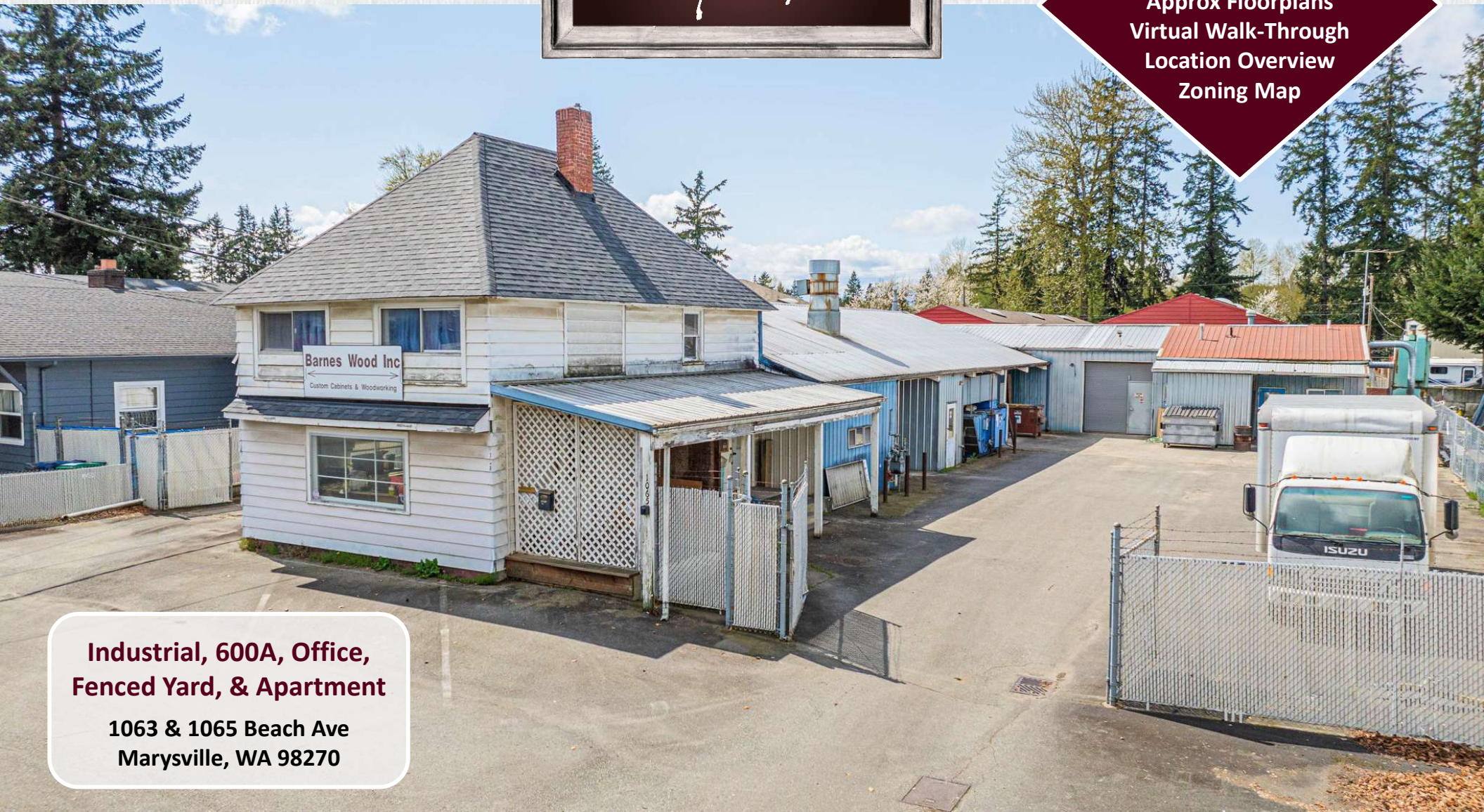




Offering Includes:  
Shop Details  
Approx Floorplans  
Virtual Walk-Through  
Location Overview  
Zoning Map



**Industrial, 600A, Office,  
Fenced Yard, & Apartment**

**1063 & 1065 Beach Ave  
Marysville, WA 98270**

[WWW.INVESTMENTNW.COM/1063](http://WWW.INVESTMENTNW.COM/1063)



