

Offering Memorandum

1327 8th Street

MARYSVILLE, WA 98270



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Properties

Property Overview

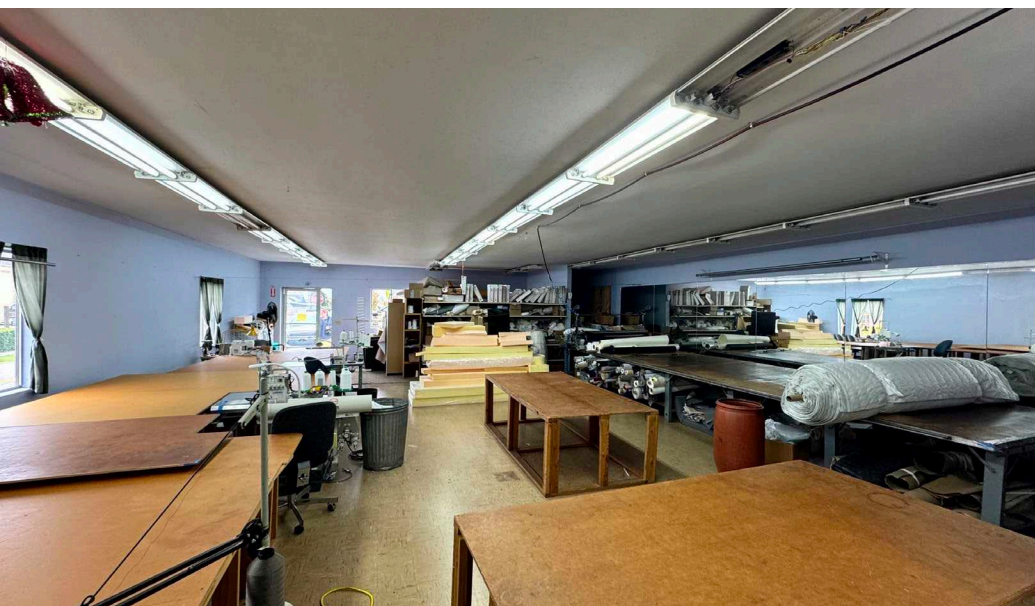
The Macdonald building is situated in the heart of downtown Marysville. The property is nestled along Delta Ave and 8th Street, just East of I-5 and the railroad. This property serves as a light manufacturing space for owner-users.

Macdonald Industrial Warehouse is ideally configured for light industrial uses. The building benefits from a mix of nearby major national retailers, essential service providers, and local small businesses — making it especially attractive for investors and automotive business owners looking to establish a presence in the greater Arlington area.

\$ Unpriced

- + For Sale: Unpriced
- + RBA: 6,133 SF Building + 3,200 SF Warehouse
- + Lot: 16,533 SF
- + Existing rental income on MTM leases
- + Perfect for owner users
- + Good visibility and access







Location Description

Located just off State Avenue, 1327 8th St sits in the heart of Marysville's active commercial corridor, surrounded by a growing mix of local businesses and light industrial users. The property benefits from strong visibility and easy access to I-5, connecting it to Everett, Arlington, and the broader Snohomish County market. Nearby small manufacturers, contractors, and service-based companies contribute to a vibrant business ecosystem that continues to expand as Marysville grows. With ongoing investment in infrastructure and steady regional demand, this location offers an excellent opportunity for businesses seeking a well-connected and community-oriented setting.



