARYSVILLE

→ Marysville Use Matrix

PHASE 1 SITE PLAN

Availabilities

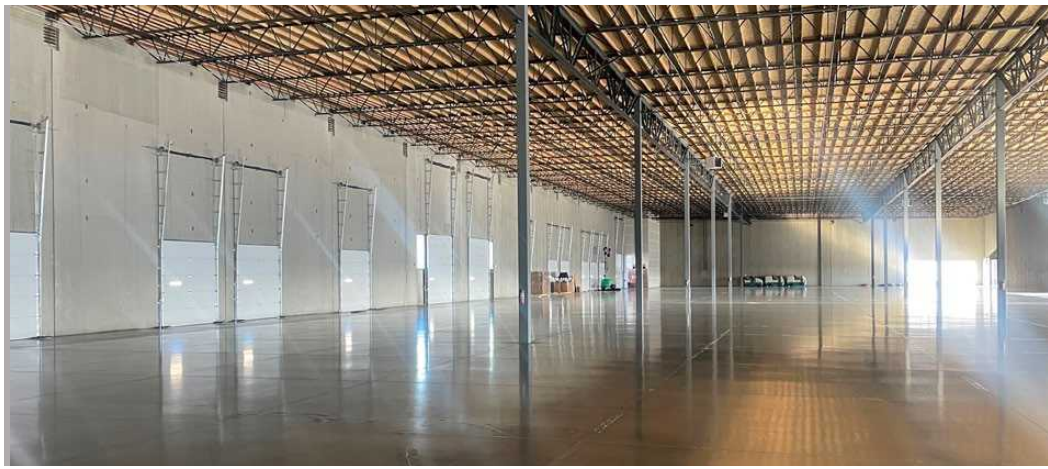
BLDG 101	
Total SF	±55,850
Available SF	**±55,850**

BLDG 102	
Total SF	±63,850
Available SF	**±24,163**

BLDG 103	
Total SF	±73,833
Available SF	**±73,833**

BLDG 104	
Total SF	±73,833
Available SF	**±49,790**

EXIT



TULALIP RESORT CASINO
SEATTLE PREMIUM OUTLETS
PLANNED I-5/156TH INTERCHANGE
More Information
EXISTING I-5 ACCESS
NORTH LAKEWOOD
SMOKEY POINT
Stillaguamish River
530
156TH ST NE
SMOKEY POINT BLVD
BNSF RAILWAY
51ST AVE NE
AMAZON FULFILLMENT CENTER
ARLINGTON MUNICIPAL AIRPORT
PORTAGE CREEK WILDLIFE RESERVE
MARYSVILLE CORPORATE CENTER
CASCADE INDUSTRIAL CENTER
NORTH MARYSVILLE
132ND ST NE
152ND ST NE
67TH AVE NE
GLENEAGLE GOLF COURSE
531
9
N
ARLINGTON

MARYSVILLE CORPORATE CENTER

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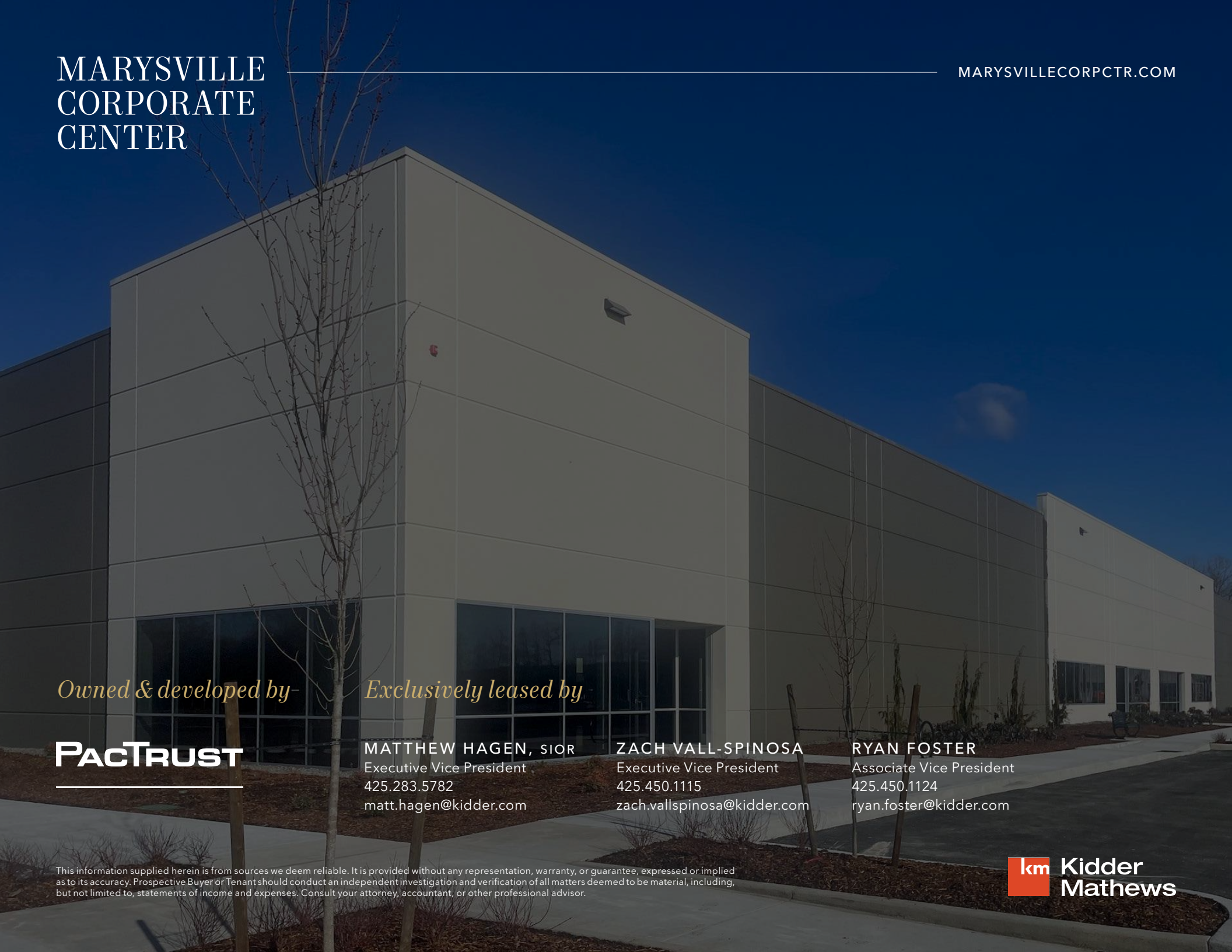

Owned & developed by

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Kidder Mathews