



# PANATTONI

## NORTHSOUND INDUSTRIAL PARK

14201 40TH AVE NE, MARYSVILLE, WA



*New industrial site in a qualified opportunity zone for lease or for sale*  
Deliverable with up to 6,000 amps of 480v 3-phase power service

### Leasing Incentive/Offering Details\*

For new lease deals 150,000 SF or larger and signed by December 31, 2025:

- **Rental Rate:** \$0.98/SF/Mo (Warehouse)  
\$2.50/SF/Mo (Office)
- **Tenant Incentive:** One month of base rent abatement for each year of lease term (limited to 7 months)
- **Broker Incentive:** Bonus of \$1psf - minimum lease term of 5 years (\$150,000 - \$337,026 Broker Bonus for eligible deal, payable on lease execution)

\* Subject to final deal terms

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**±337,026**

divisible to ±85,000 SF

**382' x 844'**

building dimension

**36'**

clear height

**312**

car parks

**102**

trailer stalls

**84**

dock high doors

**4**

drive-in doors

**185'**

loading bay

**ESFR**

sprinkler system

**50' x 56'**

column spacing

Deliverable up to **6,000** amps  
480v 3-phase power

**7"**

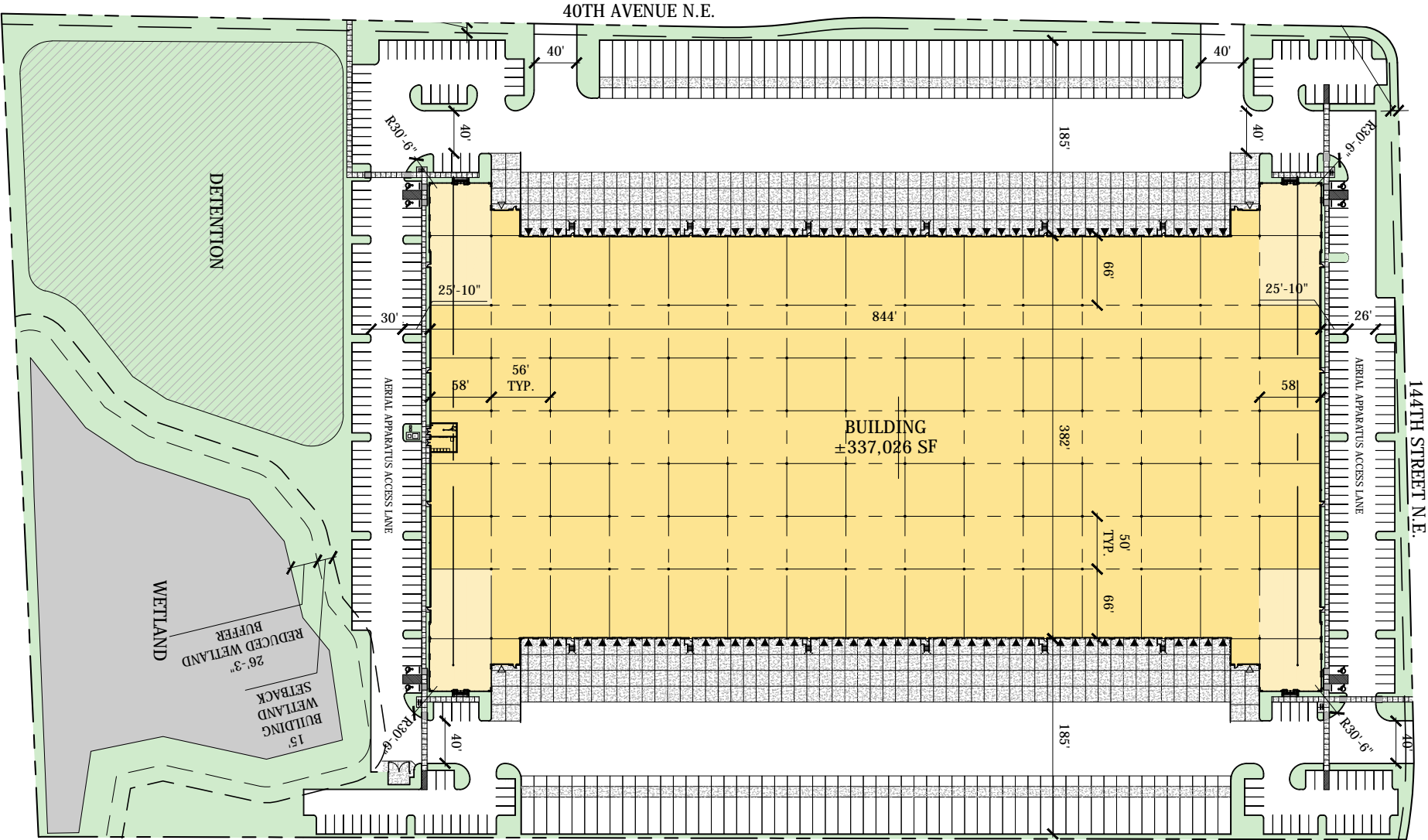
reinforced slab with 4,000 PSI  
rating for both interior slab and  
exterior concrete aprons

