



16015 51ST Ave. NE Marysville, WA 98271

## FOR LEASE

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. Building 1 is the first phase breaking ground in 2021.

OWNED BY:



## BUILDING 1

<b>Total SF</b>	±245,619 SF
<b>Office SF</b>	BTS
<b>Loading Doors</b>	25 dock-high (29 future) 2 grade-level
<b>Clear Height</b>	36'
<b>Sprinkler</b>	ESFR
<b>Column Spacing</b>	52' x 50'
<b>Speed Bay</b>	52' x 60'
<b>Parking Stalls</b>	±244 spaces
<b>Trailer Stalls</b>	±71 spaces
<b>Delivery</b>	Q4 2021



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## Project Details

## Drive Times

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

<b>Port of Everett</b>	20 minutes
<b>Paine Field</b>	27 minutes
<b>Port of Seattle</b>	50 minutes
<b>Port of Tacoma</b>	1 hour 23 minutes
<b>Vancouver BC</b>	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

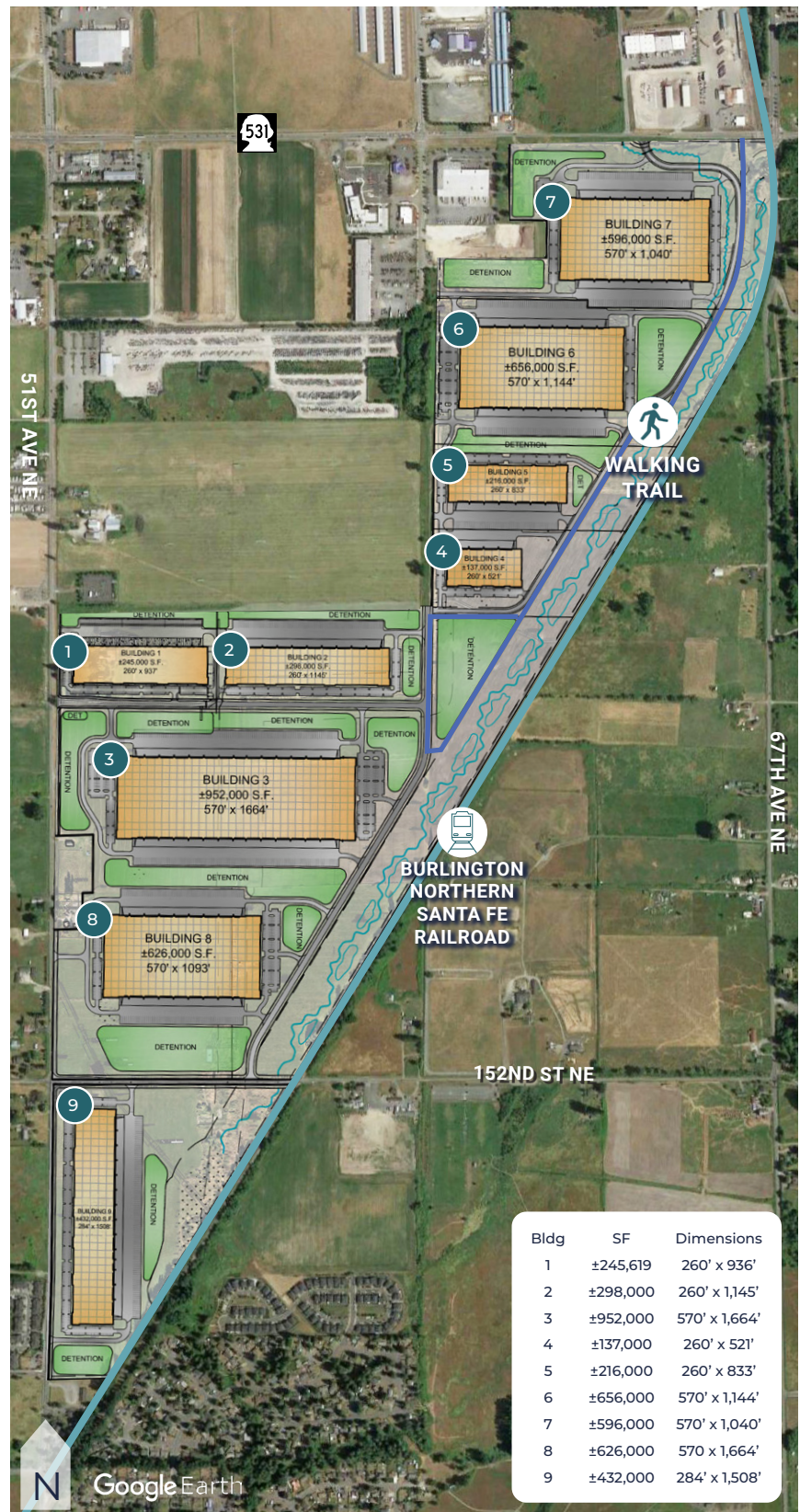
[More information](#)

