

FOR LEASE

CASCADE BUSINESS PARK

Building 2, ±300,000 SF Available
for Lease at Cascade Industrial Center

16015 51ST AVE NE | MARYSVILLE, WA

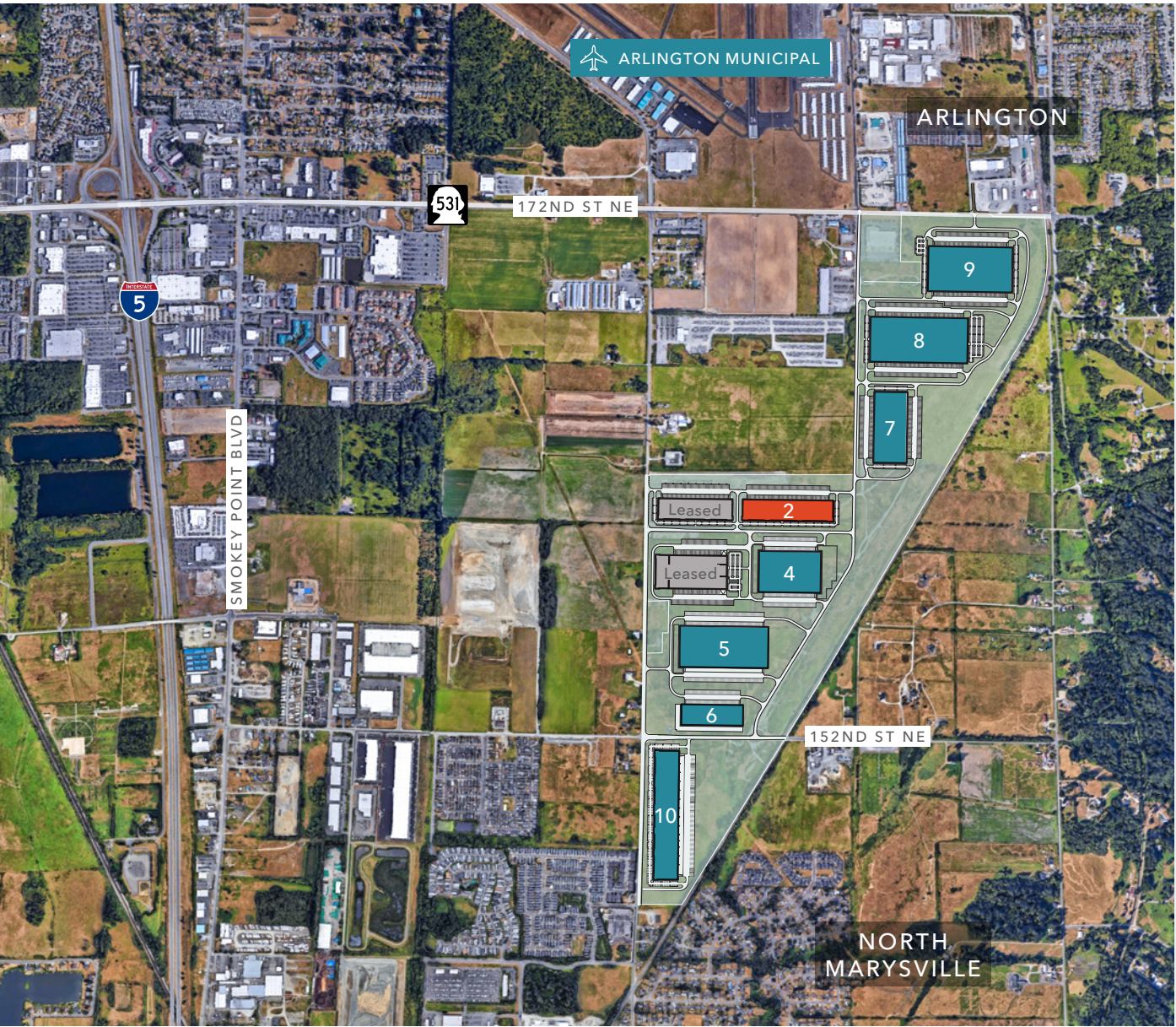


OWNED & DEVELOPED BY



EXCLUSIVELY LEASED BY





Cascade Business Park is a 4,163,518 SF masterplanned business park consisting of nine buildings on 426 acres, located in Snohomish County’s Cascade Industrial Center, the region’s hub for manufacturing and logistics innovation.

