

FOR SALE OR LEASE
BUILD-TO-SUIT OPPORTUNITY

SUMMIT
INDUSTRIAL CENTER
13923 35th Ave NE | Marysville, WA 98271



BUILDING HIGHLIGHTS

- Building size options range from 10,000-30,000 SF
- Storage yard / overflow parking / future expansion
- Estimated delivery Q2 2027
- Office design to suit
- Dock-high and grade-level drive through loading capabilities
- Direct access to Smokey Point Blvd with close proximity to I-5 via 116 St. NE from the south and 172nd St NE (SR-531) from the north



Building Address	13923 35th Ave. NE, Marysville, WA
Building / Site Size	Building Size: 10,000 - 30,000 SF Shell Lot Size: 174,240 SF
Shell Complete	Q2 2027
Clear Height	24'
Fire Protection	EFSR sprinkler system
Zoning	Light Industrial: Cascade Central Center (regional manufacturing/industrial center - City of Marysville)
Rates / Purchase Price	Inquire with brokers



STEVE HENDERSON
425.646.5248
henderson@broderickgroup.com

CONNOR GILCHRIST
425.274.4286
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RAWLEY HOLMBERG
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The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

SITE PLAN - OPTION A

BUILDING SIZE:

15,000 SF

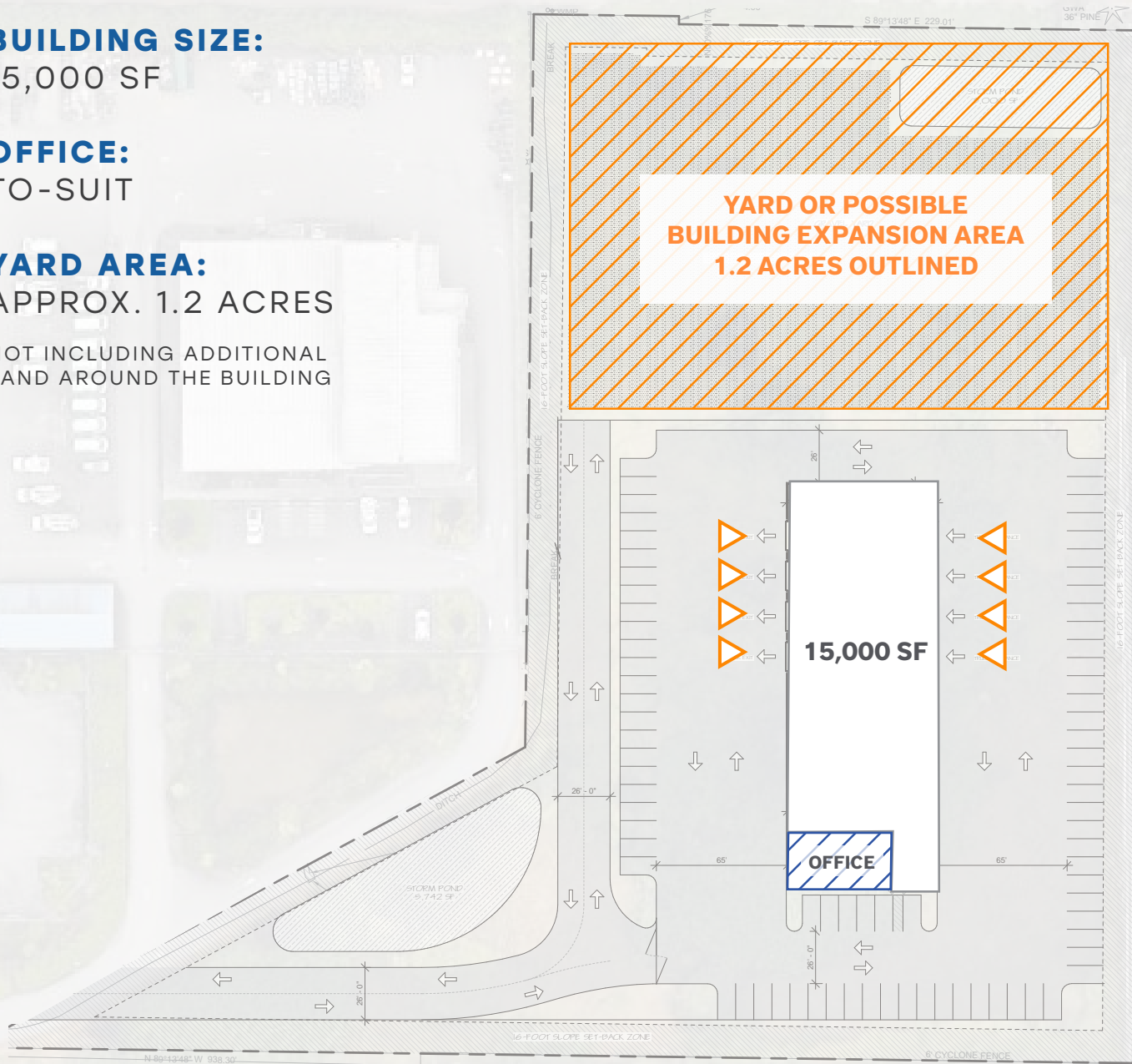
OFFICE:

TO-SUIT

YARD AREA:

APPROX. 1.2 ACRES

NOT INCLUDING ADDITIONAL
LAND AROUND THE BUILDING



 **Grade Level**

SITE PLAN - OPTION B

BUILDING SIZE:

30,000 SF

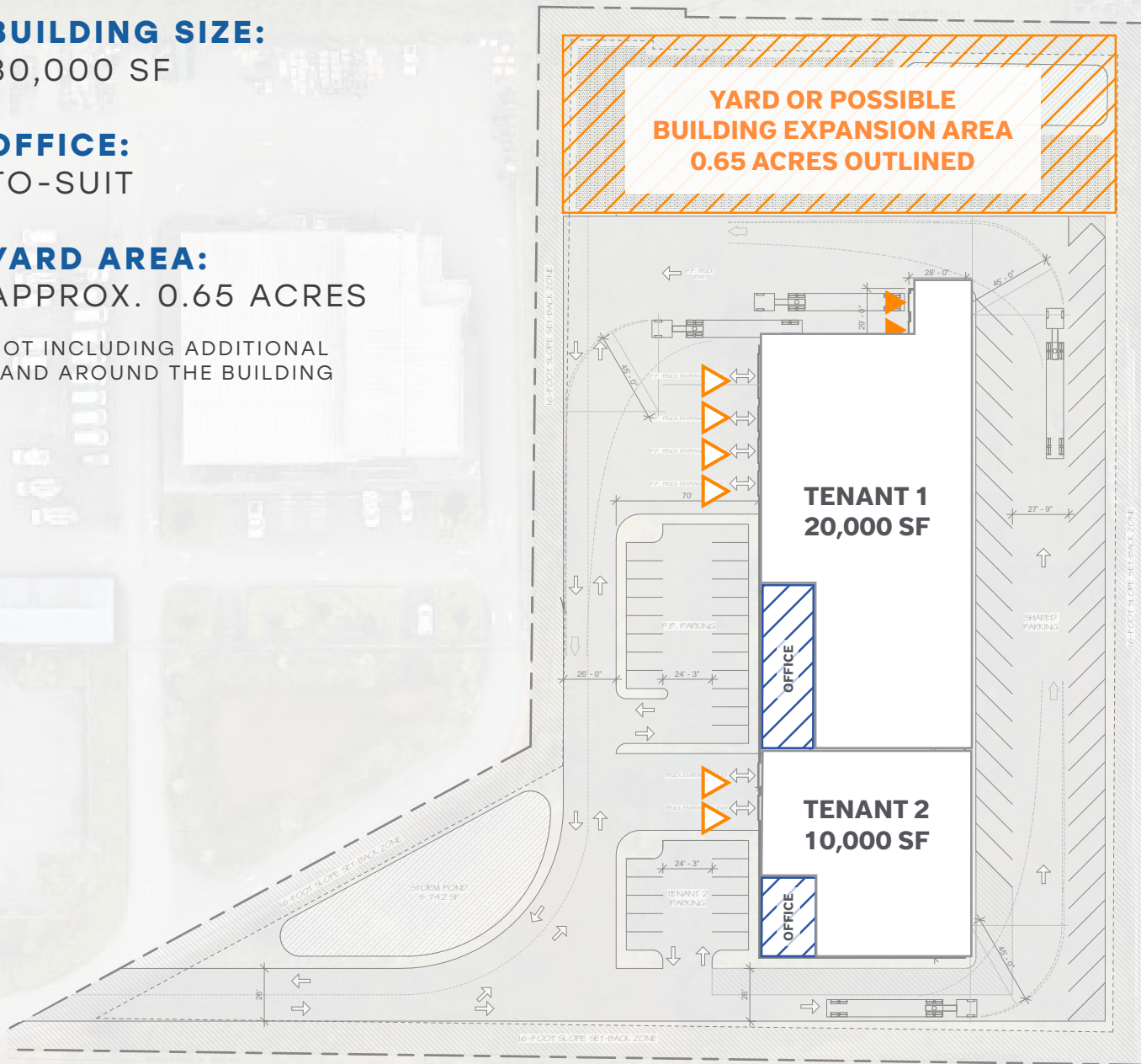
OFFICE:

TO-SUIT

YARD AREA:

APPROX. 0.65 ACRES

NOT INCLUDING ADDITIONAL
LAND AROUND THE BUILDING



△ Grade Level

▲ Dock High

PROPERTY OVERVIEW



ARLINGTON
MUNICIPAL AIRPORT

Starbucks
McDonald's
Walmart
Lowe's
UPS
TSC
TRACTOR SUPPLY CO

amazon

TESLA

COSTCO WHOLESALE
DICK'S SPORTING GOODS
petco
TARGET

INTERSTATE
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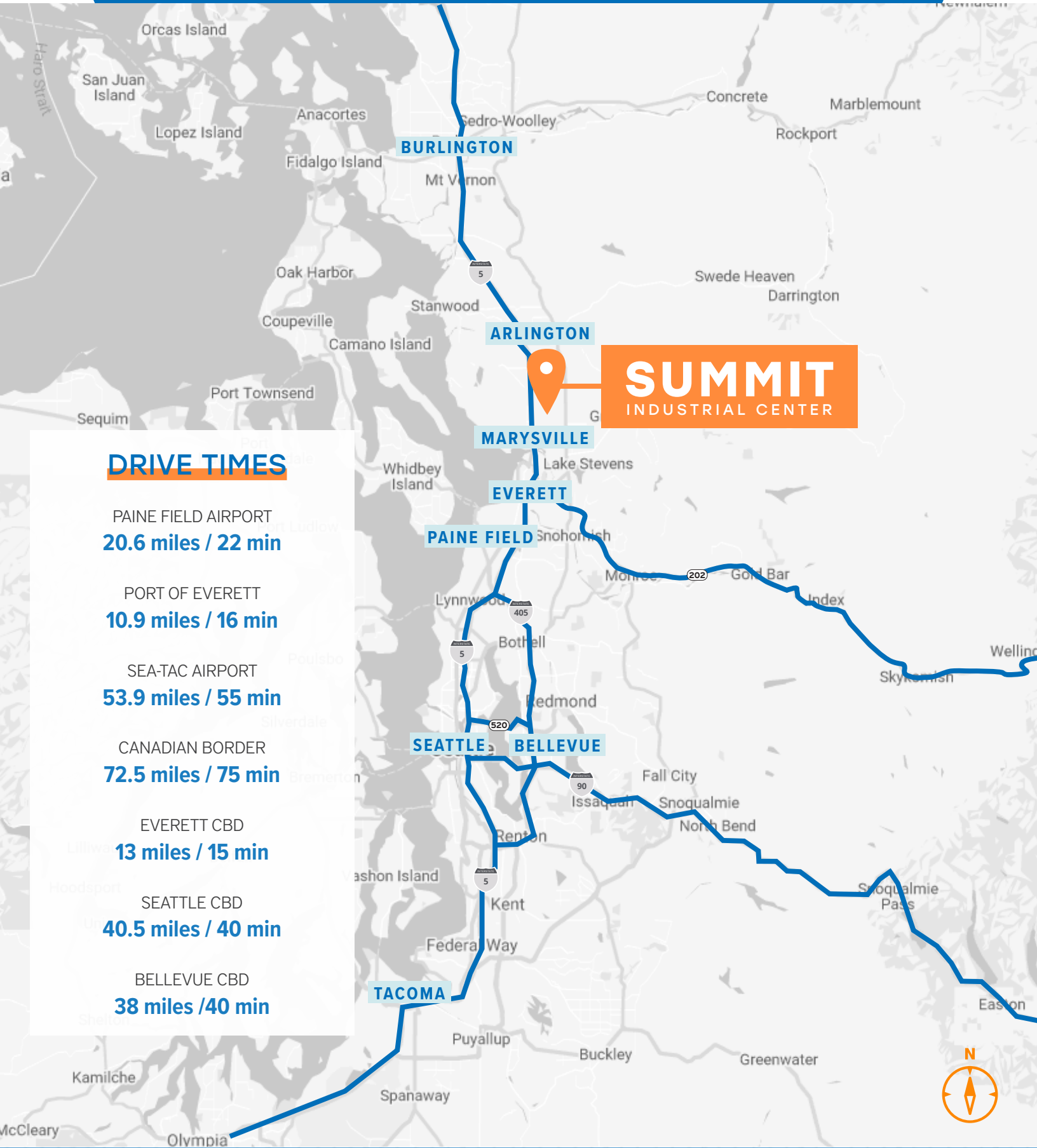
BSNF RAIL

MOKEY POINT BLVD

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