

# United Rentals Marysville - Former 3919 88th St NE Marysville WA 98270

Listing #: 585860 | Status: Sold | Listing Date: 5/18/2017 | Closing Date: 02/09/2018 |  
Last Modified: 2/9/2018 |

For Sale

3919 88th St NE Marysville WA 98270



## Listing Information

### Price

Listing Price	\$ 3,500,000
\$/SF	\$ 211.51
Selling Ofc Com	2.5%
Listing Status	Sold
Days On Market	266
Asset Class	Retail, Office, Industrial
Search Tags	Distribution, Industrial/Office, Industrial/Retail, Manufacturing, Mixed-Use, Showroom, Single-Tenant, Stand-Alone, Warehouse, Yard

### Closed Sales Only

Actual Sold Price	\$ 3,500,000
\$/SF	\$ 211.51
Closing Date	02/09/2018
Selling Broker	Matthew Hagen

### Investment Information

1031 Exchange	Yes
Owner User	Yes

### Detail Listing Information

Min Total SF	16,548
Max Total SF	16,548

### Utilities

Sanitary Sewer	Yes
Water	Yes
Electricity	Yes
Storm Sewer	Yes

### Industrial Asset Class Info

Clearance Height Min	24
Clearance Height Max	24
Semi-Dock Doors	9
Grade Level Door Count	8

### Associated Files

<a href="#">View Property Website</a>
<a href="#">Download Property Flyer</a>
<a href="#">CBA Flyer</a>

## Property Information

### Building Information

Building Status	Existing
# of Buildings	1
# of Floors	2
# of Units	0
A/C	Yes
Clearance Height Max	24
Total Building Sq/ft	16,548
Net Rentable Area	16,548
Total Office Sq/ft	3,000
Largest Continuous Sq/ft	16,548
Lot Sq/ft	163,786
Acres	3.76

### Property Type

Property Type	Industrial
Investment	Yes
Owner	M2ged Properties, LLC

### Location

County	Snohomish
Location Description	BLA #201302085003; Parcel C
Cross Street	State Ave
Market Area	Arlington/Marysville/Stamwood
Tax ID #	30052100207200
Zoning	GC

### Construction

Year Built	2002
Construction Type	Steel, Wood

## Agent Information

### Showing Instructions

Call Listing Agent	Yes
Use Discretion	No



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**Public Comments:** FOR SALE \$3,500,000- This is an ideal contractor's site with prime location on 88th Street just off I-5 in Marysville. The building features 7,800 SF of HVAC office and 7,380 SF of shop with compressed air throughout. The site includes 49,000 SF of paved yard area, with fueling station (above ground tanks) and a vehicle wash bay. The shop is a true drive-through space with opposing grade level doors. Over 4,000 vehicles per hour pass in front of this location during peak traffic times. General commercial zoning allows for multiple uses

**Public Building Comments:** Former United Rentals facility on high traffic corner just north of Marysville CBD. Flexible building and zoning allows most uses. Building has office, showroom and warehouse space. Extra fenced yard area also available. High visibility to State Avenue - just a minute or two off of I-5.

**Private Building Comments:** The usable area of this parcel is less than gross due to stream/slope setbacks.

**Search Tags:** Industrial/Office, Industrial/Retail, Warehouse, Yard,

## History

### For Sale

Listing ID#	Status	Listing Date	List Price	Sale Price	Closing Date	CMA
585860	Sold	05/18/2017	\$ 3,500,000	\$ 3,500,000	02/09/2018	
511012	Sold	06/15/2012	\$ 2,200,000	\$ 2,000,000	04/16/2013	

### For Lease

Listing ID#	Suite	Status	Listing Date	Asking Rent	Max Rent	Available Sq/ft	Off Market
585864		Withdrawn	05/18/2017	\$ 1.51	\$ 1.51	16,548	
504872		Withdrawn	03/05/2012	\$ 1.00	\$ 1.15	16,548	09/27/2012
233299		Expired	06/26/2006	\$ 15.00	\$ 22.50	6,600	12/31/2007

233300	Expired	06/26/2006	\$ 15.00	\$ 22.50	6,600	08/30/2007
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