**Qualified  
Opportunity Zone**

[\[Learn More\]](#)

*Call Listing Brokers for rates and pricing*

# Northsound Industrial Park - Site Plan



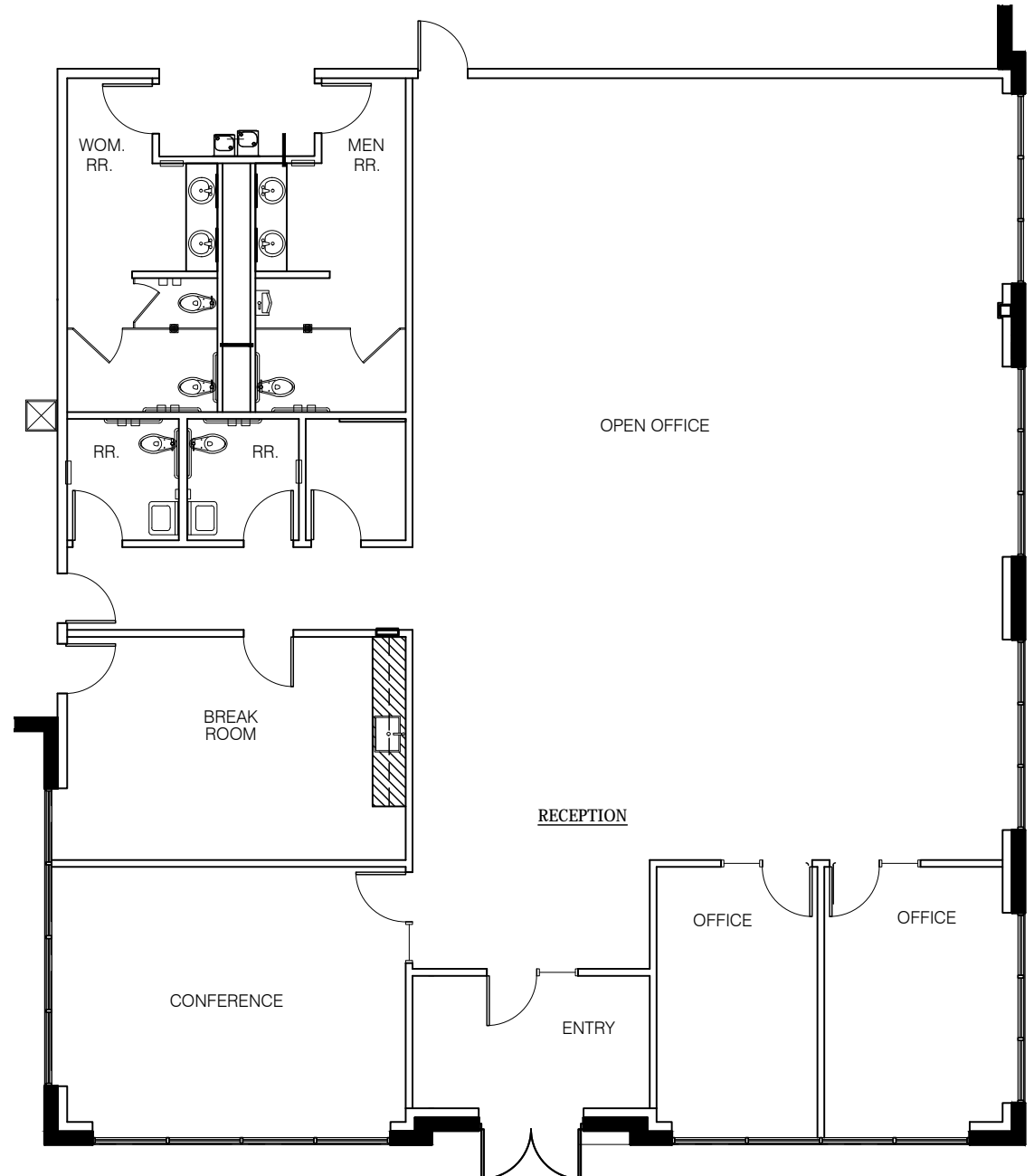




# Northsound Industrial Park - Office Buildout

## Suite 100: 3,153 SF (SW corner of the building)

- Two private offices
- Conference room
- Open bull pen area
- Break Room
- Office/warehouse restroom sets











