

FOR SALE



First Time Offered on Market

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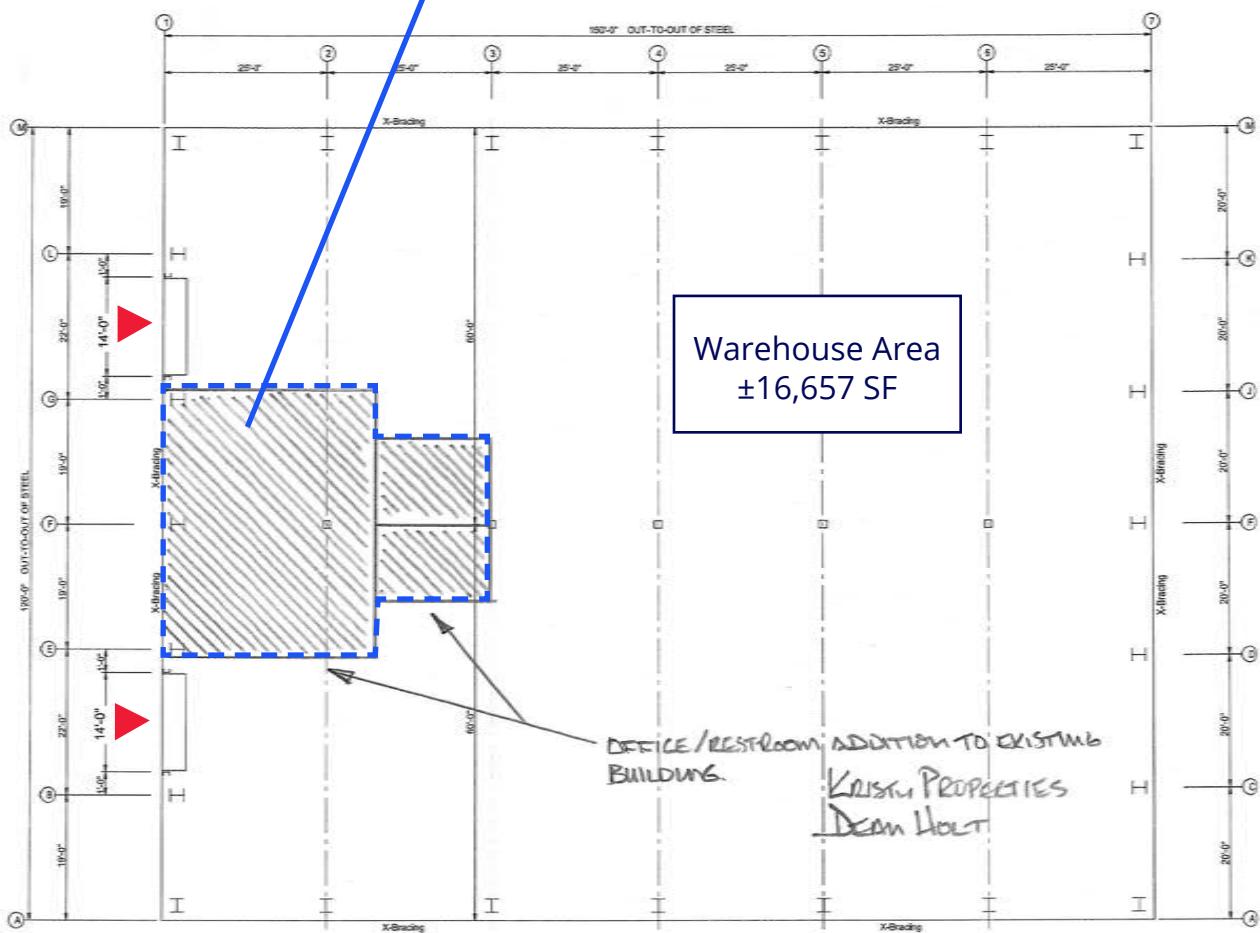
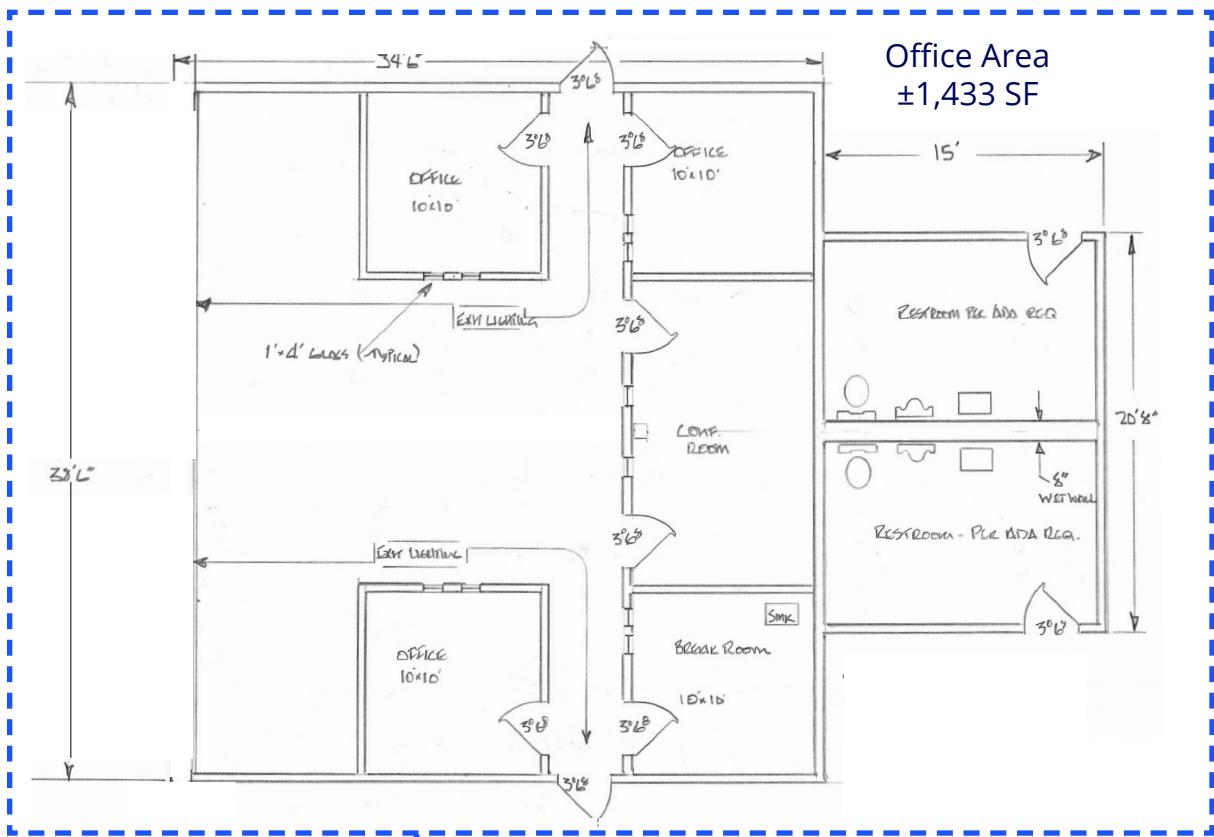
Standalone Warehouse – Ideal for Owner/User