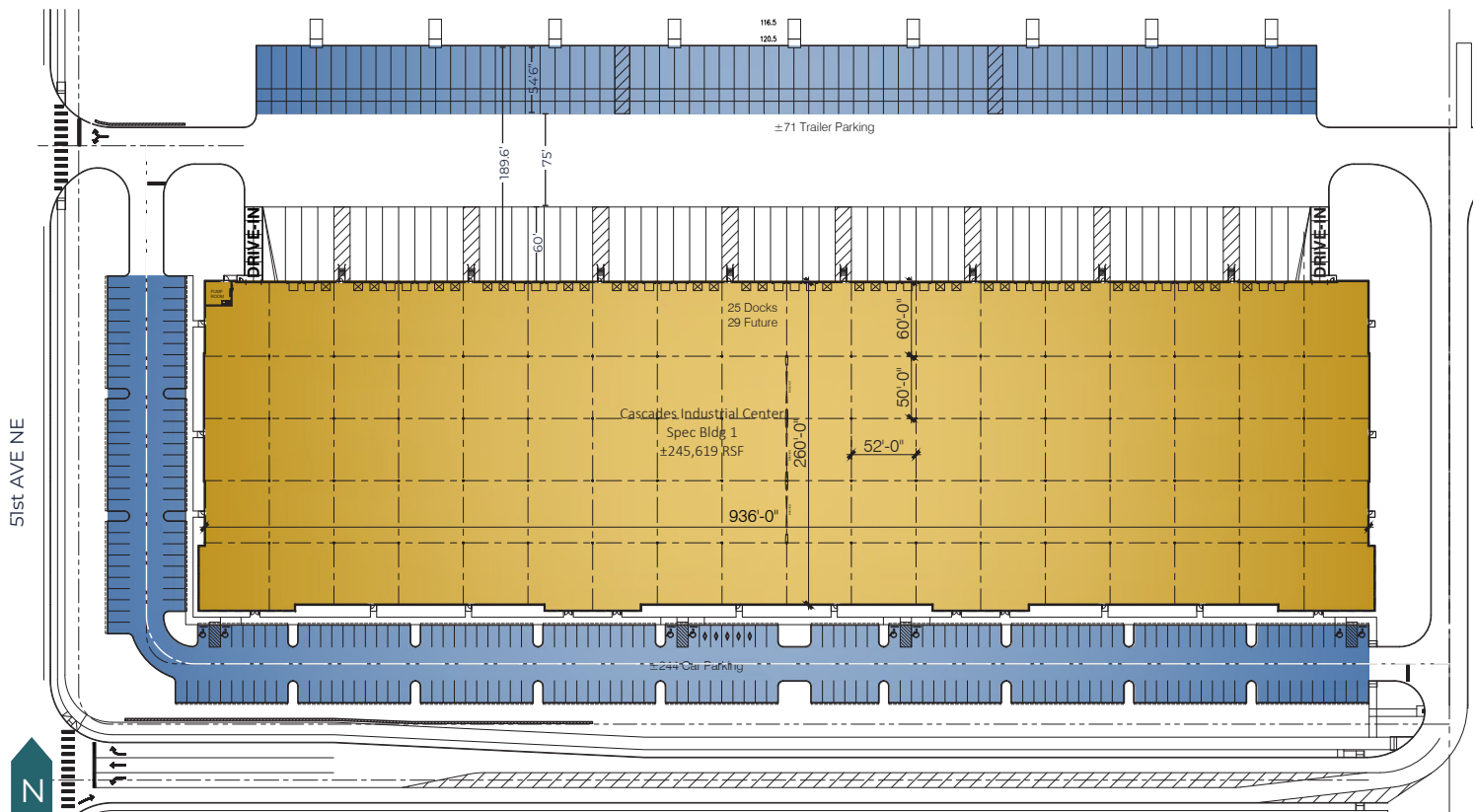


**Zoning** Light Industrial City of Marysville, Light Industrial and General Commercial City of Arlington

[View Marysville use matrix](#)

[View Arlington use matrix](#)





## BUILDING 1 SPECIFICATIONS

<b>Total SF</b>	±245,619 SF	<b>Truck Court</b>	135' depth
<b>Office SF</b>	BTS	<b>Lighting</b>	LED with motion sensors, 30 FC average; measured at 30" AFF
<b>Building Dimensions</b>	260' x 936'	<b>Floor Slab</b>	7" non-reinforced concrete, 4,000 PSI
<b>Loading Doors</b>	25 dock-high (29 future) 2 grade-level	<b>Construction</b>	100% Tilt Up Concrete
<b>Clear Height</b>	36'	<b>Estimated Delivery</b>	Q4 2021
<b>Sprinkler</b>	ESFR	<b>Pit Levelers</b>	45,000 lb
<b>Parking Stalls</b>	±244 spaces	<b>Column Spacing</b>	52' x 50'
<b>Trailer Stalls</b>	±71 spaces	<b>Speed Bay</b>	52' x 60'