



16015 51ST Avenue Northeast
Marysville, WA 98271



A 4,156,000 SF masterplanned business park consisting of 9 buildings on 426 acres in Arlington and Marysville, WA. Cascade Business Park is located in Snohomish County's Cascade Industrial Center, the region's hub for manufacturing and logistics innovation. The first phase, Building 1, broke ground in 2021 and is now leased. Site work is underway on the rest of the project.



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Project Details

Site Size	426 acres
City	Arlington & Marysville
County	Snohomish
Zoning	LI City of Marysville, LI, GC City of Arlington
Total Proposed Development	4,156,000 SF over 9 buildings

Drive Times

Port of Everett	20 minutes
Paine Field	27 minutes
Port of Seattle	50 minutes
Port of Tacoma	1 hour 23 minutes
Vancouver BC	2 hours

Highway 531 has plans to be widened



Well-capitalized and highly experienced landlord/developer with deep in-house engineering expertise. Founded in 2012, NorthPoint has developed ±90.7 million SF in more than 23 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors.

Site Advantages



Opportunity Zone tax incentives, efficient permitting, industry friendly climate

[More information](#)



Skilled Workforce Snohomish county has the highest concentration of advanced manufacturing on the West Coast



Excellent Access to I-5 from exits 202 and 206



Global Connection Paine Field and offers domestic flights and Seattle-Tacoma International Airport offers global flights



Port of Everett the 5th largest port on the West Coast only 20 minutes away



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

[View Labor Report](#)



Innovation Hub Cascade Industrial Center, the region's hub for manufacturing and logistics innovation

[More information](#)



Zoning Light Industrial City of Marysville, Light Industrial and General Commercial City of Arlington

[View Marysville use matrix](#)

[View Arlington use matrix](#)