NOW AVAILABLE

Building 2

SIZE	±300,000 SF
DELIVERABLE	Q4 2025
ZONING	LI City of Marysville, LI, GC City of Arlington

PROPERTY HIGHLIGHTS



FLEXIBLE BTS OPTIONS

to fit user's needs, ranging
from 137,000 SF up to
952,000 SF



OPPORTUNITY ZONE

tax incentives, efficient
permitting, and an
industry-friendly climate



SKILLED WORKFORCE

Snohomish County specializes
in advanced manufacturing



EXCELLENT ACCESS

to I-5 from exits 202 & 206



GLOBAL CONNECTION

23 miles to Paine Field and
56 miles to SeaTac



PORT OF EVERETT

the 5th largest port on the
West Coast only 20 mins away



PAD-READY SITE

providing a quick delivery of
planned building



AFFORDABILITY

Snohomish County has a
19.2% lower overall cost of
living than Seattle



LABOR SURPLUS

of nearly 4,000 individuals
in the warehouse worker
demographic



INNOVATION HUB

Cascade Industrial Center
is the region's hub for
manufacturing & logistics



ZONING

Light Industrial (Marysville),
Light Industrial & General
Commercial (Arlington)



CONSTRUCTION

100% tilt-up concrete

BUILDING 2

±300,000 SF

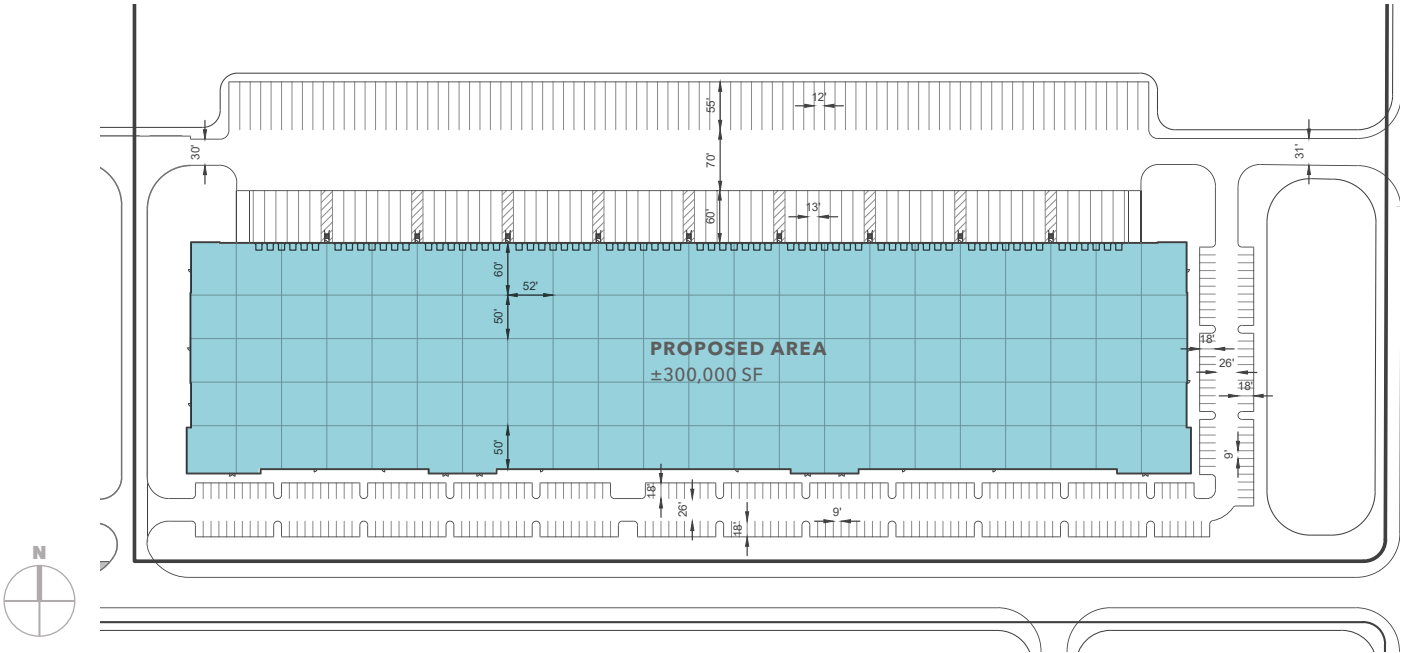
TOTAL SQUARE FEET

36'

