



**15500 51ST AVENUE  
MARYSVILLE, WA**



**SHOP 1,600± SF**

- 1 grade level door

**FOR SALE OR LEASE**

Call Broker For Details



**SITE 5± ACRES**

- Light Industrial "LI" zoning permitting the following uses  
(View Zoning Code [Here](#)):
  - Manufacturing
  - Contractor's yard
  - Trucking & courier service
  - Warehousing
  - Freight and cargo service
  - Equipment rental
  - Heavy equipment & truck repair
- Water, sewer, gas, and electric at the street
- Pipeline easement located diagonally on eastern edge of the property
- Geo-tech and winter water table studies are complete

**CONTACT US**



Jim Kemmerer  
Principal  
425.837.1500  
kemmerer@burrtemkin.com

380 Front Street South  
Issaquah, WA 98027

## 15500 51ST AVENUE MARYSVILLE, WA



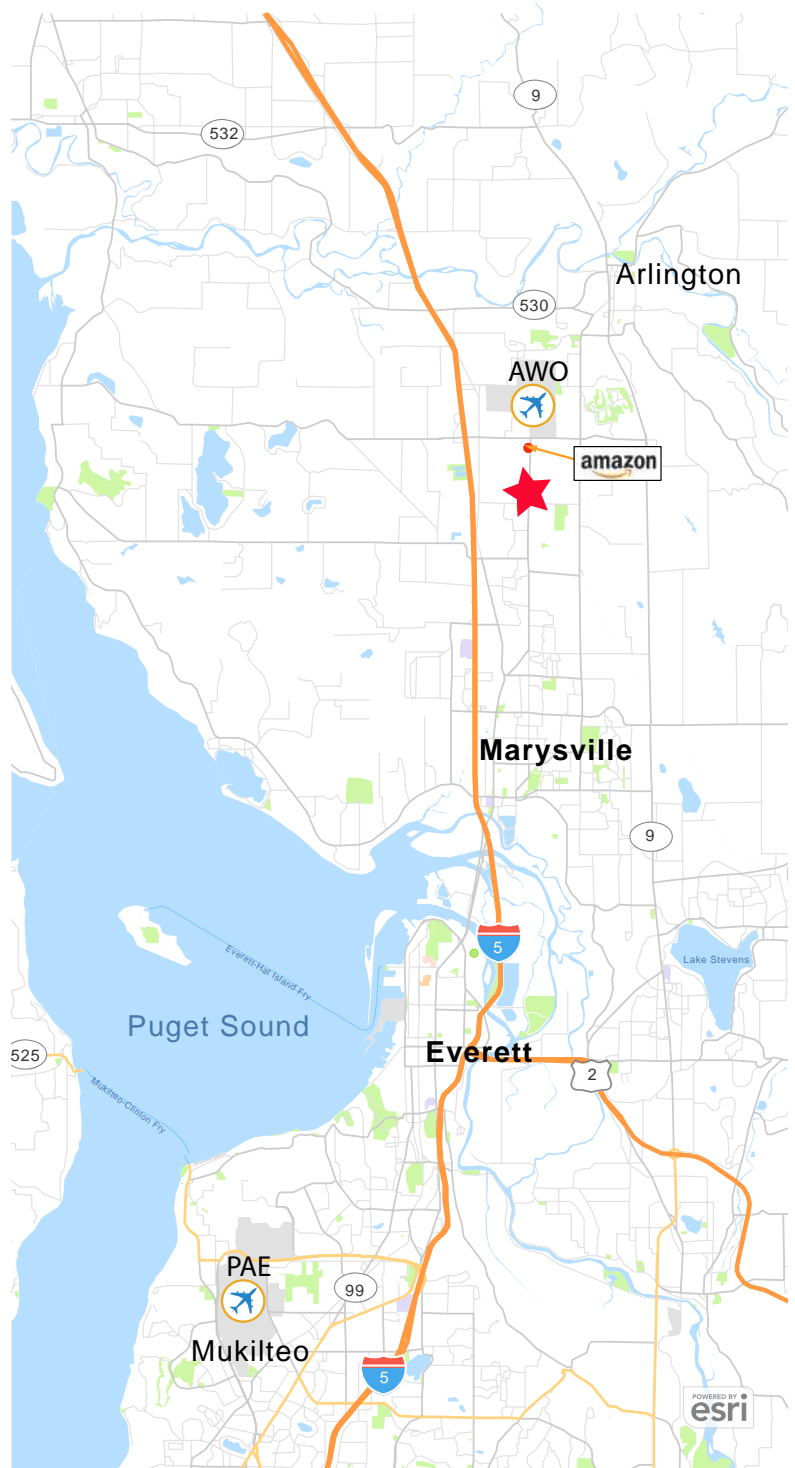
### LOCATION

This property is located 13 miles north of Everett and provides convenient I-5 access within 3 miles via the 172nd Street NE exit. Located 1± mile south of the new 5.8± million SF Amazon DC.

Unprecedented growth and demand is occurring in the Marysville/Arlington submarket with 3.8± million SF of industrial space under construction and 5± million SF of future development planned. To support the growth, a new interchange at I-5 and 156th St NE is being proposed and is fully funded.

**FOR SALE OR LEASE**

Call Broker For Details



## CONTACT US



Jim Kemmerer  
Principal  
425.837.1500  
kemmerer@burrtemkin.com

380 Front Street South  
Issaquah, WA 98027