

FOR SALE



First Time Offered on Market

Talor Okada

Executive Vice President
+1 425 492 5145
talor.okada@colliers.com

Liam O'Kelley

Associate
+1 425 923 0208
liam.okelley@colliers.com



Colliers

11225 SE 6th St, Suite 240
Bellevue, WA 98004
colliers.com

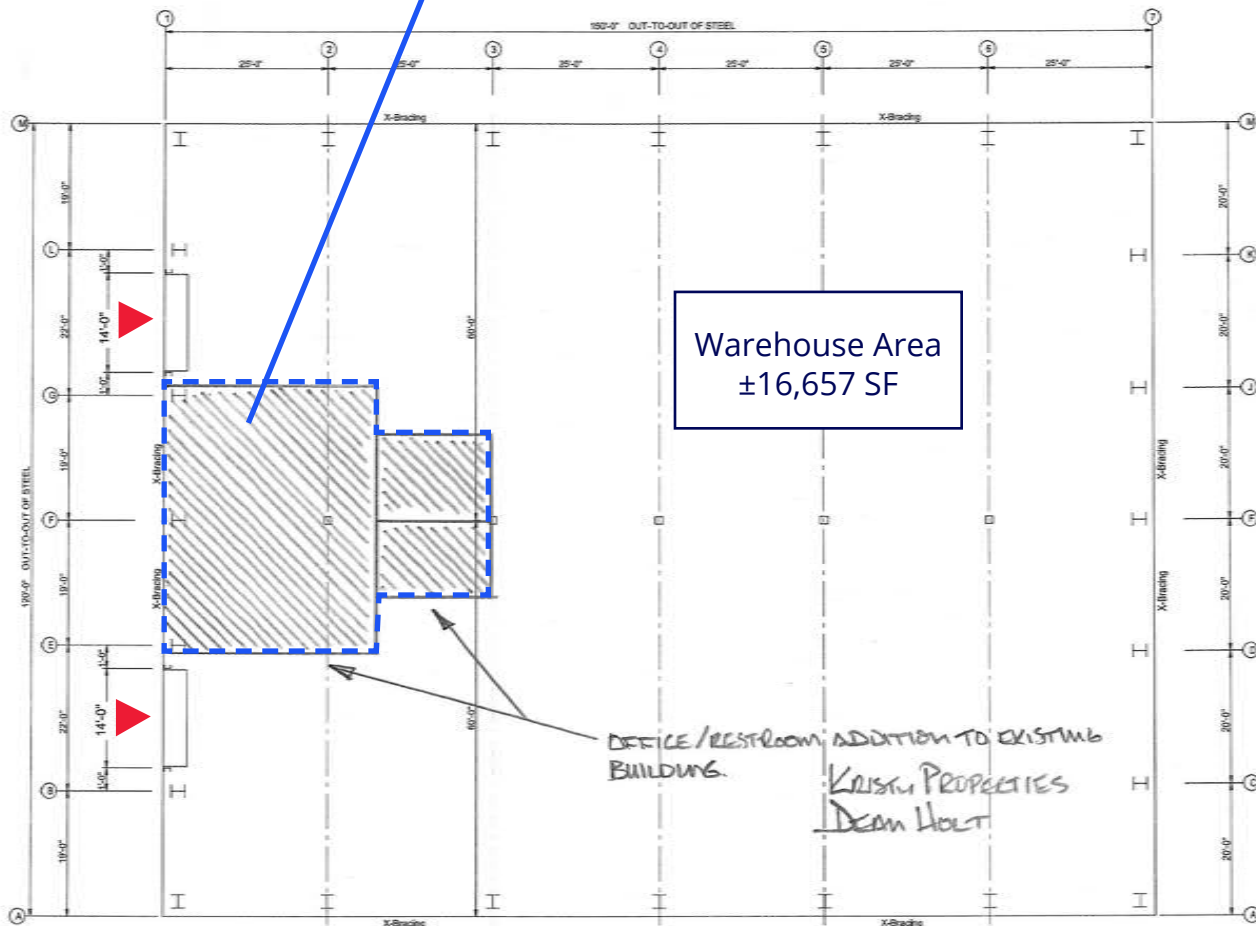
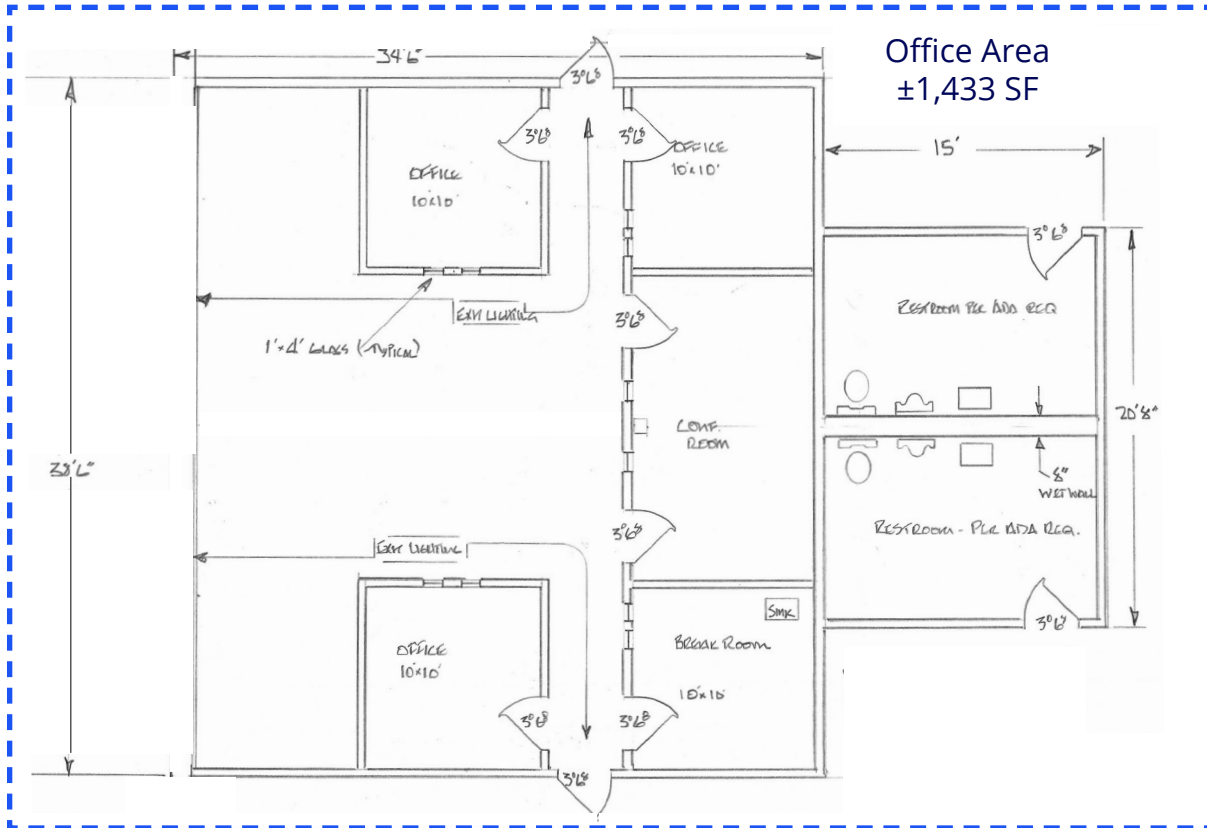
Standalone Warehouse – Ideal for Owner/User

