

For Lease

MARYSVILLE CORPORATE CENTER

*686,766 SF Industrial Development
Available for Lease in Marysville*

15908 47TH AVE NE, MARYSVILLE, WA 98271

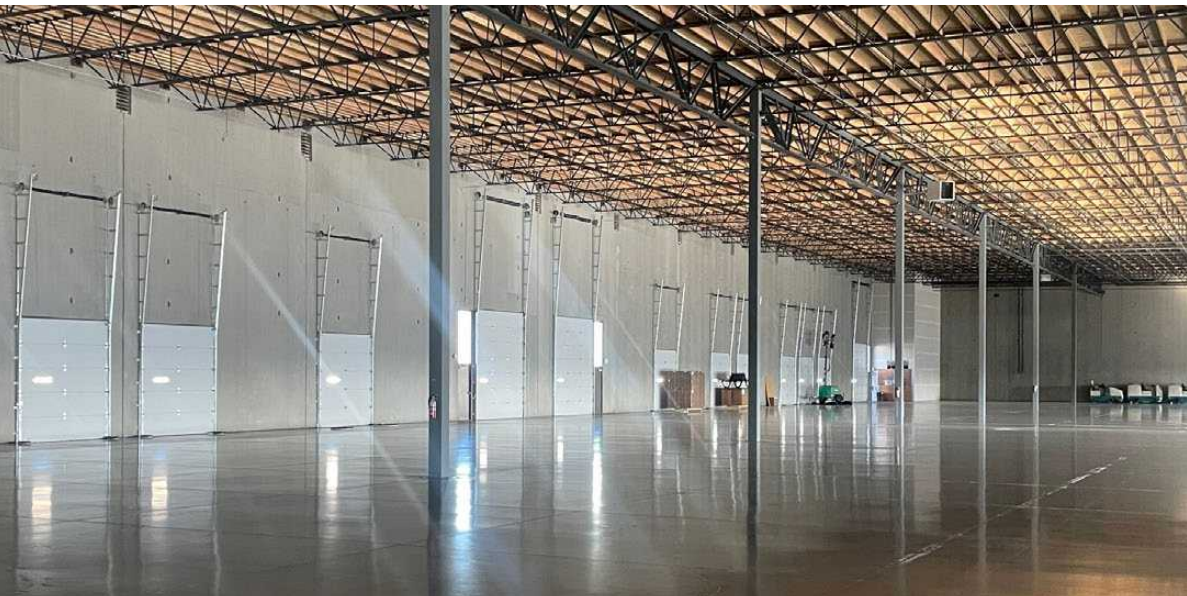
OWNED & DEVELOPED BY

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



AVAILABLE FOR LEASE

KIDDER MATHEWS

MARYSVILLE CORPORATE CENTER



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

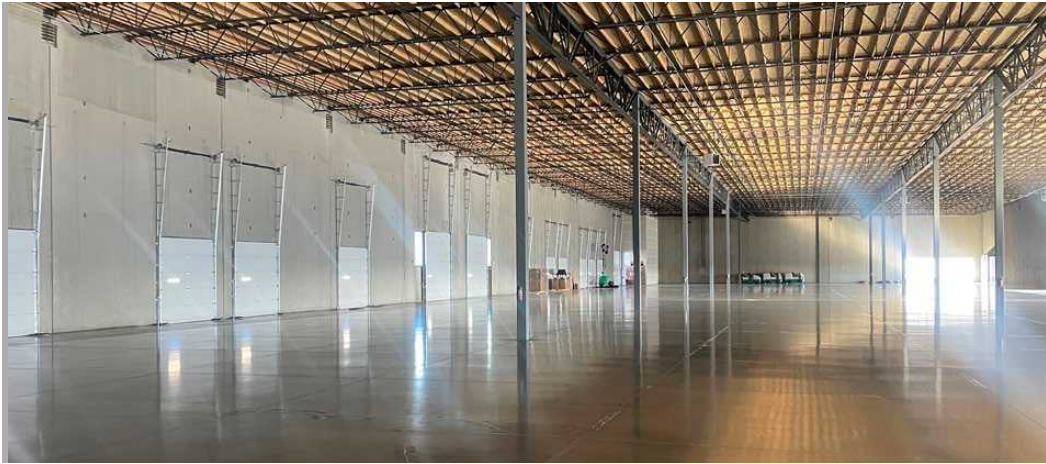
PHASE 1 SITE PLAN



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 |

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Owned & developed by

PACTRUST

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**km Kidder
Mathews**