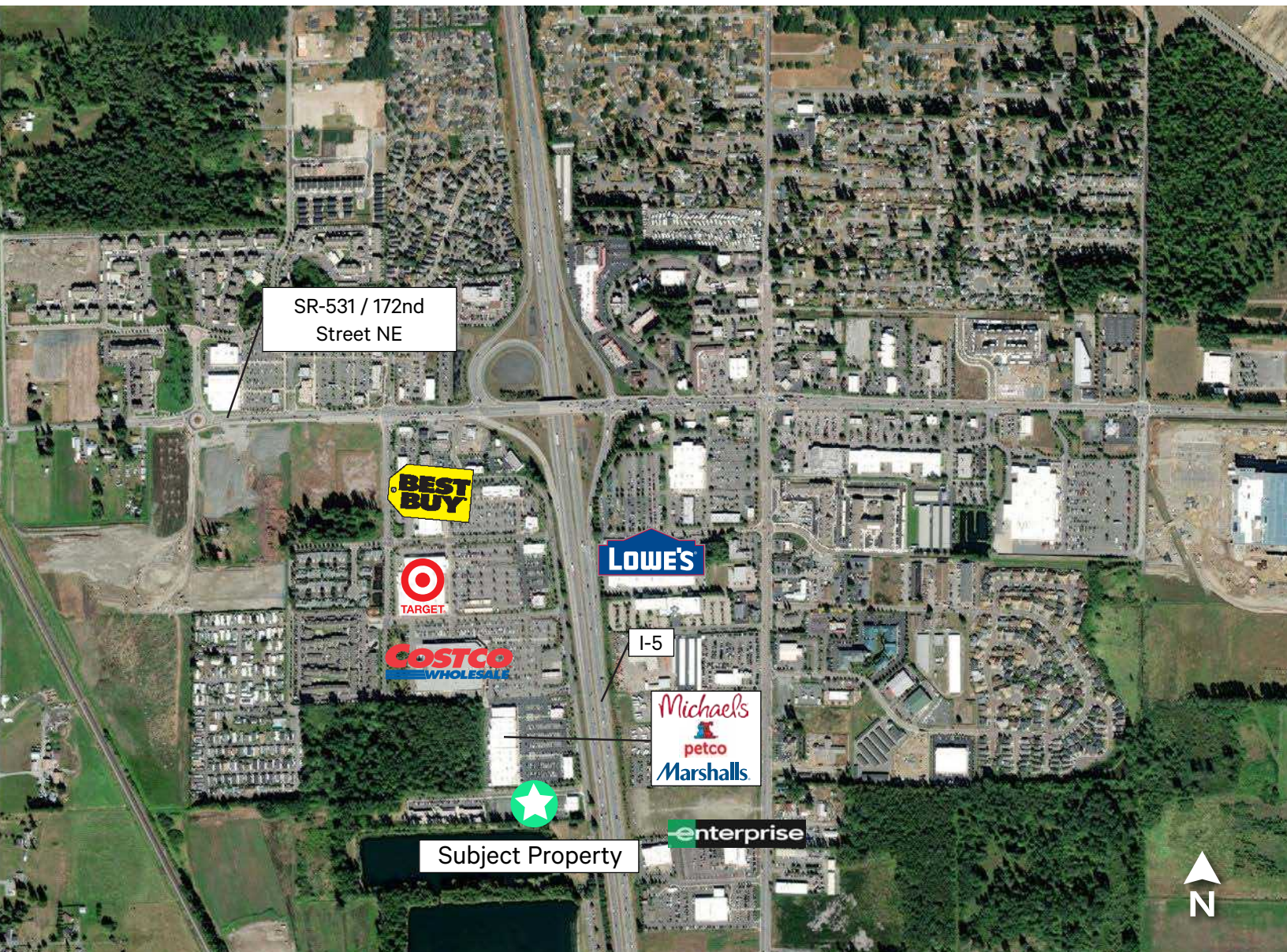


IBEW Surplus Land Site

Commercial Development Site for Sale

3100 164th St NE
Marysville, WA 98271

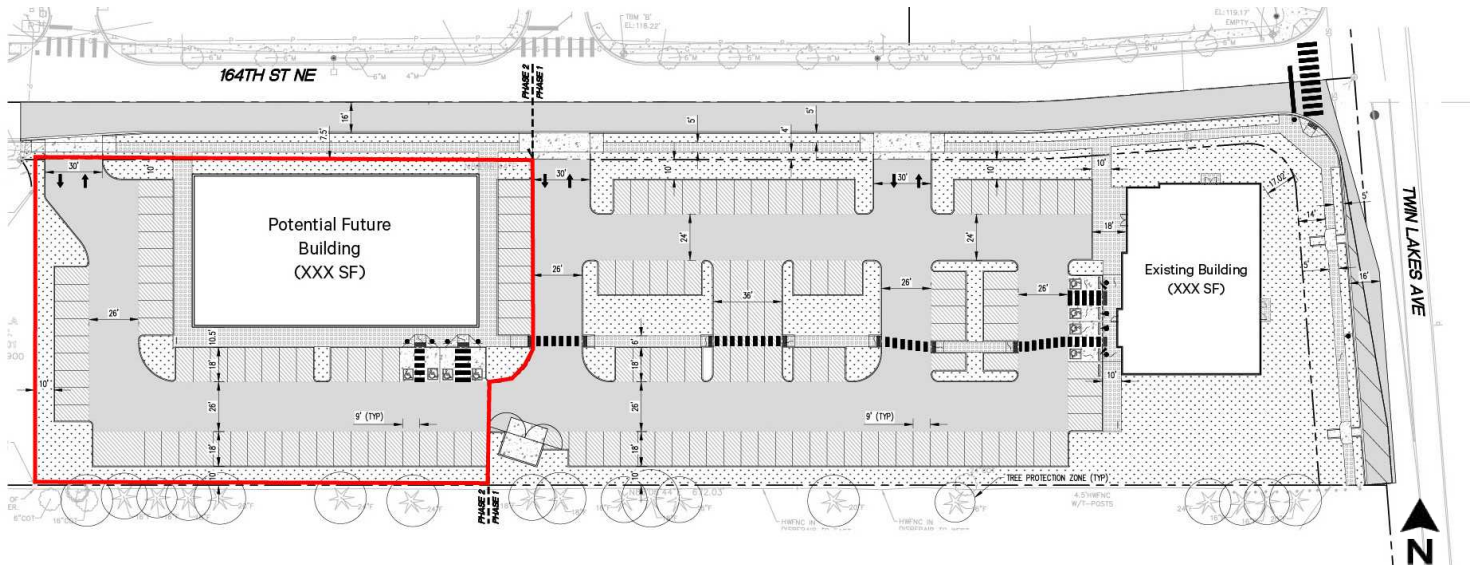


IBEW Surplus Land

3100 164th St NE | Marysville, WA 98271

Land Highlights

- + Land Highlights
 - 0.96 Land acres
- + Building Highlights
 - Approved for 24,000 RSF Building
 - 2 story, 75 ft. x 150 ft. footprint
- + Parking: 60+ spaces with lot lights
- + Lighting: Street lights installed
- + Visibility: Direct access and visibility to I-5
- + Surrounding Area: Walking distance to Gissberg Twin Lakes Park, Office Depot, Costco, Target, Starbucks, and more restaurants/bars/cafes
- + Zoning: Commercial - City of Marysville
- + Approvals: Department of Ecology approved
 - Storm water approved and installed
 - Landscape approved and installed
 - Trash enclosed approved and installed
 - Civil permits approved and work completed
- + Traffic: Study completed
- + Fencing: Installed on south side of lot, adjacent to the park
- + Curbs, gutters, and sidewalks installed street side
- + Utilities: Run to the edge of the property
- + Purchase Price: Contact Brokers



IBEW Surplus Land

3100 164th St NE | Marysville, WA 98271

For Sale



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