4033 134th Street NE, Marysville, WA 98271

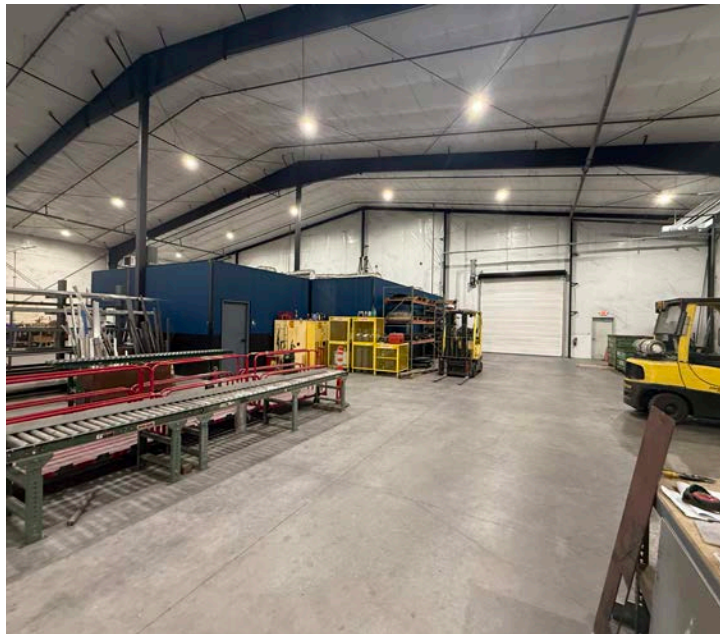
Property Features

- ±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)

