

CUSTOMIZE YOUR FACILITY WITH ACCELERATED TIMELINES

MARYSVILLE INNOVATION CENTER



77,550 – 106,833 SQUARE
FEET

FOR SALE OR LEASE



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AVAILABLE FOR LEASE OR SALE

NEW CONSTRUCTION, CUSTOMIZABLE INDUSTRIAL OPPORTUNITY

Experience the flexibility of a build-to-suit building without the delays of ground-up development. Marysville Innovation Center offers a state-of-the-art industrial facility that's never been occupied. Customizable features include flexible mezzanine configurations, in-slab infrastructure upgrades, and planned expansion space—all within a fully constructed, insulated shell. Located in the Cascade Industrial Center, this property combines a custom build-to-suit type structure and an accelerated delivery timeline in a unique, secured location.

 [CLICK TO VIEW DRONE VIDEO](#)



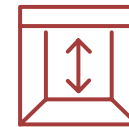
FEATURES



Accelerated Availability: Avoid lengthy construction timelines - start custom build-out today



Tailored Design: Adjust mezzanine size, add under-slab utilities, customize the HVAC configuration, and build office to suit your operational needs



Modern Specs: 36' clear height, 4,000 amps power, robust HVAC capable of conditioning entire facility and a 400kW back-up generator



Facility Expansion: Opportunity to add 20,000 SF of shell warehouse - planned and designed



Security/Signage: Standalone building with a secured loading area/ yard and prominent signage opportunity

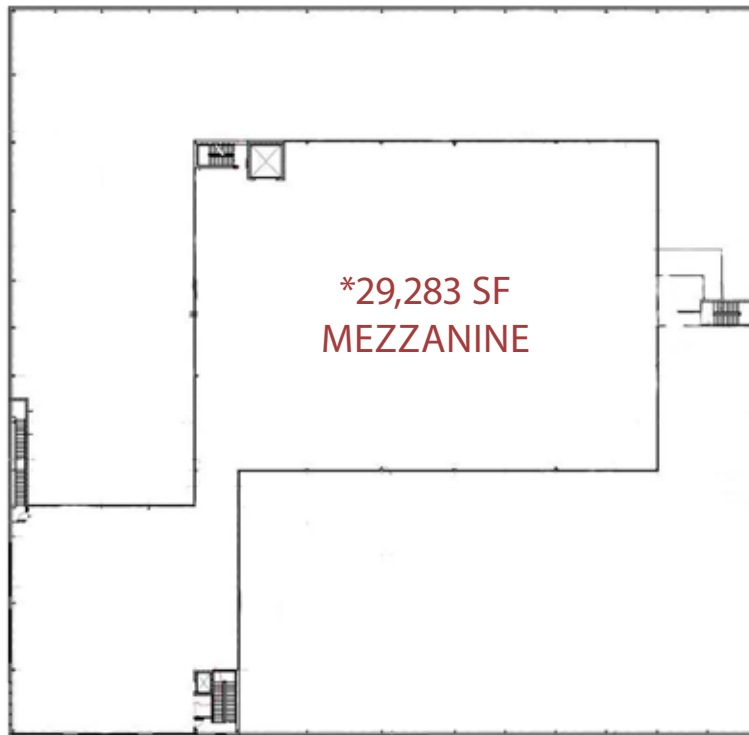


Strategic Location: Located within Cascade Industrial Center providing attractive tax incentives and multiple access routes to I-5