# BARNES WOOD - COMMERCIAL

## 6712 SF Industrial w/ Yard, Office & Apartment

**1063 & 1065 Beach Ave | Marysville, WA**

Flexible industrial asset featuring 5,584 SF warehouse/shop with 9'6" clear height, (2) GL doors, paint booth, and 3-phase power (600 amps via 3x200A panels). Includes 240 SF office, 888 SF 1BD/1BA apartment, and 5,000± SF secure yard. Zoned Downtown Commercial in City of Marysville's Master Plan on 0.39 acres with 90' frontage x 187' depth. 10 total parking stalls (5 front + 5+ fenced yard). Sprinklers in shop; fire hydrant on corner; underground stormwater basin in place.

Gas forced air in office/apartment. 2 Reznor heaters in warehouse. Ideal for logistics, trades, fabrication, or owner-user seeking live/work or rental income. Excellent freeway access via I-5, Hwy 529 & SR-531. Near Boeing, Amazon, aerospace & medical hubs.

*Equipment may be available separately.*





# AERIAL VIEW





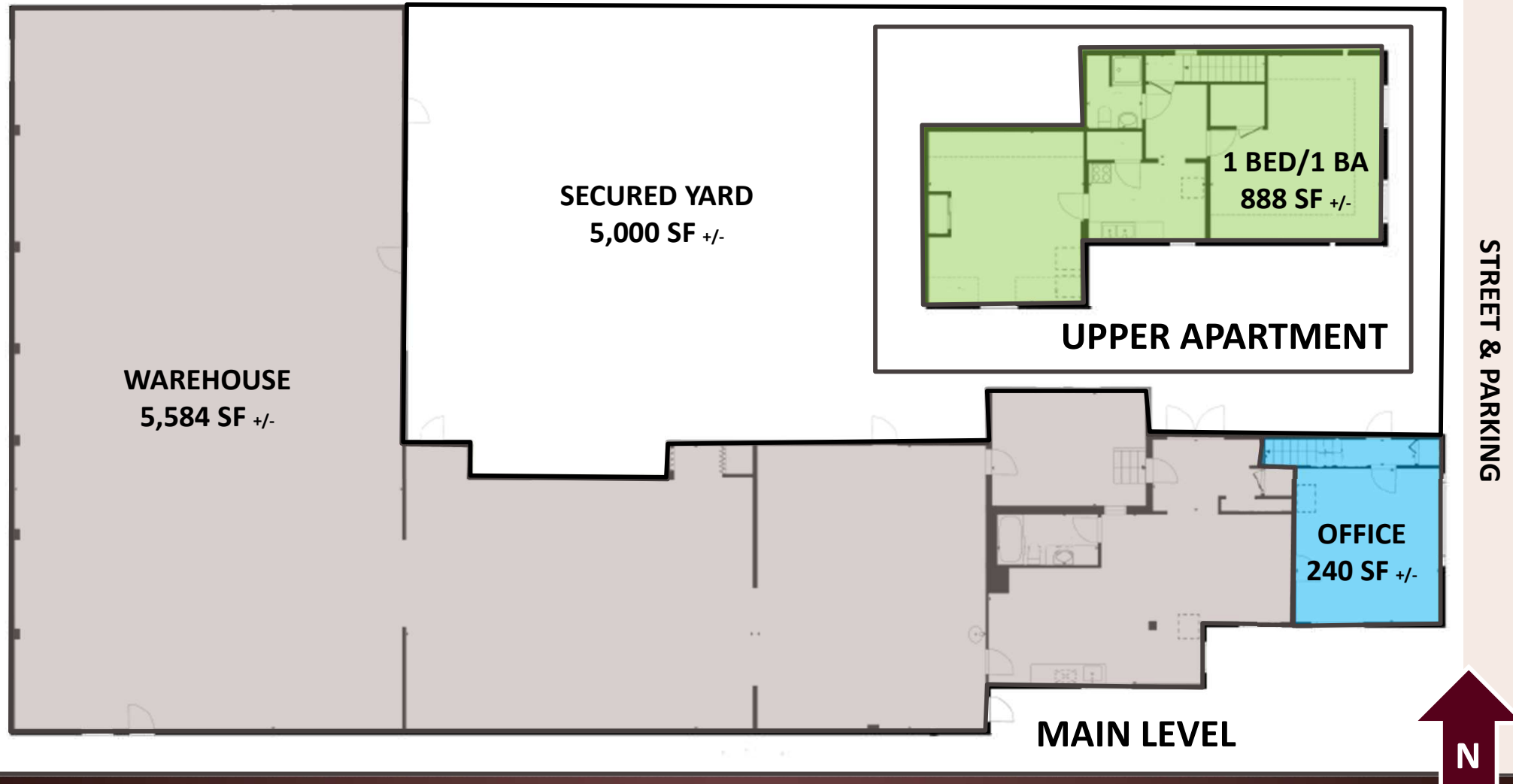
# BARNES WOOD - COMMERCIAL



## PROPERTY FEATURES

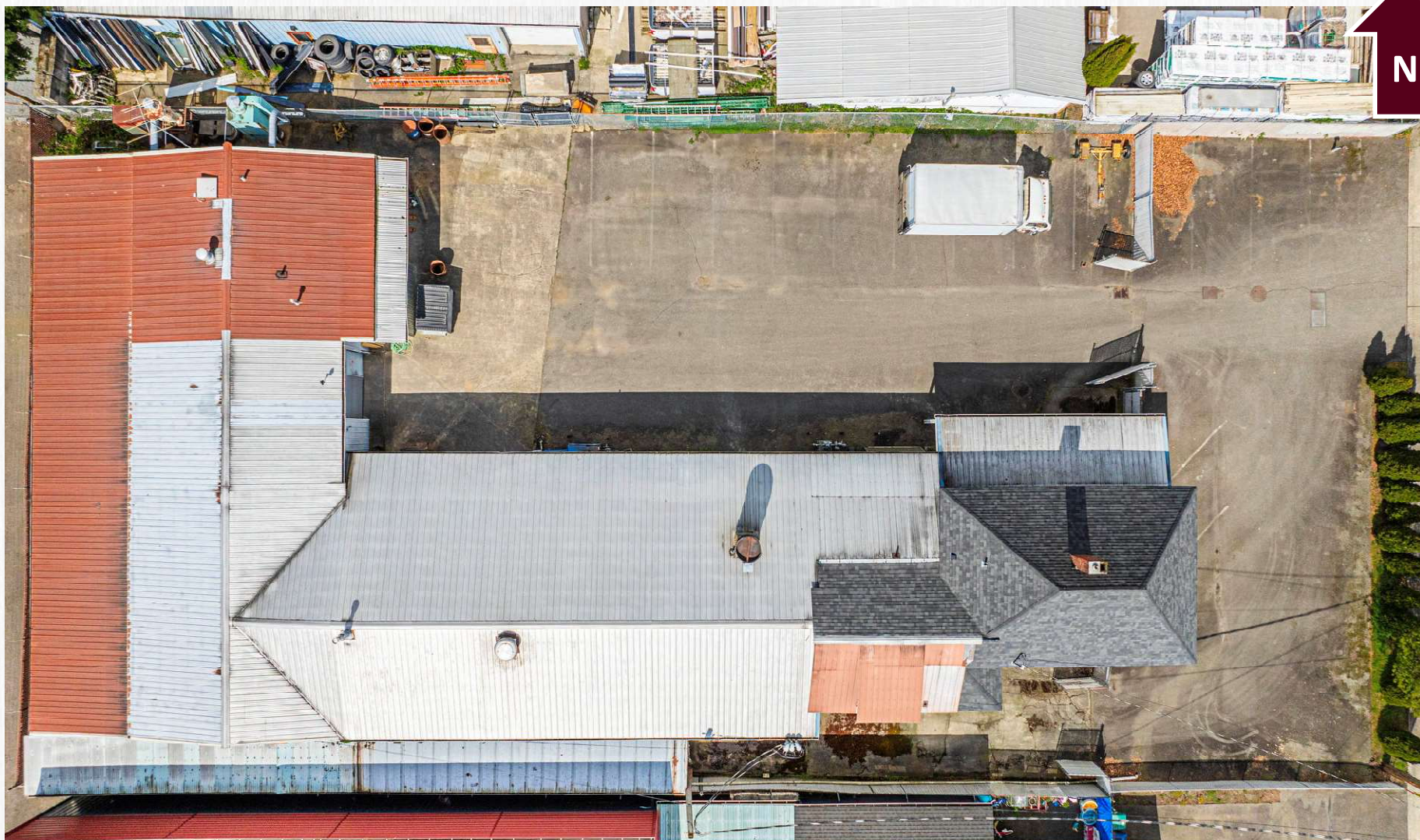
- 5,584 SF warehouse/shop
- 240 SF office
- 888 SF 1BD/1BA apartment
- Two grade-level roll-up doors
- 9'6" clear height | Paint booth in place
- 3-phase / 600-amp power (3 x 200A panels)
- Fire sprinklers in warehouse, fire hydrant onsite
- Gas forced air heat (office/apt), 2 Reznor heaters in shop
- 10 total parking stalls (5 front, 5+ in 5,000 SF secure yard)
- Underground stormwater basin
- Zoned Downtown Commercial – Marysville
- Strategically located with access to I-5, Hwy 529, & SR-531
- Excellent for trades, fabrication, logistics, contractor use
- Within Marysville's Master Planned Downtown Corridor
- Great potential for live/work or future redevelopment
- Optional equipment available with sale