CLEAR HEIGHT

Q4 2025

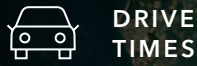
ESTIMATED DELIVERY



SPECIFICATIONS

OFFICE SF	Build-to-suit	TRAILER STALLS	±71 spaces	CONSTRUCTION	100% tilt-up concrete
BUILDING DIMENSIONS	260' x 1,145'	TRUCK COURT	130' depth	FLOOR SLAB	7" non-reinforced concrete, 4,000 PSI
LOADING DOORS	30 (+38 future) dock-high 2 grade-level	POWER	2,000 amps, 480 volt, 3-phase	PIT LEVELERS	45,000 lb
SPRINKLER	ESFR	LIGHTING	LED with motion sensors, 30 FC average; measured at 30" AFF	COLUMN SPACING	52' x 50'
PARKING STALLS	±284 spaces			SPEED BAY	52' x 60'

CASCADE BUSINESS PARK

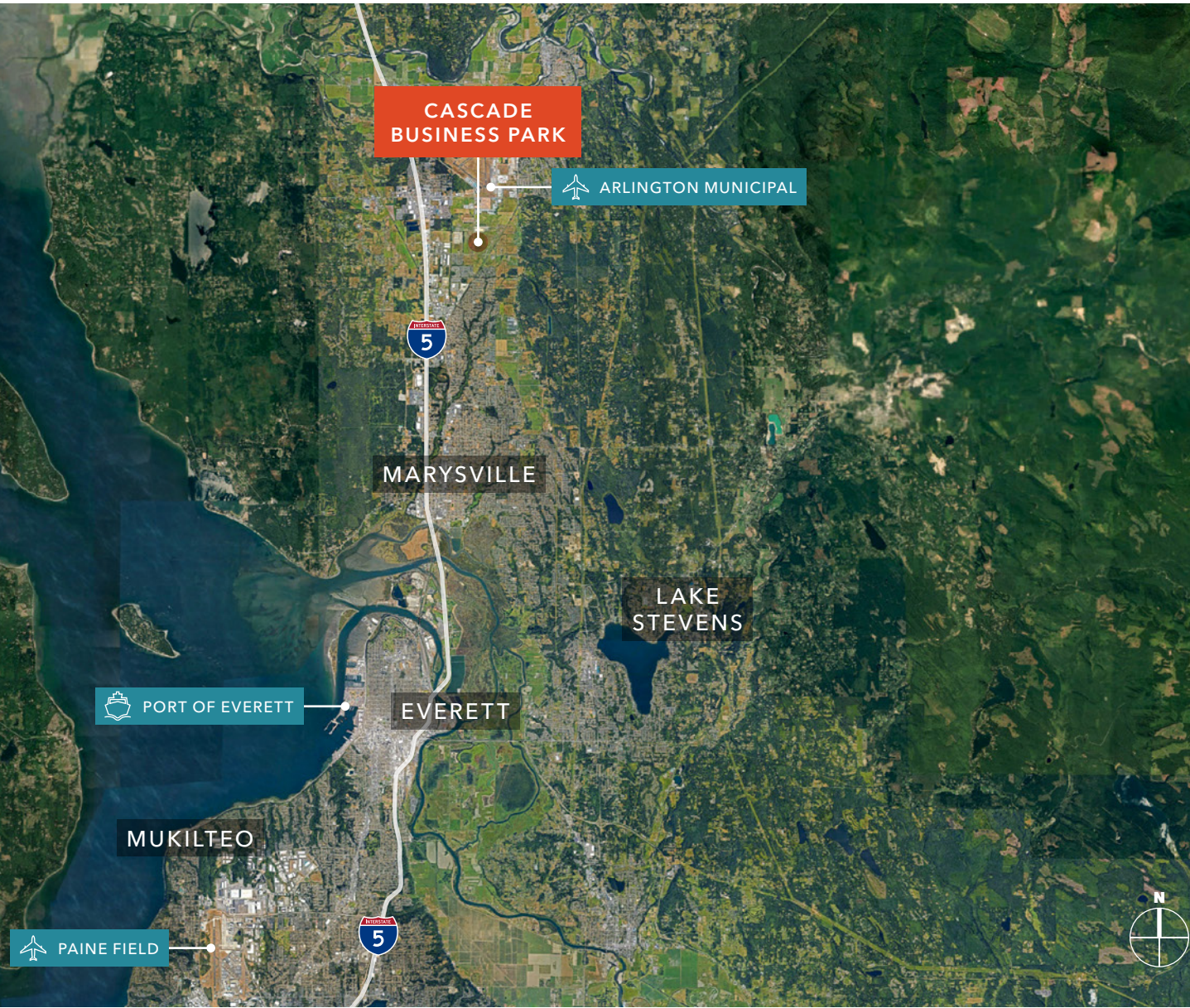


30 MIN
BURLINGTON

20 MIN
EVERETT

36 MIN
MONROE

65 MIN
SEATTLE





Owned by



Co-brokered by

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