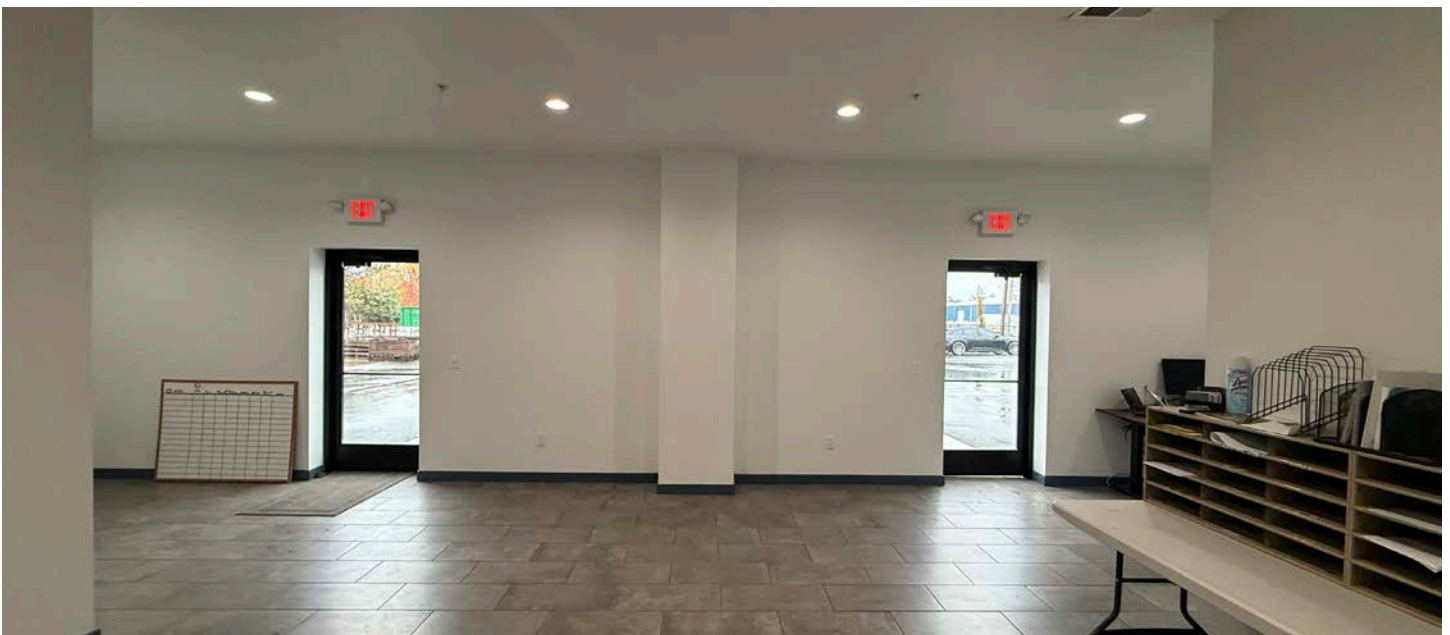
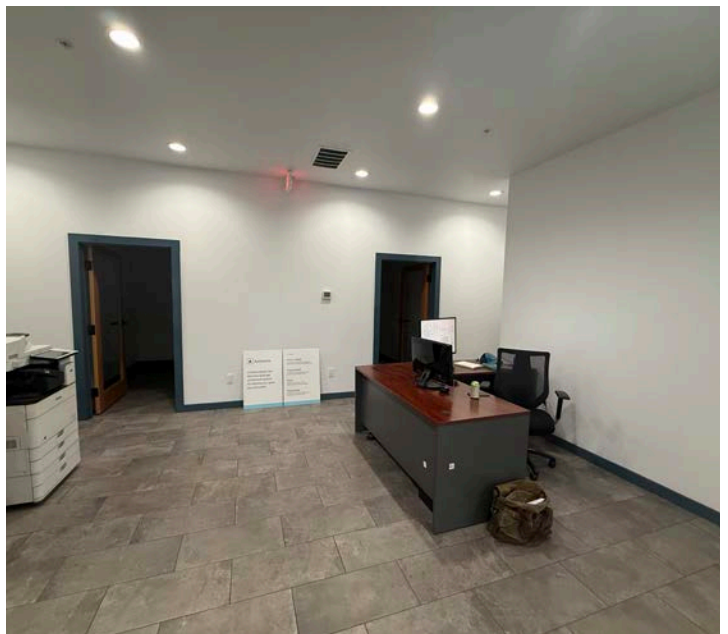
Building Floor Plan



