

For Lease

MARYSVILLE CORPORATE CENTER

*686,766 SF Industrial Development
Available for Lease in Marysville*

15908 47TH AVE NE, MARYSVILLE, WA 98271

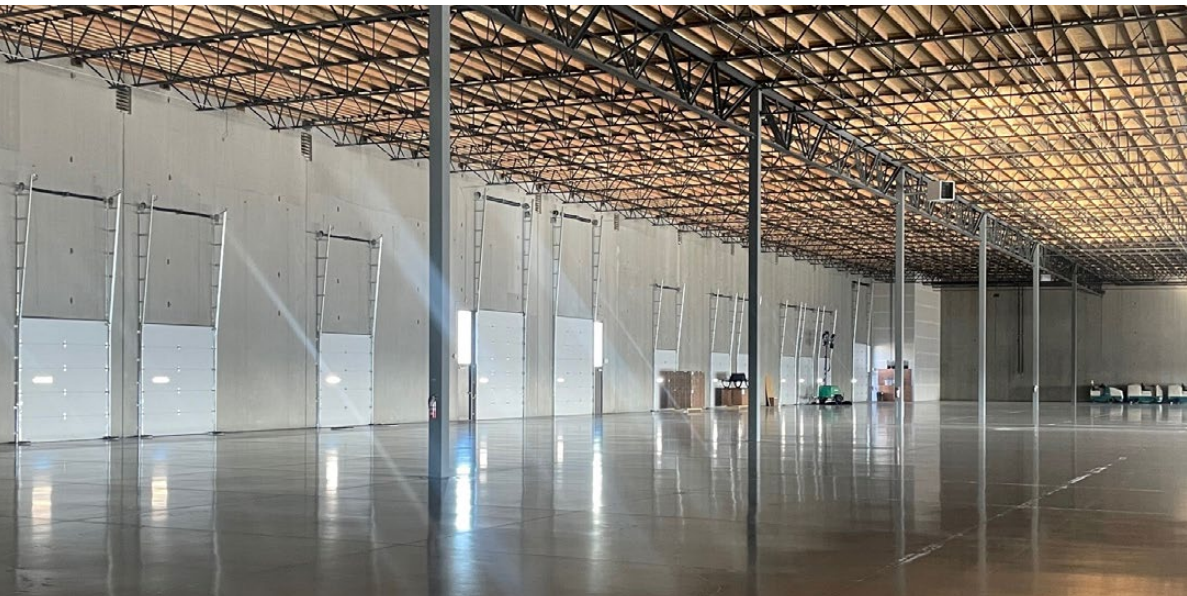
OWNED & DEVELOPED BY

PACTRUST

MARYSVILLECORPCTR.COM

EXCLUSIVELY LEASED BY

km Kidder
Mathews



Surrounded by a natural setting within Cascade Industrial Center, this 10-building development offers a central location with excellent access to I-5.

DELIVERY	Ready for TIs
PHASE 1 TOTAL SIZE	267,366 SF (divisible to $\pm 14,000$ SF)
BUILDING 101	55,850 SF / 26-27' clear height
BUILDING 102	63,850 SF* / 24-27' clear height
BUILDING 103	73,833 SF / 28-32' clear height
BUILDING 104	73,833 SF* / 28-32' clear height
POWER	2,000 amps per building
PARKING RATIO	1.3 / 1,000 SF
OFFICE SPACE	Build to suit

* See Page 5 for Remaining SF Available

267,366
PHASE 1 TOTAL SF

$\pm 14,000$
DIVISIBLE SF

STRATEGICALLY LOCATED IN *SNOHOMISH* COUNTY'S *INDUSTRIAL HUB*

Cascade Industrial Center (CIC) is Snohomish County's hub for manufacturing innovation. With over 4,000 acres of industrial zoned land, companies located in the CIC enjoy competitive advantages, including manufacturing incentives, an efficient permitting process, and easy access to transportation options.

