

FOR LEASE OR SALE | 77,550 SF – 106,833 SF

MARYSVILLE INNOVATION CENTER

4201 156th Street NE | Marysville, WA 98271



BUILDING HIGHLIGHTS

- New construction. Never occupied. Fully insulated metal panel construction with 36' clear height
- Flexibility
 - » Opportunity to add 20,000 SF of shell warehouse – planned and designed
 - » In/under slab improvements possible as slab has not been poured
 - » Mezzanine square footage can be reduced
- Fully secure, key card access loading / truck court area
- Close proximity to the proposed and fully funded upgrade of I-5 / 156th Street NE interchange
- Excellent building signage opportunity



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The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.

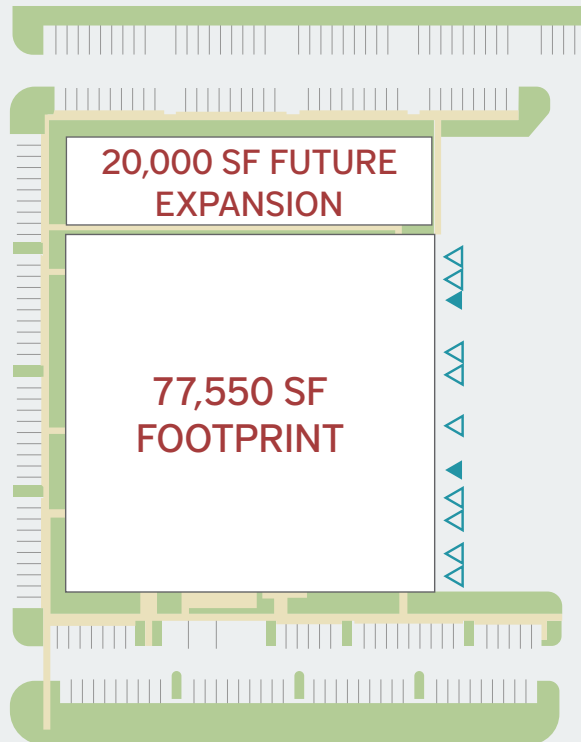
BUILDING SPECIFICATIONS

| | |
|------------------------|--|
| Building Address | 4201 156th St. NE, Marysville, WA |
| Building Size | 106,833 SF: 77,550 SF footprint + additional 29,283 SF of second floor heavy manufacturing mezzanine space. Mezzanine square footage can be reduced. |
| Clear Height | 36' |
| Parking | 200 stalls |
| Power | 4,000 amps, 277/480 volt, 3-phase On-site 400kW generator |
| Loading | 9 dock-high with 40,000 lb levelers 2 oversized grade level doors Fully secure truck court |
| Fire Protection | Fully sprinklered EFSR system |
| HVAC | Robust HVAC infrastructure on roof ready for hookup and distribution (179 ton system) |
| Crane Compatible | 3-ton crane system rating under mezzanine |
| Zoning | General Commercial and located within the Cascade Industrial Center |
| Rates / Purchase Price | Inquire with broker |



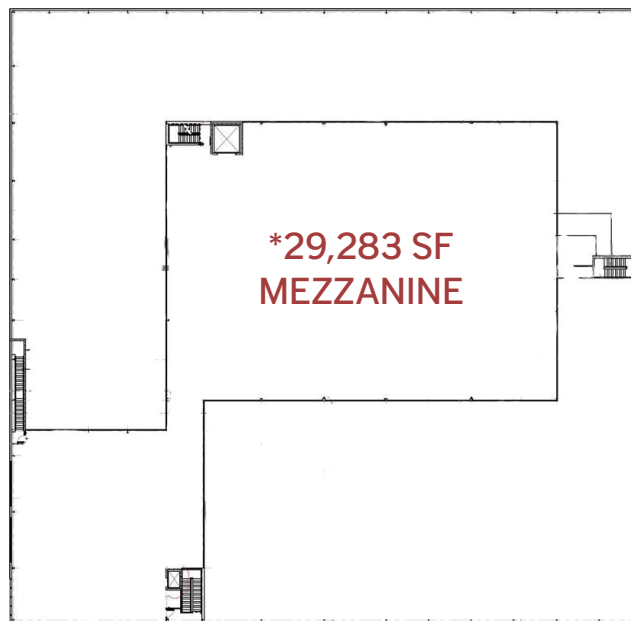
SITE PLAN & BUILDING

Site Plan



▲ Grade Level
△ Dock High

Floor Plan WITH MEZZANINE



*Mezzanine
square footage
can be reduced

PROPERTY OVERVIEW



MARYSVILLE INNOVATION CENTER

FUTURE PROPERTY ACCESS FROM I-5

Fully funded upgrade for I-5/156th Street NE interchange.

FUTURE I-5 INTERCHANGE

WALMART

SAFEWAY

LOWE'S

COSTCO

BEST BUY

TARGET

DICK'S SPORTING GOODS

STARBUCKS

MCDONALDS

SMOKEY POINT BLVD

531

INTERSTATE
5

