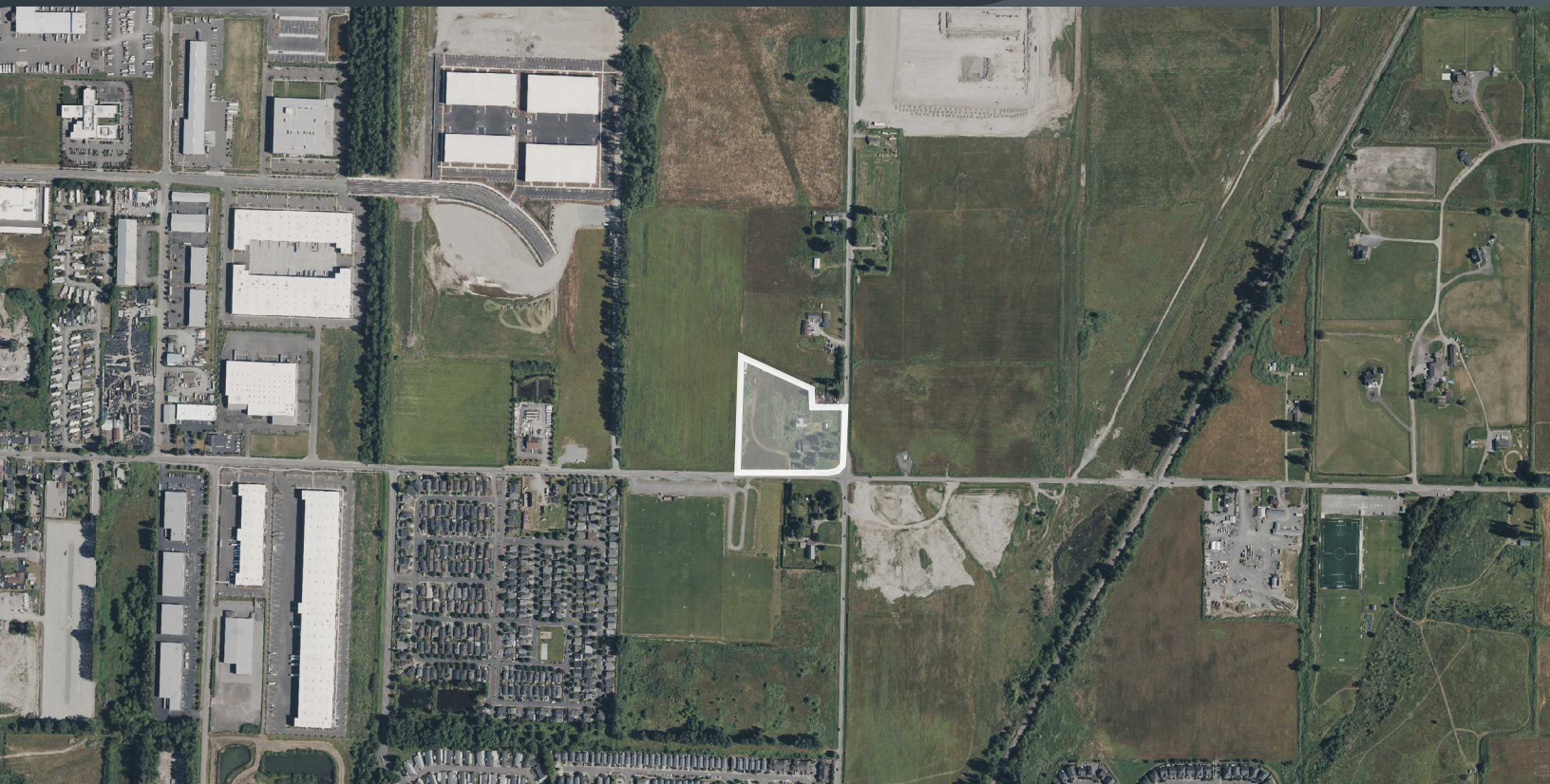


INDUSTRIAL DEVELOPMENT LAND FOR SALE

# 5013 152ND ST NE, MARYSVILLE

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

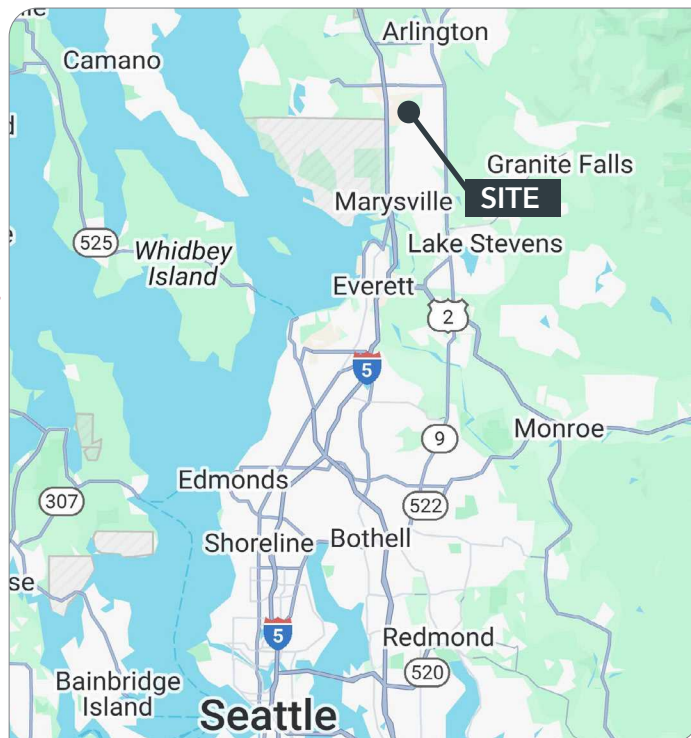


## PROPERTY INFORMATION

SALE PRICE	\$3,300,000
AVAILABLE	249,163 SF
ZONING	LI (Light Industrial)

## PROPERTY DESCRIPTION

The property at 5013 152nd Street NE in Marysville spans 5.72 acres and is zoned for Light Industrial use, offering strong development potential. Positioned at a high-visibility corner with access to major roads like I-5 and SR-531, it's ideal for warehousing, manufacturing, or logistics operations. The site is a prime opportunity for new industrial development within the growing Cascade Industrial Center.



## CONTACT

**Mason Cogle**

mcogle@lee-associates.com

C 425.6812.8008

**Chris Peterson, SIOR, CCIM**

cpeterson@lee-associates.com

C 425.417.7983

**Richard Peterson**

rpeterson@lee-associates.com

C 425.260.4439

**Ryan Aleinikoff**

raleinikoff@lee-associates.com

C 206.445.4912

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# 5013 152ND ST NE, MARYSVILLE

## INDUSTRIAL DEVELOPMENT LAND FOR SALE

### AMENITIES

5013 152nd Street NE in Marysville, WA, is located in the rapidly growing Smokey Point area, near the Cascade Industrial Center and just minutes from I-5 and SR-531, offering excellent regional access. The area features a mix of industrial, commercial, and residential developments, with proximity to retail, public transit, and a strong local workforce. Zoned for Light Industrial use, the site is ideal for manufacturing, warehousing, or distribution businesses seeking strategic connectivity and development potential in Snohomish County.

#### GROCERY

- 1 Safeway
- 2 Target Grocery
- 3 Walmart
- 4 WinCo Foods
- 5 Costco

#### LODGING

- 1 Tulalip Resort & Casino
- 2 La Quinta Inn & Suites
- 3 Home2 Suites - Hilton Marysville
- 4 Medallion Inn and Suites
- 5 Best Western Plus

