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# NEW CONSTRUCTION, SPECIALIZED INDUSTRIAL OPPORTUNITY

Elevate your business at Marysville Innovation Center. Featuring fully insulated metal panel construction, 36-foot clear height, 4,000 amps of power, and secure access, this state-of-the-art facility is strategically located within the Cascade Industrial Center. Customize your warehouse facility and take advantage of modern infrastructure for manufacturing or distribution uses.

#### **FEATURES**

- Never occupied. Fully insulated metal panel construction with 36' clear height
- 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 future I-5 / 156th Street NE interchange
- Excellent building signage opportunity
- 200 parking stalls
- HVAC equipment on site with capacity to provide full building climate control
- Located within the Cascade Industrial Center, providing attractive tax incentives.

77,550 - 106,833

4,000 AMPS

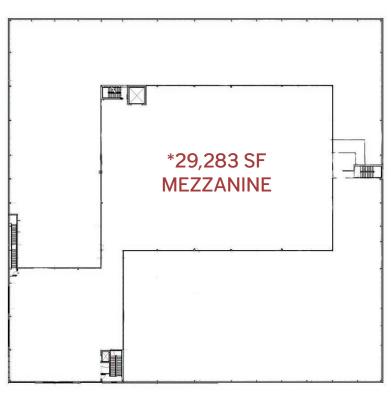
36'
CLEAR HEIGHT



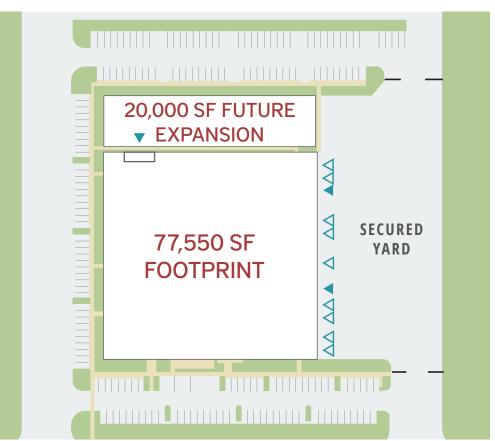
## MARYSVILLE INNOVATION CENTER

### SITE PLAN





\*Mezzanine square footage can be reduced





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#### AVAILABLE FOR LEASE

## PROJECT SUMMARY

#### BUILDING SIZE / SITE SIZE

106,833 SF: 77,550 SF footprint + additional 29,283 SF of second floor heavy manufacturing mezzanine space 6.11 Acres

#### POWER:

4,000 Amps

#### CLEAR HEIGHT:

36'

#### PARKING:

200 Stalls

#### TRUCK COURT & LOADING:

Fully secured truck court 9 Dock-high doors with 40,000 lb elevators. 3 oversized grade level doors

#### 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 tou system)

#### FIRE PROTECTION:

Fully sprinklered EFSR system

#### WAREHOUSE SLAB:

In/under slab improvements possible as slab has not been paved. 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:

Off of I-5 via Marine View Drive (from South) / SR-529 (from North)

#### LEASE RATES:

Inquire with Broker

#### 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

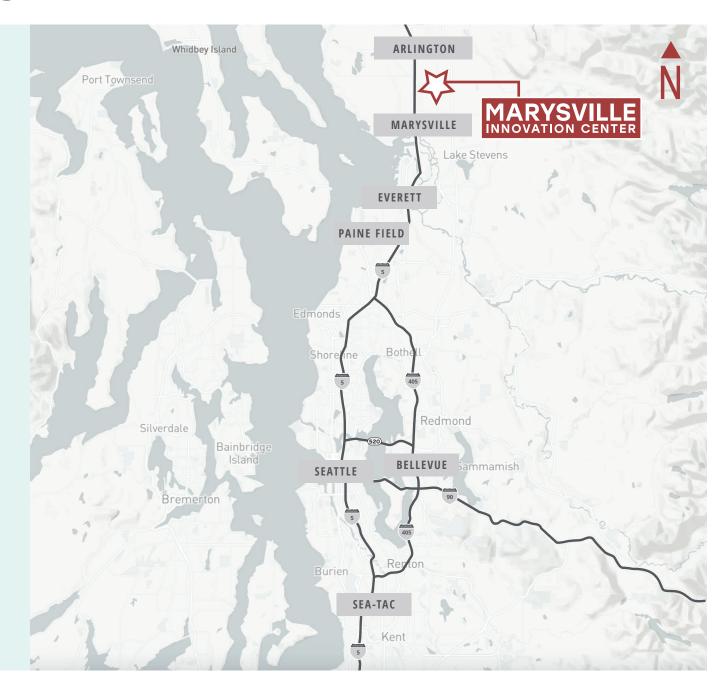
3.6 miles / 6 min

SEATTLE CBD

31.3 miles / 40 min

BELLEVUE CBD

31.5 miles / 40 min



## ACCESS/ AMENITIES



## 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 advanced 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.