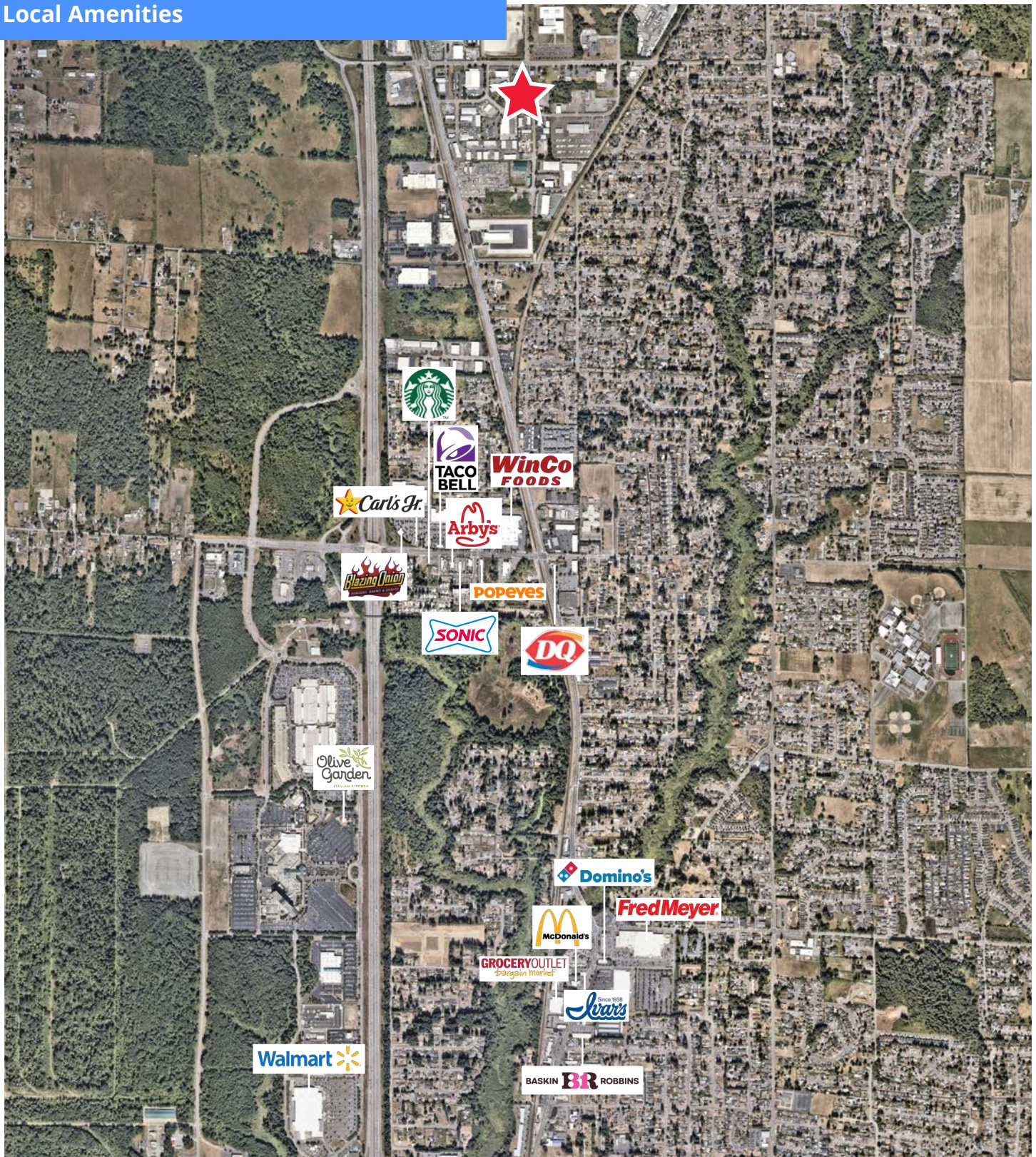
Building Exterior and Warehouse Photos



Building Exterior and Office Photos



Local Amenities



Colliers
11225 SE 6th St, Suite 240
Bellevue, WA 98004
colliers.com

Talor Okada
Executive Vice President
+1 425 492 5145
talor.okada@colliers.com

Liam O'Kelley
Associate
+1 425 923 0208
liam.okelley@colliers.com