4033 134th Street NE, Marysville, WA 98271

Property Features

- ±18,000 SF total on 1.0 acre lot (Built in 2021)
±1,433 SF office; ±16,657 SF warehouse
- Zoned Light Industrial ("LI", City of Marysville)
- Rare standalone property with 14 on-site parking stalls, fully fenced and secured lot with surplus area for outdoor storage
- Fully insulated and sprinklered building with 6" reinforced slab
- 400 amps 208v 3-phase power (existing conduit for future 480v service if desired)
- Two (2) automatic grade-level loading doors (12'x14')
- Immediate access to I-5 via 116th Street NE and future access via 156th Street NE
- Asking price: \$4,950,000.00 (\$275.00/SF)

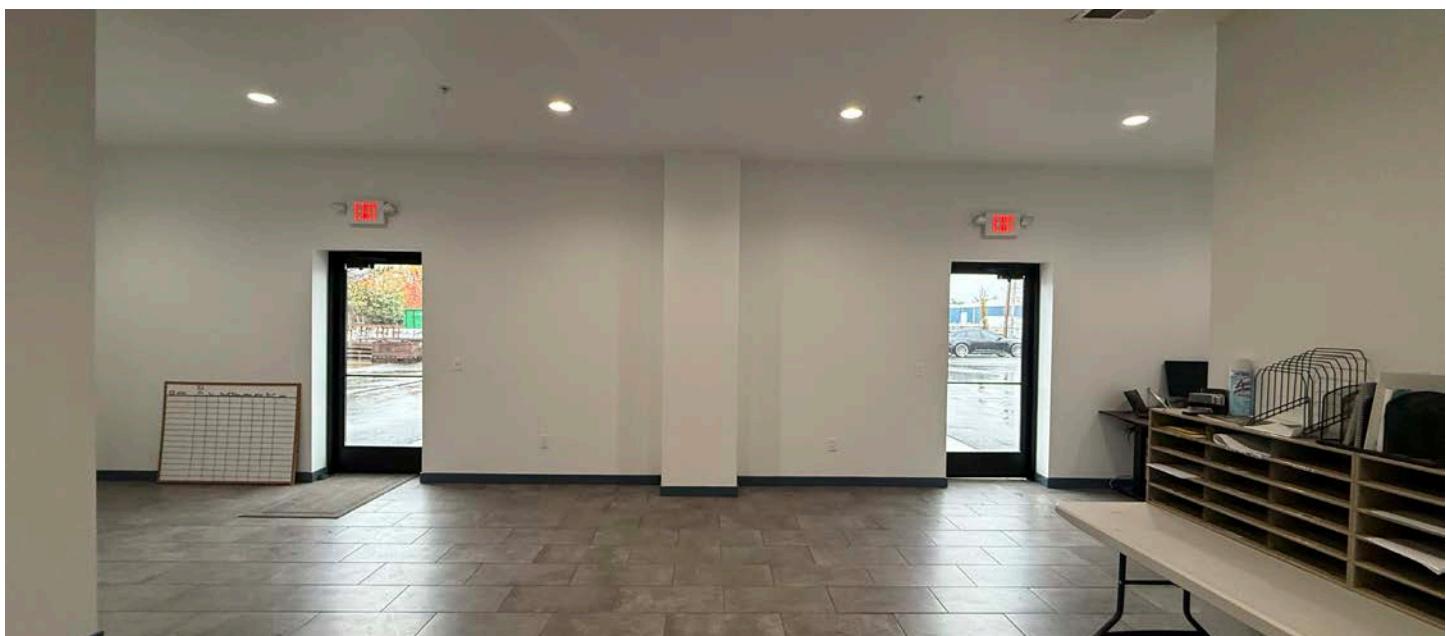
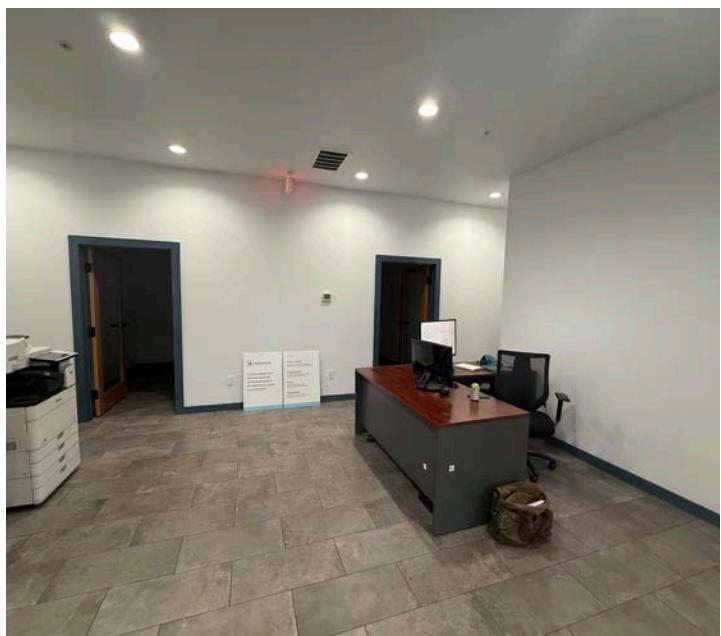
Building Floor Plan