Source: City of Marysville





CASCADE INDUSTRIAL CENTER IS THE REGION'S INNOVATION HUB

→ Cascade Industrial Center



OPPORTUNITY ZONE OFFERS TAX INCENTIVES, EFFICIENT PERMITTING, INDUSTRY-FRIENDLY CLIMATE

→ Opportunity Zone Details



LABOR SURPLUS OF NEARLY 4,000 IN THE WAREHOUSE WORKER DEMOGRAPHIC

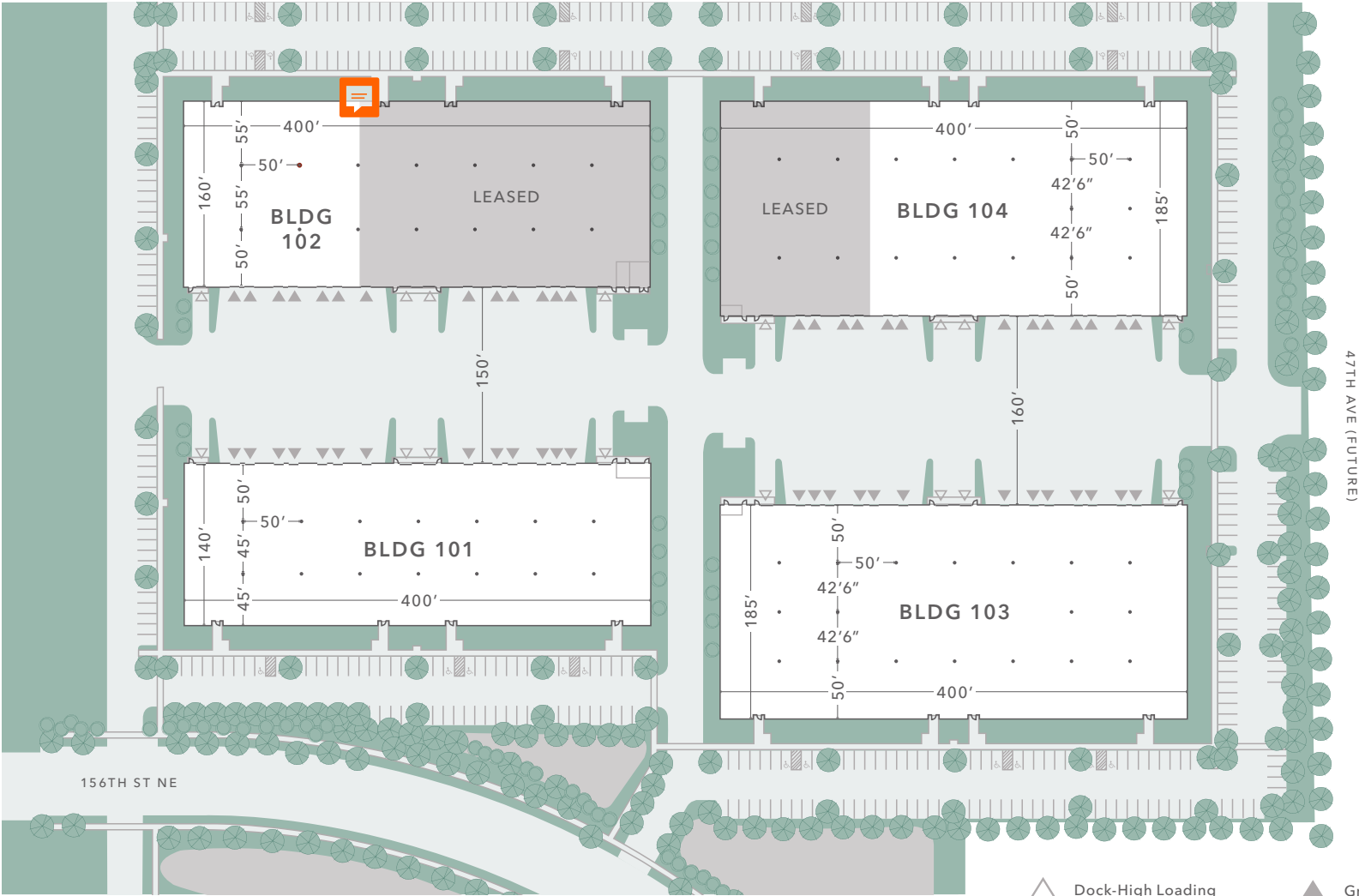
→ Labor Report



ZONING LIGHT INDUSTRIAL, CITY OF MARYSVILLE

→ Marysville Use Matrix

PHASE 1 SITE PLAN



±55,850

BLDG 101 AVAILABLE SF

±24,163

BLDG 102 AVAILABLE SF

±73,833

BLDG 103 AVAILABLE SF

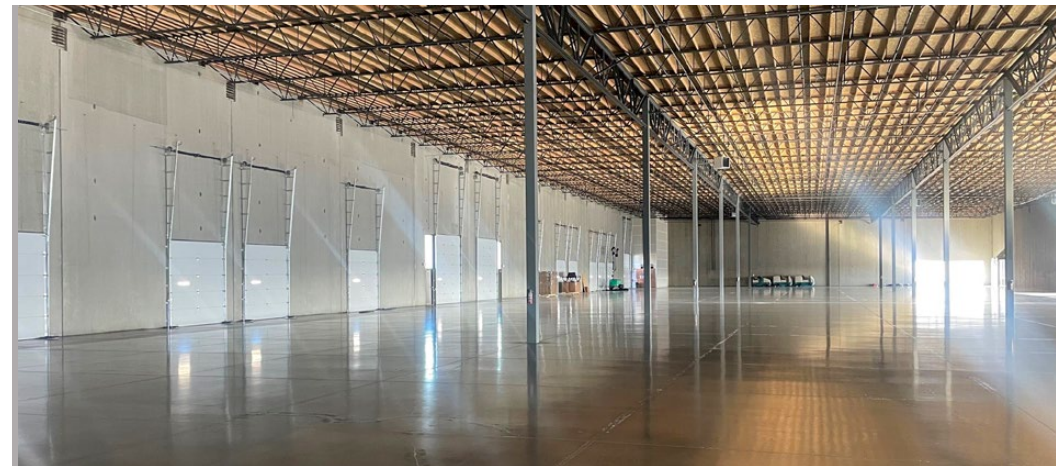
±49,790

BLDG 104 AVAILABLE SF

CALL

BROKERS FOR RATES

MARYSVILLE CORPORATE CENTER



AVAILABLE FOR LEASE

KIDDER MATHEWS

MARYSVILLE CORPORATE CENTER



MARYSVILLE CORPORATE CENTER

MARYSVILLECORPCTR.COM

Owned & developed by-

PacTrust

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