# FLOORPLAN





# AERIAL VIEW





# BARNES WOOD - COMMERCIAL



## PROPERTY RECORDS:

<b>Address:</b>	<b>1063 &amp; 1065 Beach Ave</b>
	<b>Marysville WA 98270</b>
<b>Tax Parcel Number:</b>	005856-001-006-02
<b>Original Building:</b>	Main Floor 936 SF --240 SF office, 696 SF shop 2 <sup>nd</sup> Floor 1BD Apartment 888 SF
<b>Connected 2<sup>nd</sup> Building:</b>	Warehouse/Shop 4,888 SF
<b>Gross Building Area:</b>	<b>Total Square Feet 6,712 SF</b>
<b>Apartment:</b>	1 bedroom, 1 bath
<b>Commercial Baths:</b>	1 bath
<b>Heating:</b>	Gas Forced Air in office/apt; (2) Reznor-shop
<b>Power:</b>	<b>3 phase, 600 amps with (3) 200amp panels</b>
<b>Lot Size:</b>	0.39 Acres, approx. 90' frontage, 187' deep
<b>Year Built:</b>	1912 Original, 1979 Additional Building
<b>Construction/Siding:</b>	Wood framed, metal clad
<b>Fire Suppression:</b>	Sprinklers in shop, not in office or apartment
<b>2025 Taxes:</b>	\$4,409
<b>Parking:</b>	<b>10 stalls with 5 cars front + 5,000 SF +/- yard</b>
<b>Sewer/Storm:</b>	Drainfield underground in front of house
<b>Storm:</b>	Storm water basin underground in front
<b>Fire:</b>	<b>Sprinklers in shop</b> , not in office or apartment Fire hydrant at north corner
<b>Jurisdiction, Zoning:</b>	<b>City of Marysville, Downtown Commercial</b>



