



Multiple Warehouse/Office Suites For Sale & Lease

5625 48th Drive NE. Marysville, WA 98270



11225 SE 6th St., Suite 240  
Bellevue, WA 98004  
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For  
Lease

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## Property Highlights

- Rare owner-user opportunity to occupy up to  $\pm 16,694$  SF
- Total Building Area:  $\pm 23,270$  SF on  $\pm 1.22$  acres
- Fenced Yard Area:  $\pm 7,093$  SF on east side of Property
- Parking: Approximately 25 stalls net of yard area
- Fully clear-span warehouse area (no columns) with 18' – 22' clear height throughout and heavy 3-phase power service
- Zoning: [General Industrial \("GI" - City of Marysville\)](#)
- Asking Price: \$3,550,000
- Lease Rate: Call Listing Brokers for Rates



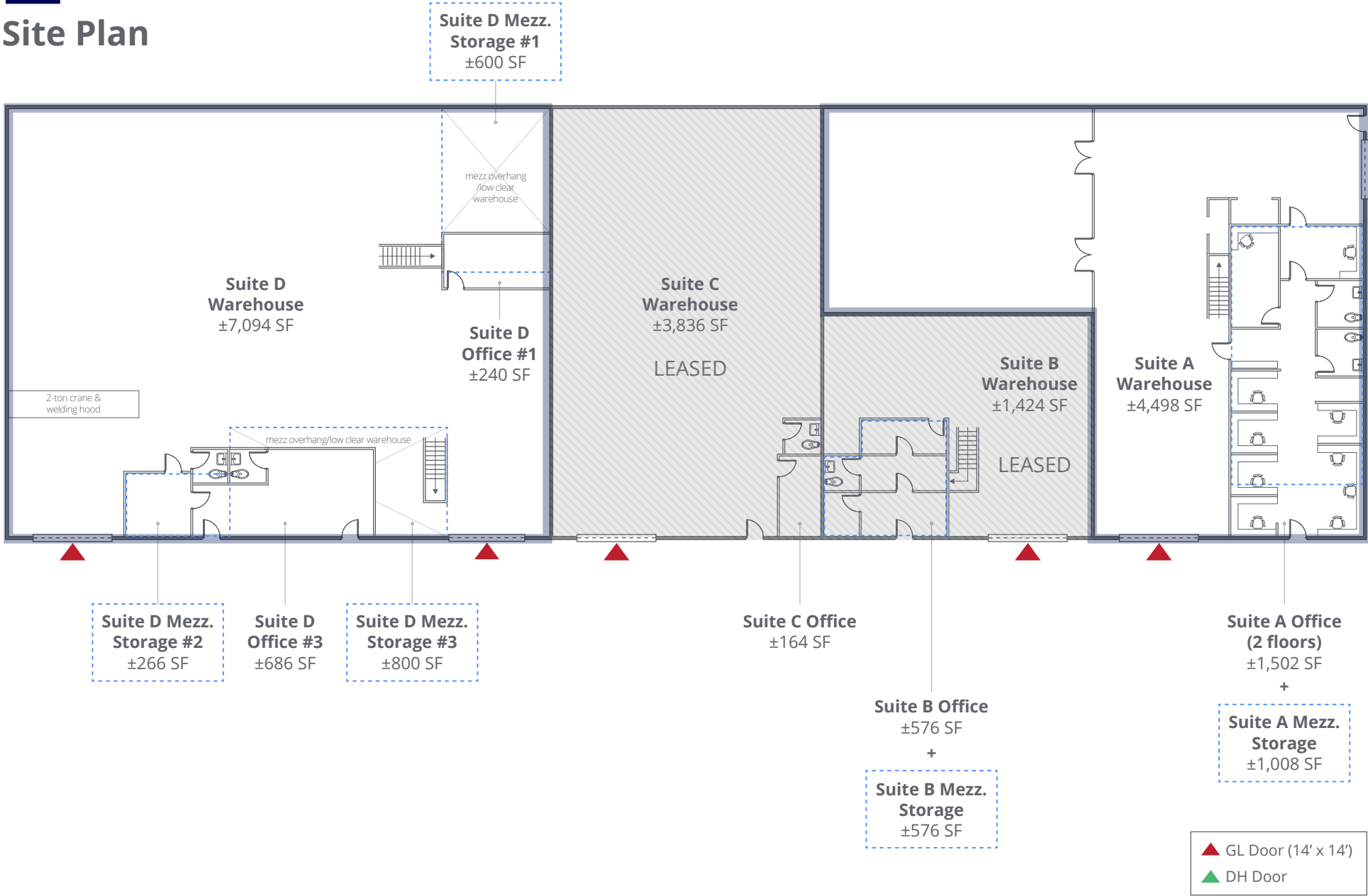
## Availabilities

| # | Warehouse      | Office         | Mezzanine      | Total Size                       | Available                                    | Note   |
|---|----------------|----------------|----------------|----------------------------------|--|--|