#### RESTAURANTS

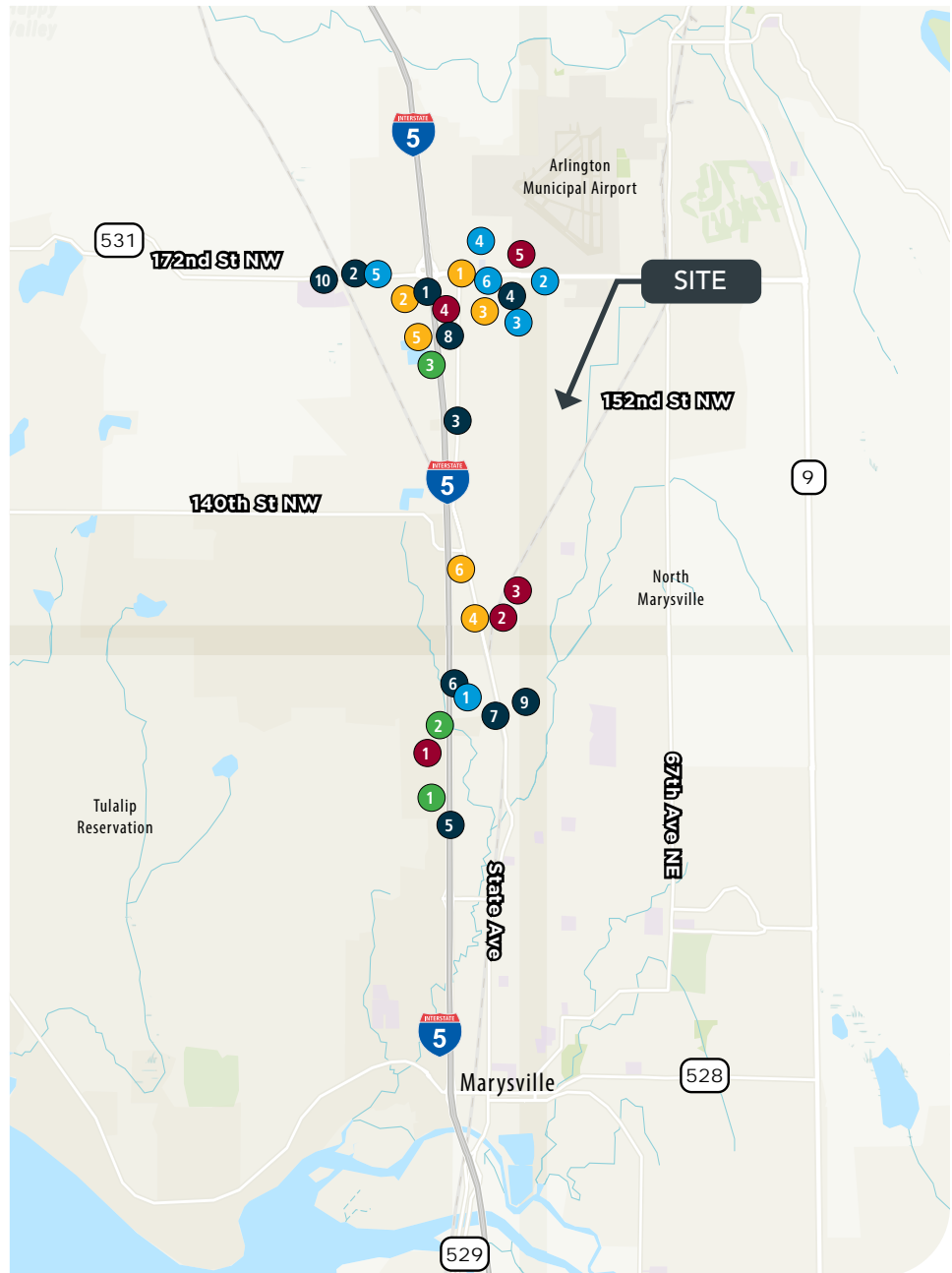
- 1 Buffalo Wild Wings
- 2 Hop n Drops
- 3 Danny's Midway Pub & Grill
- 4 The Point Bar & Grill
- 5 Olive Garden
- 6 Balzing Onion
- 7 Sonic Drive-In
- 8 Boston's Restaurant & Sports Bar
- 9 Coconut Kenny's Pizza
- 10 MOD Pizza

#### RECREATION

- 1 Tulalip Casino
- 2 Seattle Premium Outlets
- 3 Gissberg Twin Lakes

#### BANKS

- 1 U. S. Bank
- 2 Heritage Bank
- 3 Coastal Community Bank
- 4 Key Bank
- 5 Washington Trust Bank



### CONTACT

#### Mason Cogle

mcogle@lee-associates.com  
C 425.6812.8008

#### Chris Peterson, SIOR, CCIM

cpeterson@lee-associates.com  
C 425.417.7983

#### Richard Peterson

rpeterson@lee-associates.com  
C 425.260.4439

#### Ryan Aleinikoff

raleinikoff@lee-associates.com  
C 206.445.4912

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.