# BARNES WOOD - COMMERCIAL





# BARNES WOOD - COMMERCIAL





# BARNES WOOD - COMMERCIAL





# BARNES WOOD - COMMERCIAL



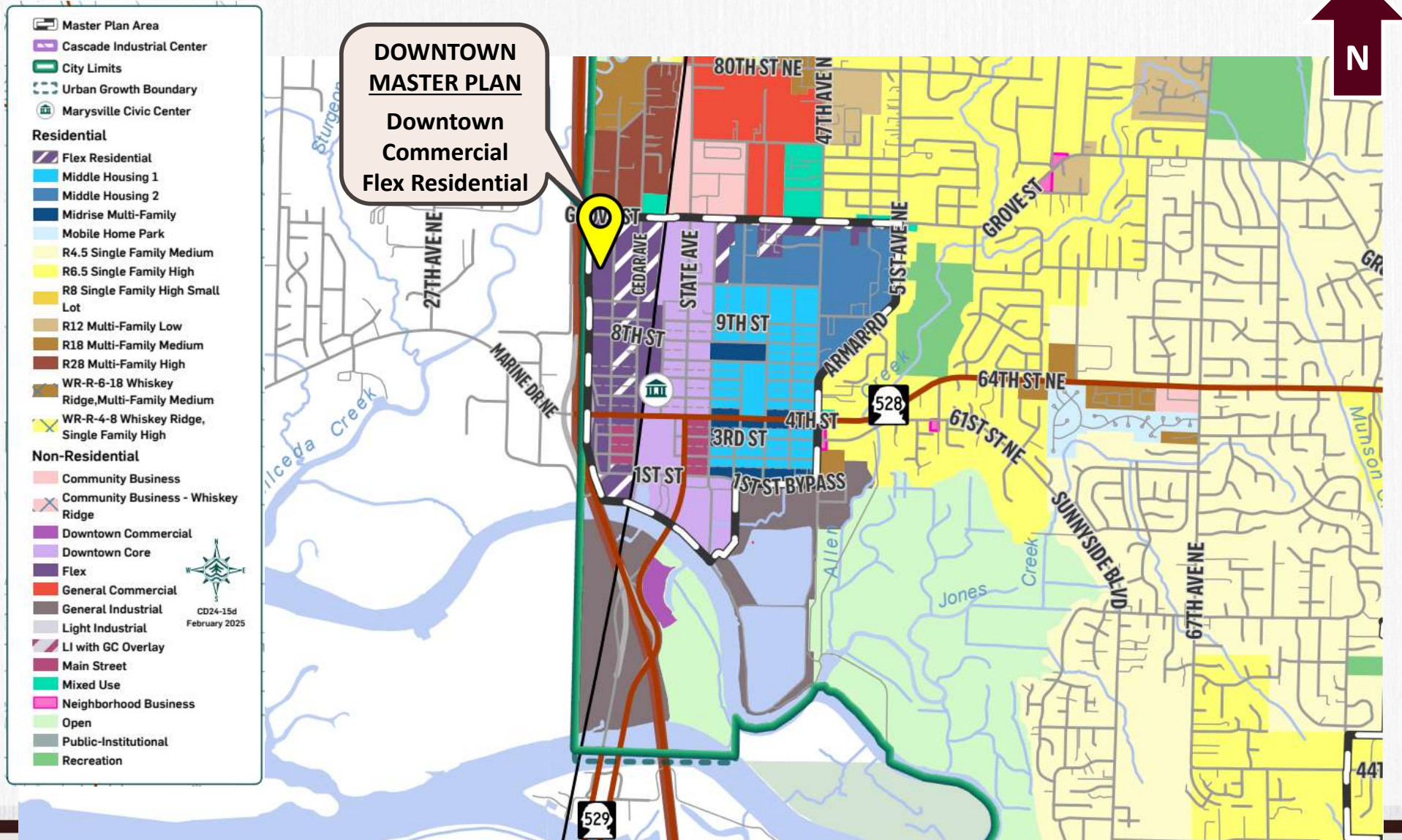


# BARNES WOOD - COMMERCIAL



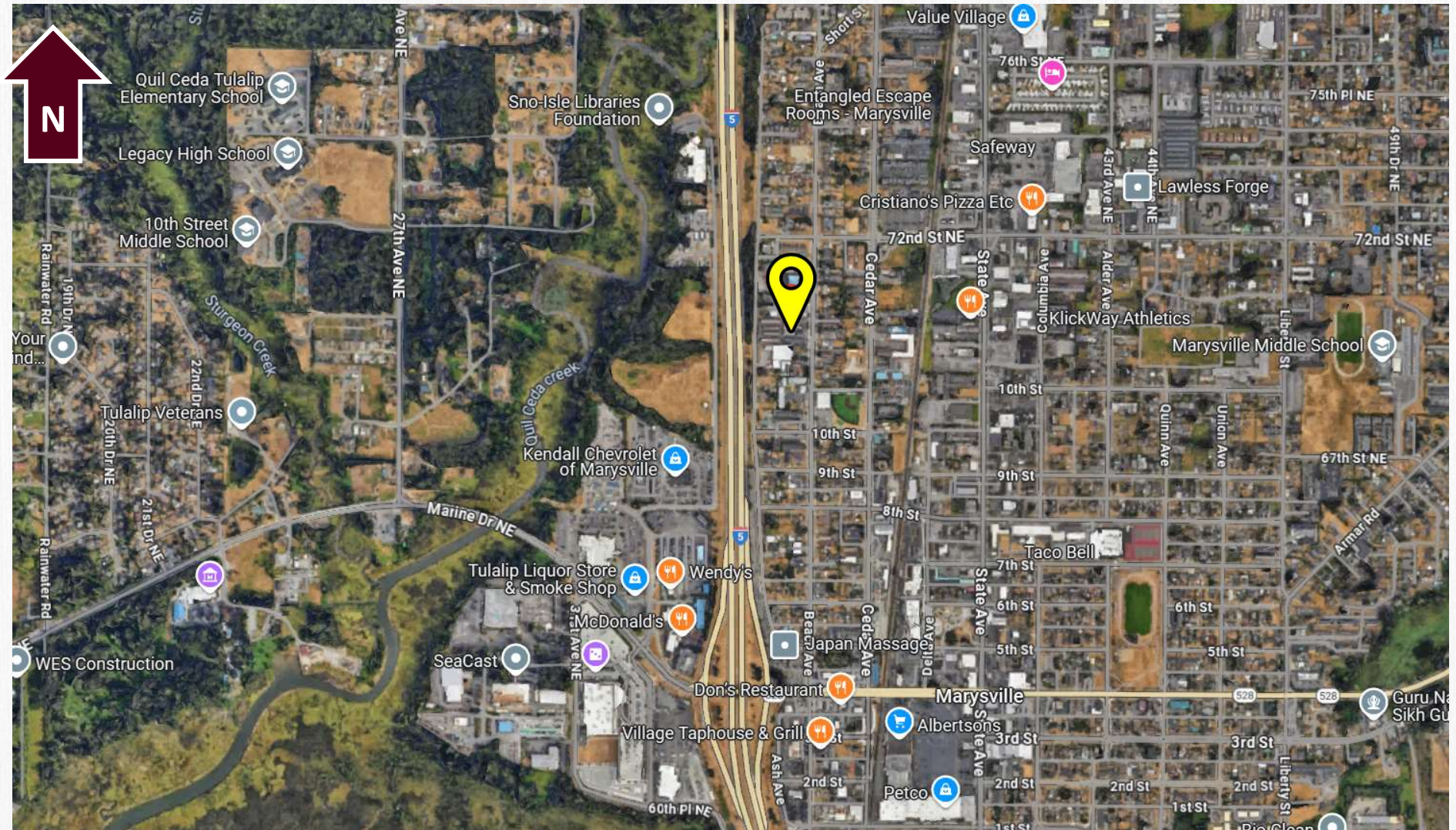


# DOWNTOWN MASTER PLAN





# BARNES WOOD - COMMERCIAL





# AVAILABLE EQUIPMENT





# AVAILABLE EQUIPMENT





# BARNES WOOD - COMMERCIAL

## Location Highlights:

**Access to Outdoor Activities:** Close to Ebey Waterfront Trail, Jennings Nature Park and Strawberry Fields Athletic Complex – ideal for employees and residents seeking post-work recreation.

**Prime Location in Marysville's Downtown Master Plan:** City of Marysville is primed for growth with proximity to transportation hubs, local amenities, and major employers in growing industries.

**Convenience and Accessibility:** Easy access to transportation routes including I-5, Hwy 529, SR-531, and ports, ideal for logistics, trades, and service-based businesses.

**Nearby Amenities and Services:** Surrounded by established trades, contractor yards, auto repair, and service vendors. Nearby restaurants, supply chain vendors, and transportation hubs provide daily convenience for teams onsite.

**Education and Commercial Services:** Minutes from major retail centers, banking, and commercial vendors. Plus many nearby schools and trade-related training centers support a stable local workforce.

**Strong Rental Market:** Industrial demand remains strong across Snohomish County. This versatile layout offering warehouse with loading, secure yard, office, and residential attracts a variety of tenants and users.

**Future Appreciation & Targeted Growth:** Near major employers like Boeing and Naval Station Everett, Amazon, surrounded by continued growth and redevelopment in City of Marysville supports strong rent growth potential & property appreciation.

***Act Fast! This location is primed for appreciation!***







## FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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**Windermere Real Estate/M2, LLC**

*Jen & Duane*

**WE NEGOTIATE FOR YOU! IT'S SIMPLE.**