| A | $\pm 4,498$ SF | $\pm 1,502$ SF | $\pm 1,008$ SF | <b><math>\pm 7,008</math> SF</b> | Available Now                                | 1 dock high loading door and 1 drive in loading door (14'x14')   |
| B | $\pm 1,424$ SF | $\pm 576$ SF   | $\pm 576$ SF   | <b><math>\pm 2,576</math> SF</b> | Leased to Kinematics through 4/30/2025       | One (1) drive-in loading door (14'x14')  |
| C | $\pm 3,836$ SF | $\pm 164$ SF   | -              | <b><math>\pm 4,000</math> SF</b> | Leased to AG Tile & Stone through 11/30/2025 | One (1) drive-in loading door (14'x14')  |
| D | $\pm 7,094$ SF | $\pm 926$ SF   | $\pm 1,666$ SF | <b><math>\pm 9,686</math> SF</b> | Available Now                                | Two (2) drive-in loading doors (14'x14')<br>Existing 2-ton bridge-crane in space with welding exhaust hood |

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# Site Plan



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Fenced Yard & Exterior Photos

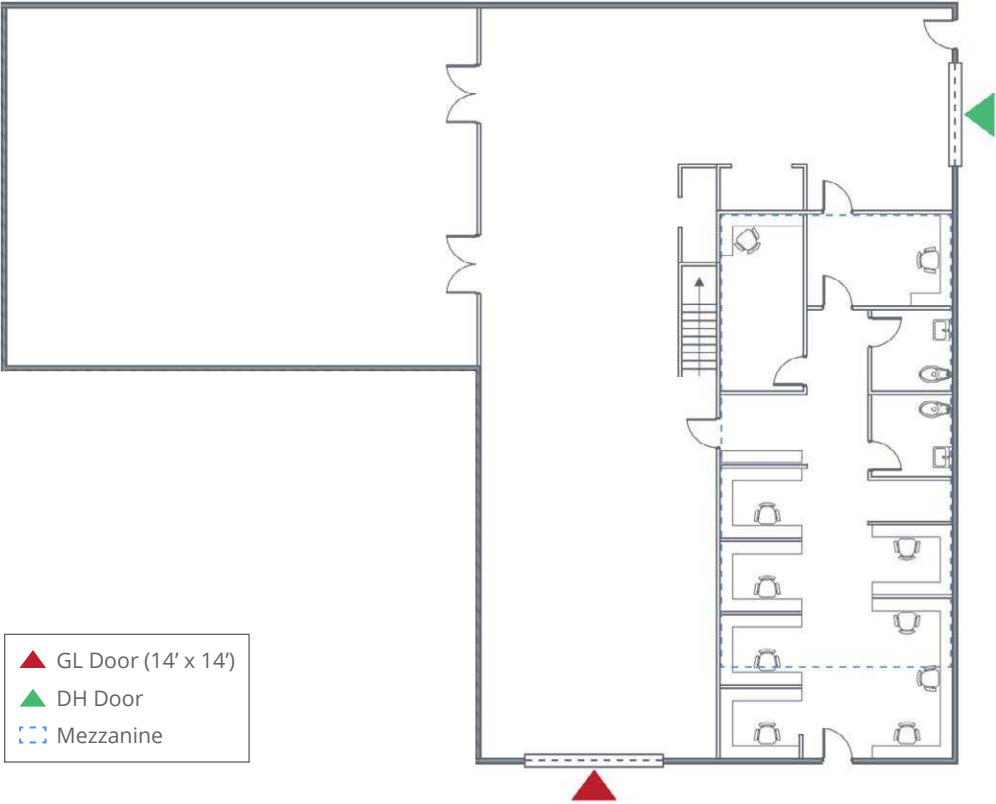


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### Suite A

| Warehouse | Office    | Mezzanine | Total Size |
|-----------|-----------|-----------|------------|
| ±4,498 SF | ±1,502 SF | ±1,008 SF | ±7,008 SF  |