Arlington  
Municipal Airport



ARLINGTON



Subject  
Property

MARYSVILLE



**Zoning**

- Light Industrial
- City of Marysville

**Electric**

- Snohomish County PUD

**Natural Gas**

- Puget Sound Energy

**Water/Sewer**

- City of Marysville

## About Panattoni Development

34  
Years

28  
Offices

422  
Million SF developed

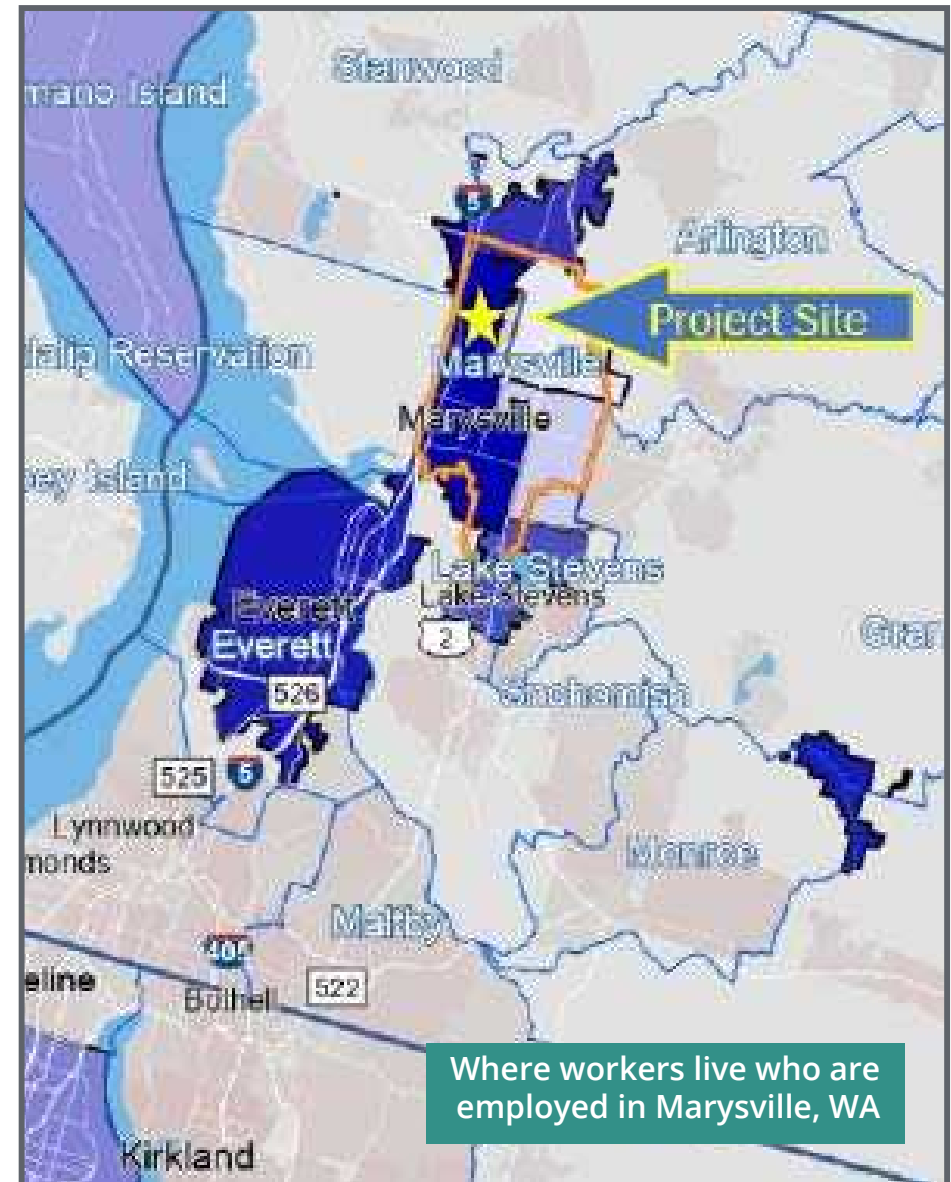
2,500  
Clients



PANATTONI®

# Marysville, WA CCD<sup>1</sup> - Workforce Analysis

- Marysville, WA population (July 2021): 71,144 (+0.7%)<sup>2</sup>
- March 2022 county unemployment rate: 2.3% (2nd lowest)
- Total jobs in the CCD: 15,999
  - » % in trade, transp. & utilities: 24% (3,870)
  - » % in goods producing industries: 24% (3,841)
- Residents employed within the CCD: 3,836
- Residents employed outside the CCD: 34,479
- % of all residents employed under age 30: 23%
- Non-residents employed within the MSA: 12,163 (76%)
- Average commute time: 32 minutes
- Top 3 cities outside the CCD that residents commute to work:
  - » Everett (Population: 8,035)
  - » Seattle (Population: 5,662)
  - » Arlington (Population: 1,528)
- Top 3 origins for workers employed, but not living in the CCD:
  - » Everett (Population: 1,213)
  - » Arlington (Population: 765)
  - » Lake Stevens (Population: 719)
- Median household income of residents in the CCD (in 2020 dollars): \$83,239



Prepared by Toyer Strategic Advisors, Inc. for Panattoni Development

Sources: U.S. Census Bureau Quick Facts, U.S. Census Bureau LEHD Origin-Destination Employment Statistics (LODES), and US Census Bureau OntheMap Application (2019 Data Release)