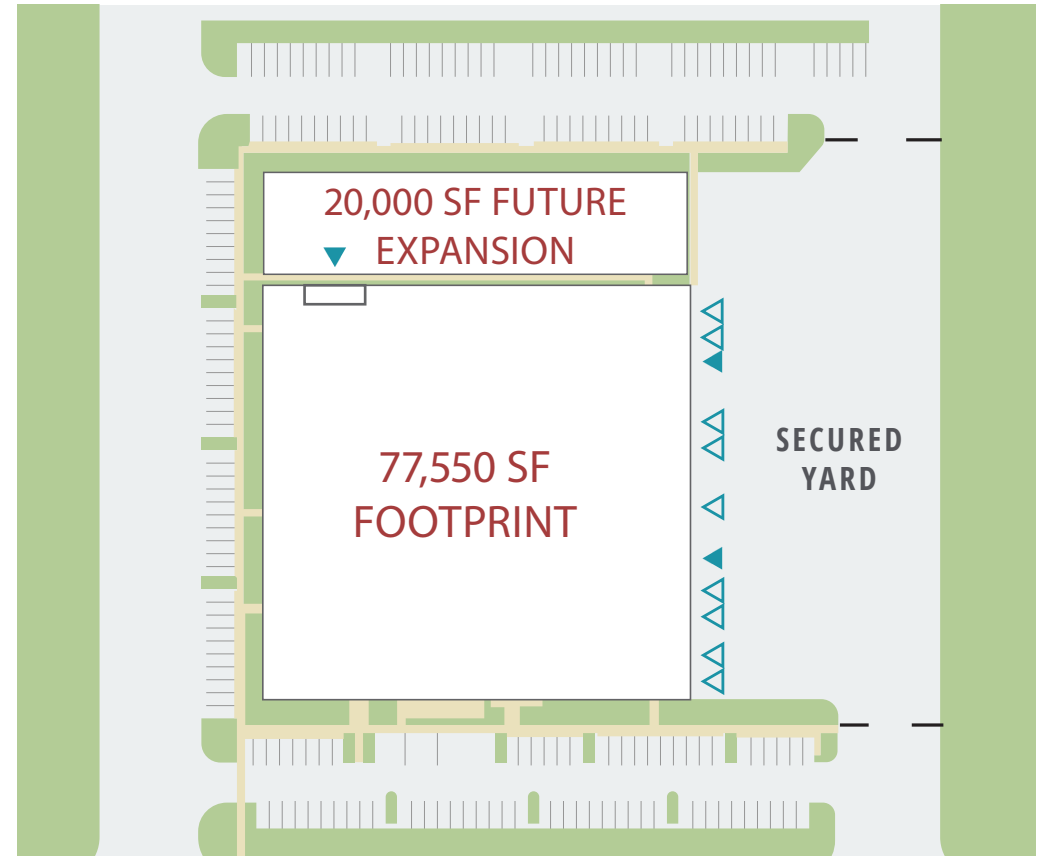
MARYSVILLE INNOVATION CENTER

SITE PLAN

▲ GRADELEVEL ▲ DOCK-HIGH



*Mezzanine square footage can be reduced



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AVAILABLE FOR LEASE

PROJECT SUMMARY

BUILDING SIZE / SITE SIZE

106,833 SF:

Footprint: 77,550 SF

Mezzanine: 29,283 SF

SITE SIZE:

6.11 Acres (266,012 SF)

POWER:

4,000 Amps

CLEAR HEIGHT:

36'

PARKING:

200 Stalls

TRUCK COURT & LOADING:

9 Dock-high with 40,000 lb levelers.

3 oversized grade level.

Fully secured truck court with key card access and automated gates.

CONSTRUCTION:

Insulated panel construction

ZONING:

General commercial and located within the Cascade Industrial Center

HVAC:

Robust HVAC infrastructure on roof ready for hookup and distribution (179 ton system)

GENERATOR:

400kW diesel generator located on site

FIRE PROTECTION:

Fully sprinklered EFSR system

WAREHOUSE SLAB:

In/under slab improvements possible as slab has not been poured. Reinforced 7" slab planned and ready for construction

MEZZANINE STRUCTURE:

29,283 SF heavy manufacturing mezzanine. Crane compatible with 3-ton crane system rating under mezzanine. Mezzanine SF can be reduced.

ACCESS:

Easy access to I-5 via 116th St. NE or 172nd St NE

LEASE RATES/SALE PRICE:

Inquire with Broker

DRIVE TIMES

PORT OF EVERETT

1.3 miles / 4 min

PAINE FIELD

12.4 miles / 19 min

SEA-TAC

45 miles / 50 min

EVERETT CBD

3.4 miles / 10 min

PORT OF SEATTLE

32 miles / 45 min

ARLINGTON

17.7 miles / 22 min

MARYSVILLE

3.6 miles / 6 min

SEATTLE CBD

31.3 miles / 40 min

BELLEVUE CBD

31.5 miles / 40 min



ACCESS / AMENITIES



PACIFIC NORTHWEST'S

CASCADE INDUSTRIAL CENTER

Marysville Innovation Center is strategically located within Cascade Innovation Center in Marysville, WA, which is a key hub for manufacturing and technology-driven industries. It supports businesses with a skilled manufacturing workforce, smart manufacturing practices, and access to emerging technologies. Strategically located, the center offers multi-modal transportation options, including highways, rail, deep-water seaport and nearby airports. With attractive tax incentives and an industry-friendly climate, it's an ideal location for fostering innovation, economic growth, and cost-effective operations.

 **CASCADE INDUSTRIAL CENTER**