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**Suite B**

| Warehouse | Office  | Mezzanine | Total Size |
|-----------|---------|-----------|------------|
| ±1,424 SF | ±576 SF | ±576 SF   | ±2,576 SF  |

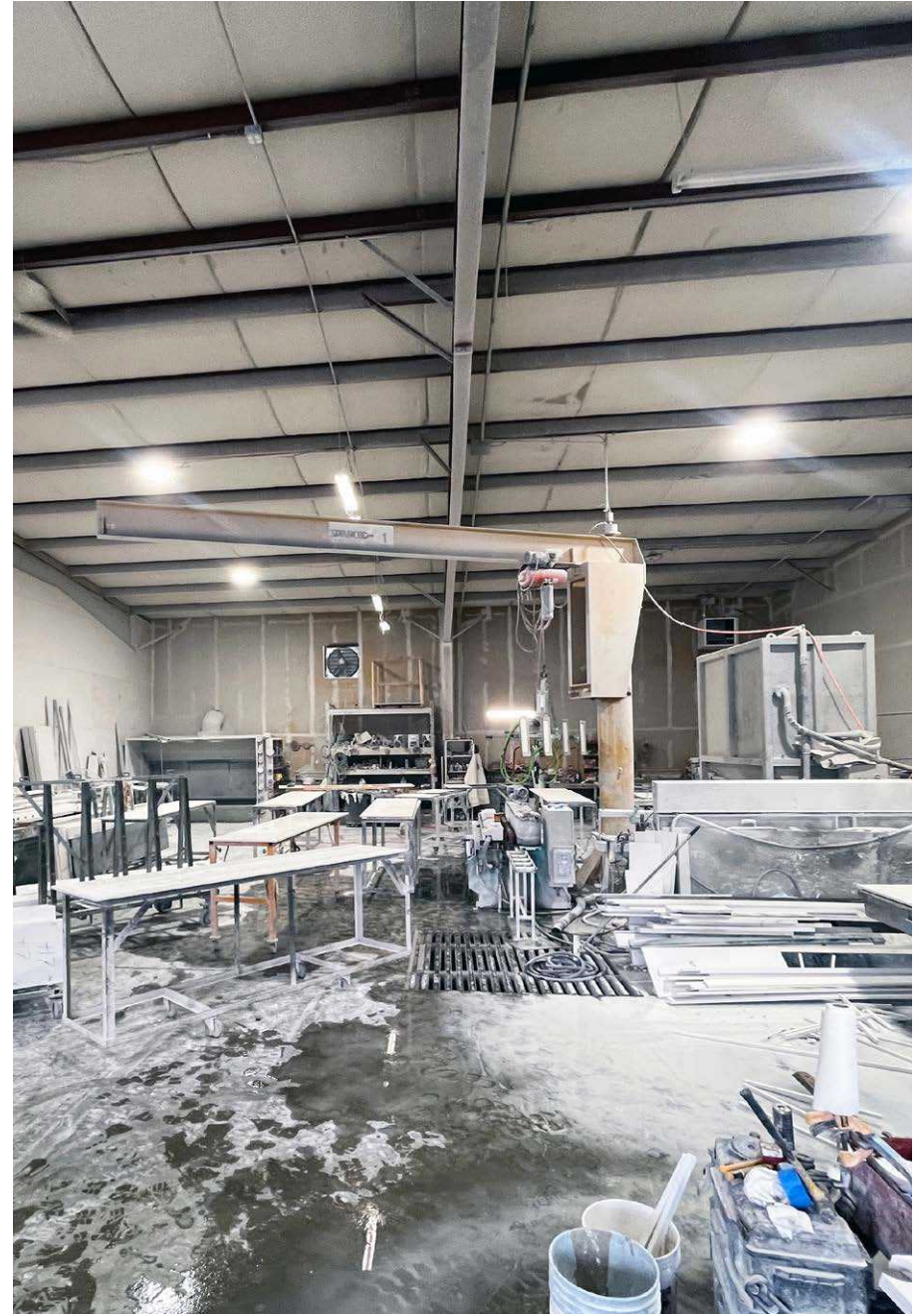
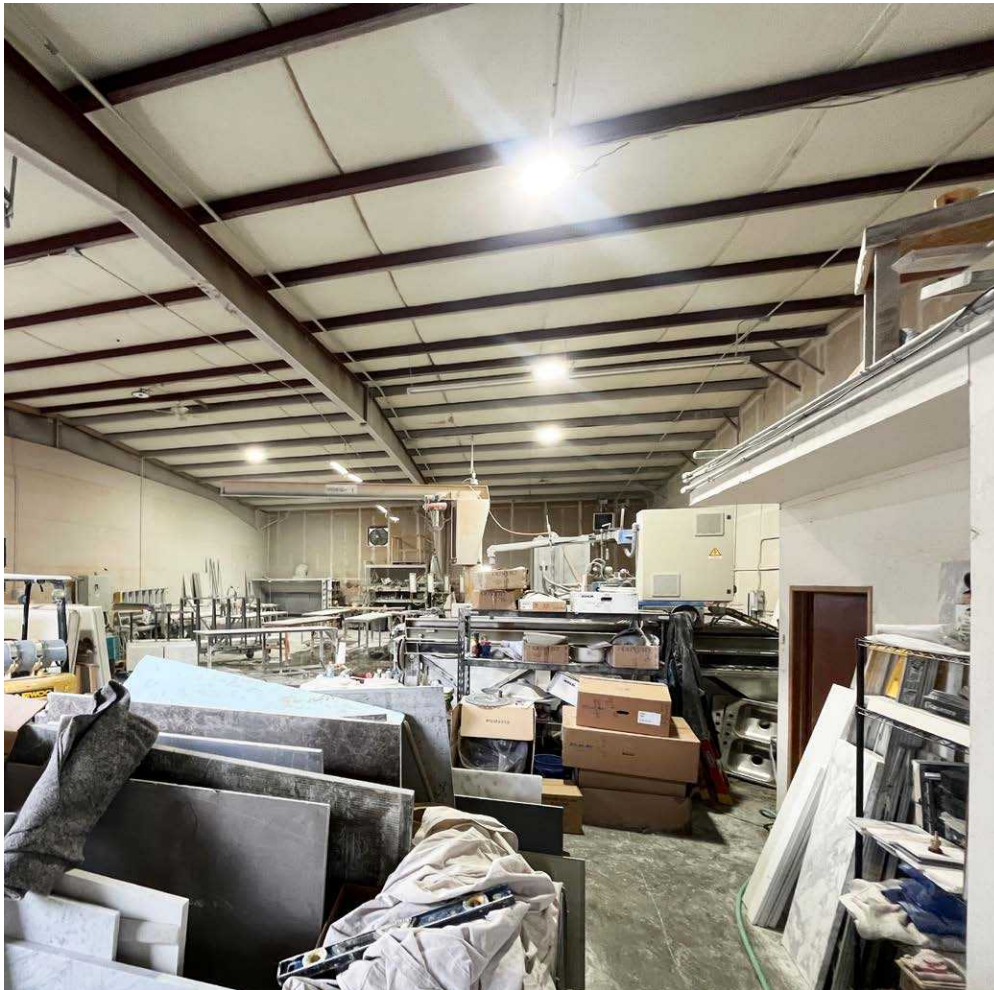