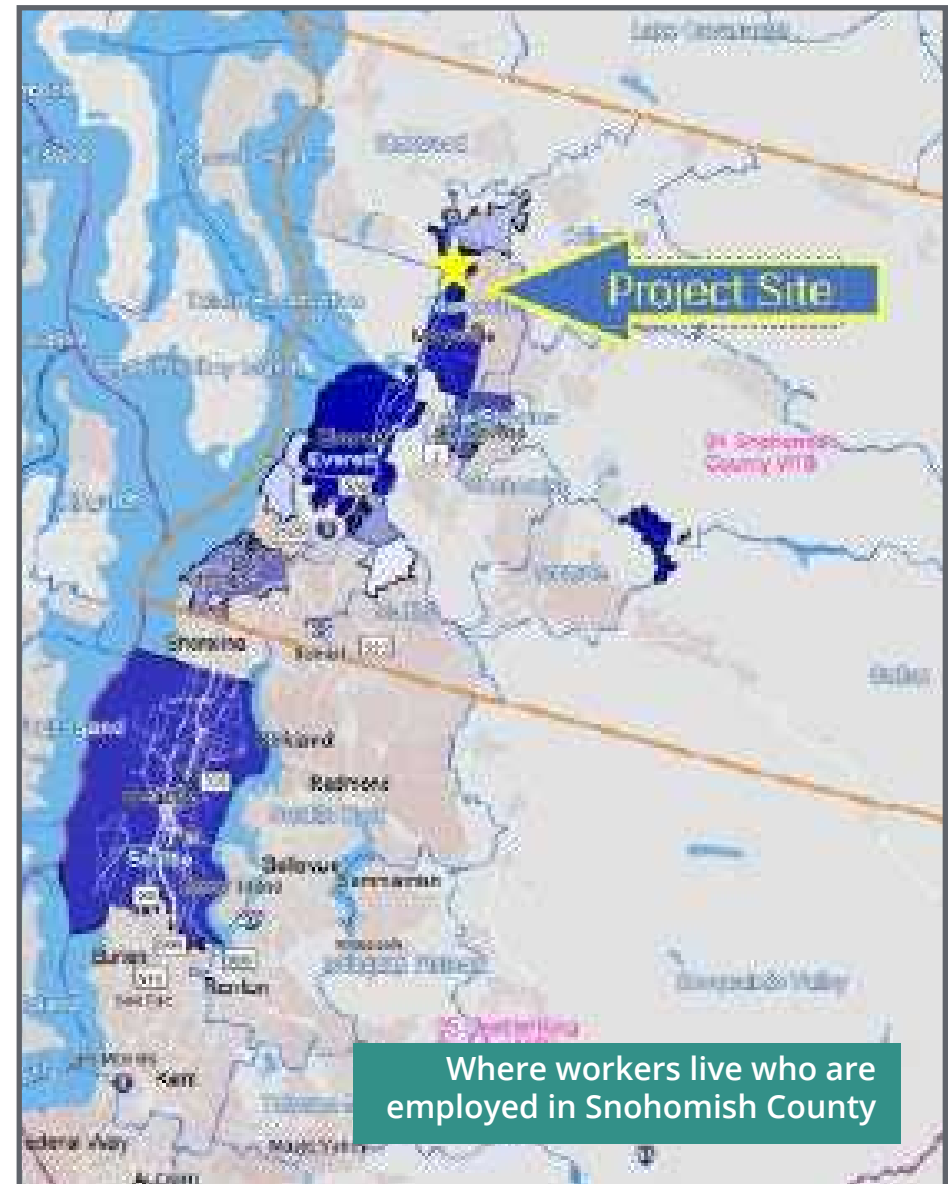
<sup>1</sup> Census County Subdivision

<sup>2</sup> Percent population increase since April 1, 2020



# Snohomish County, WA - Workforce Analysis

- Snohomish County, WA population (July 2021): 833,540 (+0.7%)<sup>1</sup>
- March 2022 county unemployment rate: 2.3% (2nd lowest)
- Total jobs in the county: 289,257
  - » % in trade, transp. & utilities: 18% (51,985)
  - » % in goods producing industries: 30% (86,218)
- Residents employed within the county: 177,722
- Residents employed outside the county: 213,202
- % of all residents employed under age 30: 21%
- Non-residents employed within the county: 111,535 (39%)
- Average commute time: 33 minutes
- Top 4 cities outside the county that residents commute to work:
  - » Seattle (Population: 72,492)
  - » Bellevue (Population: 22,727)
  - » Remond (Population: 14,779)
  - » Kirkland (Population: 12,372)
- Median household income of residents in the county (in 2020 dollars): \$89,273



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Sources: U.S. Census Bureau Quick Facts, U.S. Census Bureau LEHD Origin-Destination Employment Statistics (LODES), and US Census Bureau OntheMap Application (2019 Data Release)

<sup>1</sup> Percent population increase since April 1, 2020