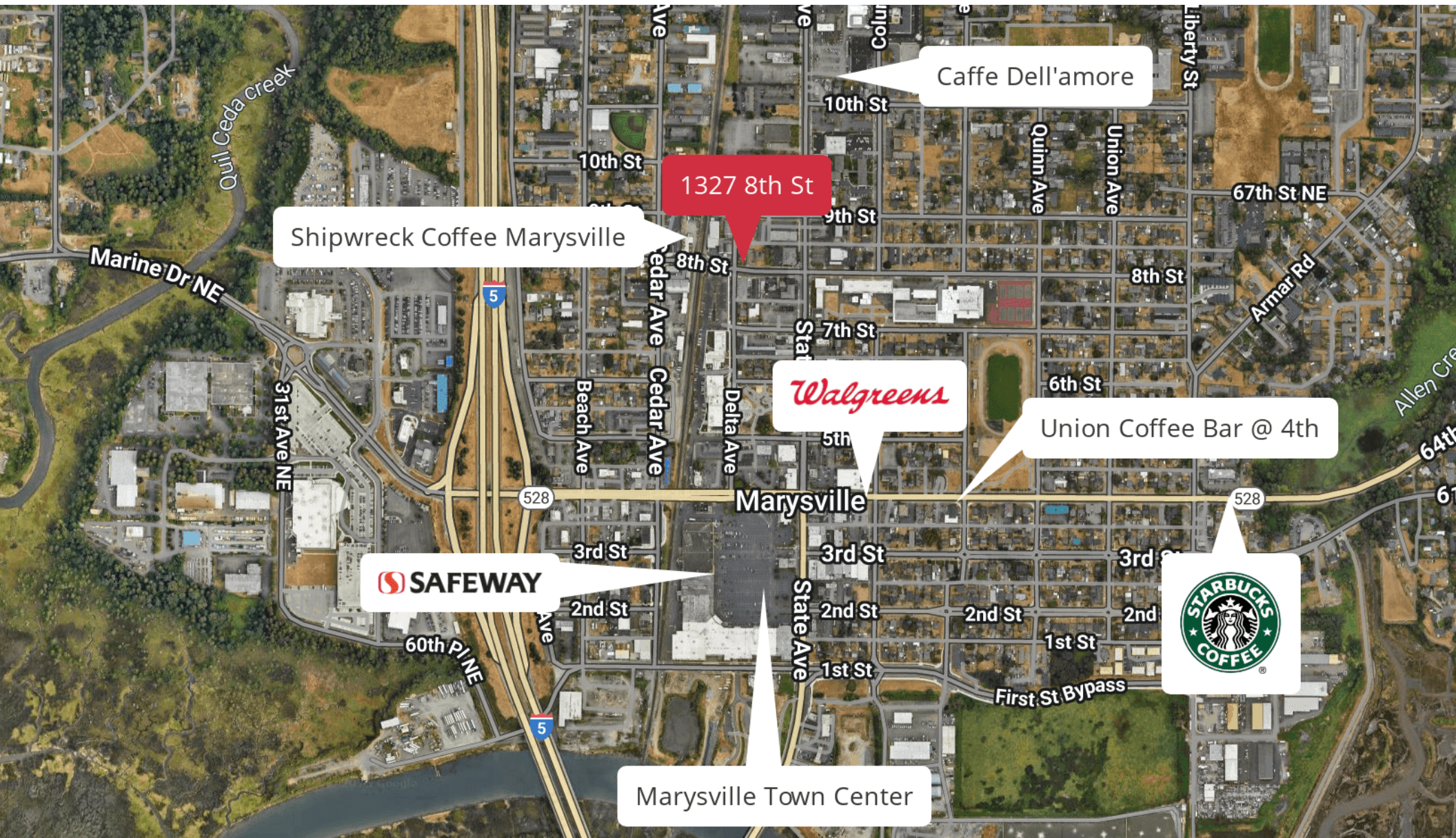
County Overview

Snohomish County, located in the heart of the Pacific Northwest, is one of Washington State's most dynamic and rapidly growing regions – with both rural and urban areas, as well as maritime and alpine climates. Its strengths lie in its diverse economic base, with manufacturing and research, strong manufacturing and industrial zones, and a high quality of life that attracts businesses and residents alike. Snohomish County's unique combination of economic strengths, cultural diversity, and natural attractions makes it a cornerstone of Washington State's development and a prime destination for both businesses and residents — driving increased demand for industrial and logistics related businesses.

City Overview

Positioned 35 miles north of Seattle, Marysville is one of Snohomish County's fastest-growing commercial hubs, where local enterprise meets long-term investment. The city blends small-town charm with a thriving business community supported by strong regional connectivity along I-5. Marysville's commercial corridors are home to an expanding base of small businesses, service providers, and light manufacturers who benefit from the city's pro-business climate and access to nearby markets in Everett and Arlington. With steady population growth, new housing, and investment in infrastructure, Marysville offers an ideal environment for companies looking to grow alongside a dynamic, evolving community.

Area Map





Demographic Overview

1327 8TH ST, MARYSVILLE, WA

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|-----------|-----------|
| 20254 Population | 7,961 | 56,200 | 110,527 |
| 2030 Population | 8,176 | 57,811 | 114,467 |
| Households | 3,093 | 19,650 | 39,644 |
| Median Age | 36.1 | 38.3 | 38.2 |
| Median HH Income | \$63,878 | \$102,448 | \$103,831 |
| Average HH Income | \$78,421 | \$122,780 | \$126,387 |
| Renter Occupied Housing Units | 2,051 | 5,741 | 12,391 |

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EXCLUSIVELY LISTED BY:

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