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## Suite C

| Warehouse | Office  | Mezzanine | Total Size |
|-----------|---------|-----------|------------|
| ±3,836 SF | ±164 SF | -         | ±4,000 SF  |



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## Suite D

| Warehouse | Office  | Mezzanine | Total Size |
|-----------|---------|-----------|------------|
| ±7,094 SF | ±926 SF | ±1,666 SF | ±9,686 SF  |

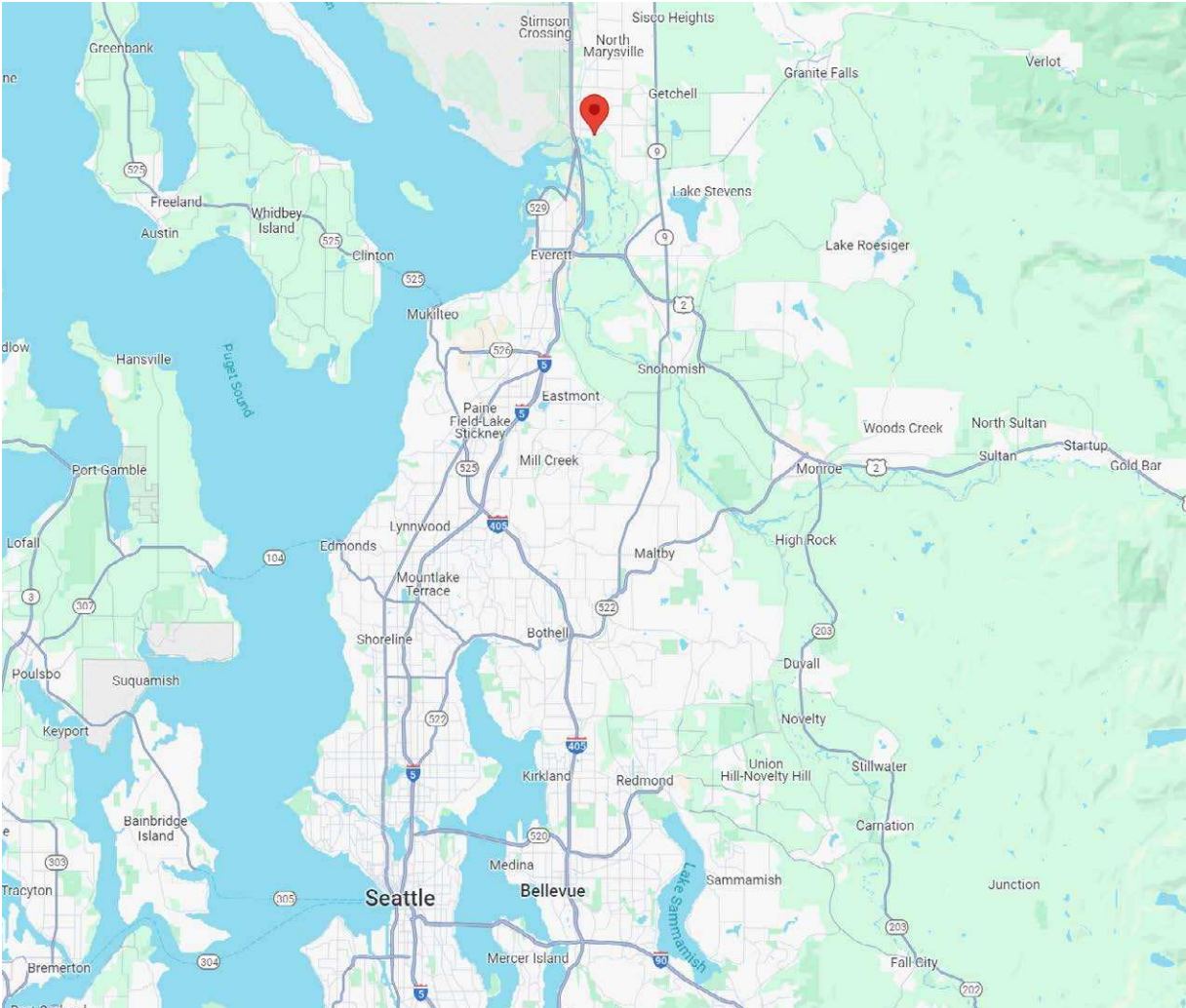




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## Regional Map



| TRAVEL TIME FROM           |                             |
|----------------------------|-----------------------------|
| <b>Downtown Marysville</b> | 0.9 miles<br>3-5 minutes    |
| <b>Everett</b>             | 6 miles<br>10-15 minutes    |
| <b>Paine Field Airport</b> | 15 miles<br>18-25 minutes   |
| <b>Redmond</b>             | 33 miles<br>35-40 minutes   |
| <b>Bellevue</b>            | 35 miles<br>40-45 minutes   |
| <b>Port of Seattle</b>     | 35.7 miles<br>43-50 minutes |
| <b>SeaTac Airport</b>      | 49 miles<br>50-60 minutes   |



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