# Occupation Concentration

## By Place of Residence for Transportation, Distribution & Logistics (CTE Cluster)

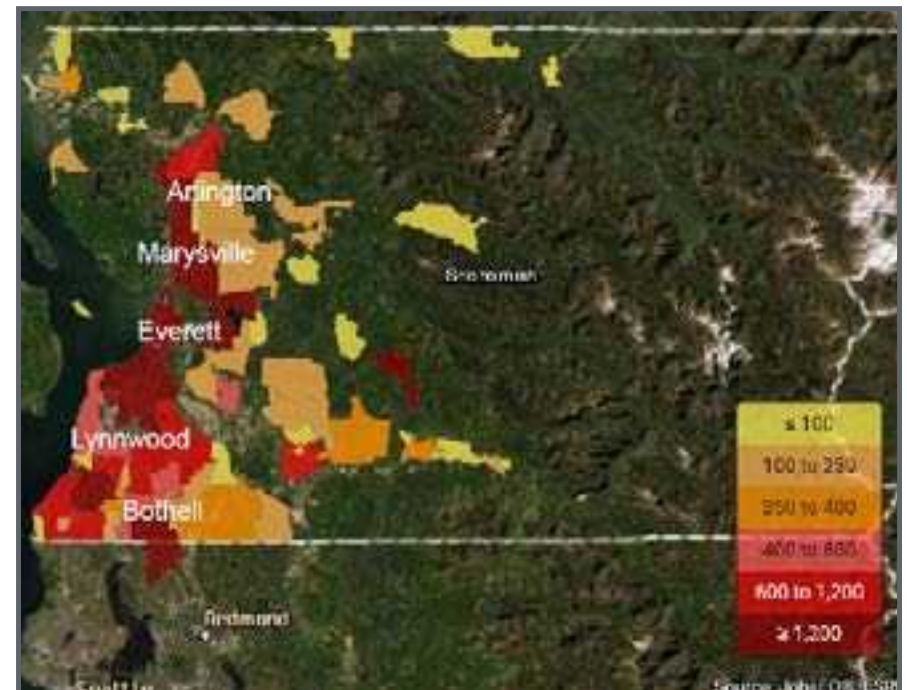
### Population Density by Census Tracts

- Darker shades of blue indicate higher population densities.
- Within the six census tracts (outlined in yellow) most closely associated with Panattoni's Northsound project, there is a population >26,000 with an average population density of nearly 4,000 people per square mile.
- Panattoni's Northsound project is located in Census Tract
- 528.03 (yellow star), which has a population of 6,245.



### Concentration of Workers

- Darker red areas indicate concentrations of over 1,200 workers in that area.
- In sum, North Everett, Marysville, Arlington, and Lake Stevens account for several thousand workers in the Transportation, Distribution and Logistics CTE.
- Other analysis shows that a majority of these employees are currently commuting south for employment – providing an opportunity to entice them to take jobs closer to home.



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Sources: Census Bureau, ESRI, 2020 Census Demographic Data Map Viewer  
2020 Census Data for Tracts 528.05, 528.09, 528.03, 528.07, 528.08 and 528.10