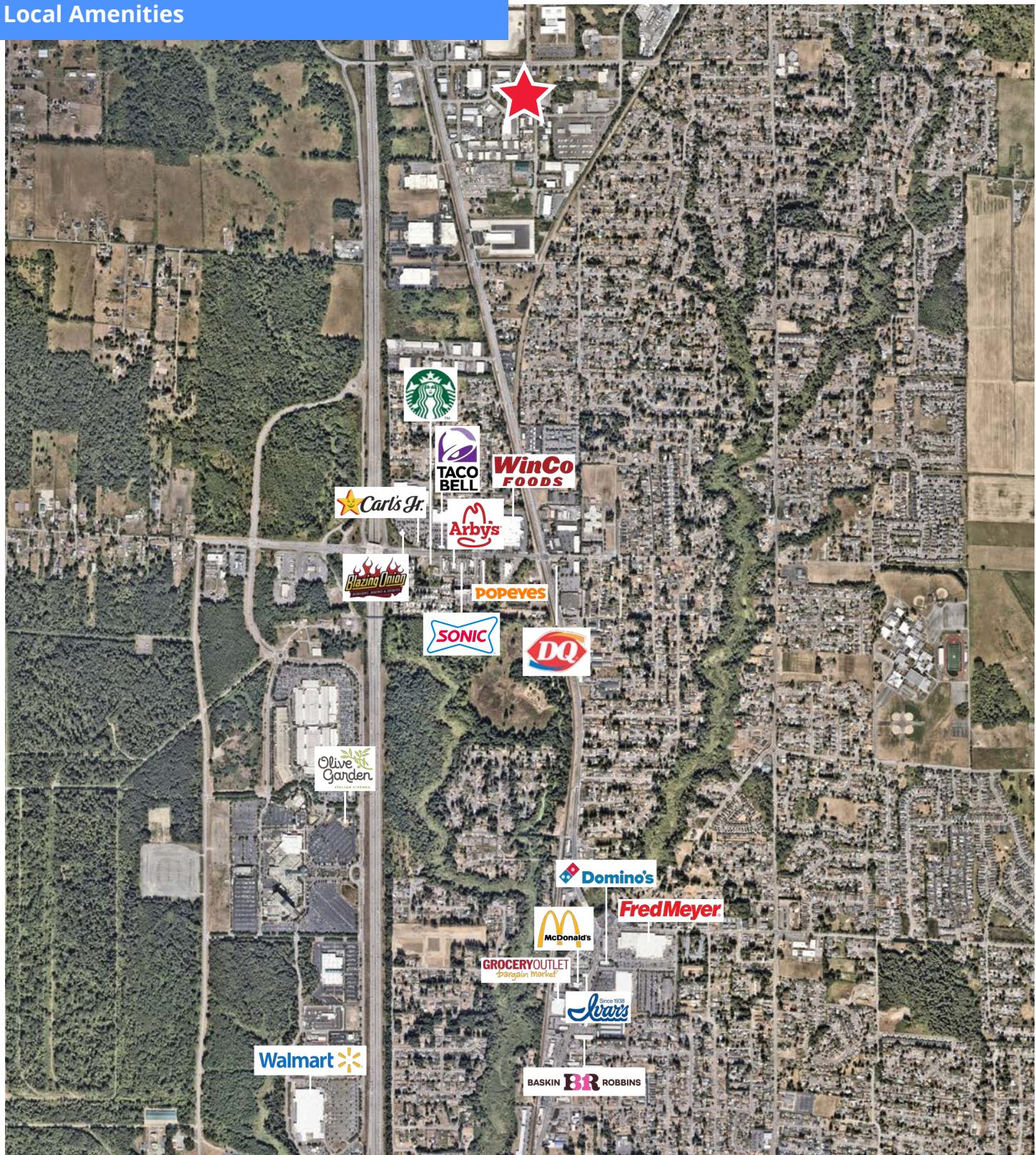
Building Exterior and Warehouse Photos



Building Exterior and Office Photos



Local Amenities



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