

## Warehouse and office spaces for lease

### Talor Okada

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

### Rich Sander

Associate Vice President  
360 981 2543  
rich.sander@colliers.com

### Jack Heed

Associate  
425 412 0409  
jack.heed@colliers.com

11225 SE 6th St., Suite 240  
Bellevue, WA 98004  
425 453 4545  
colliers.com

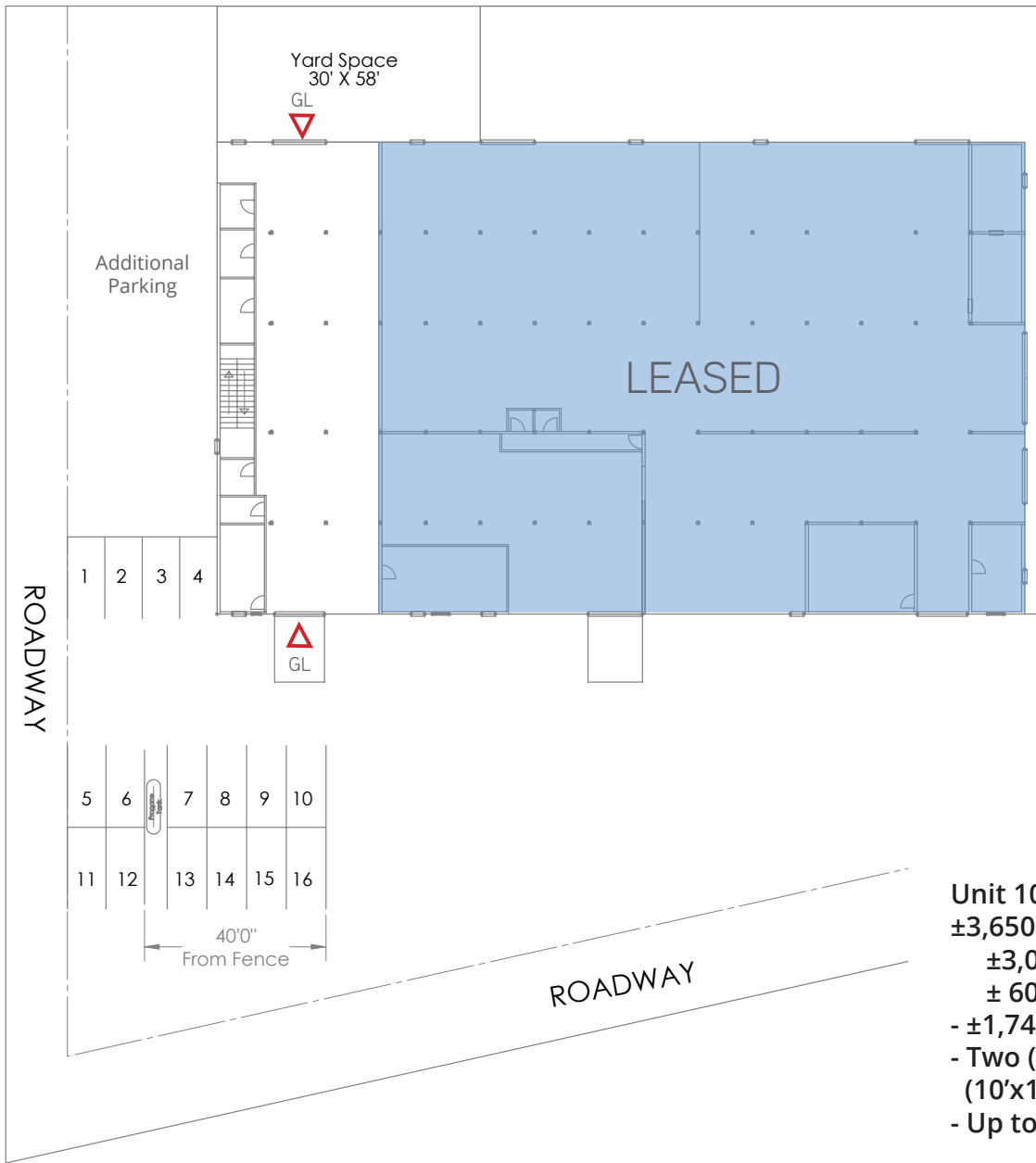
## 3511 Building

3511 136th Street NE, Marysville, WA 98271

### Property Highlights

- **+/- 6,326 SF Total Available**
- Unit 101:  $\pm 3,650$  SF ( $\pm 3,049$  SF Warehouse &  $\pm 601$  SF Office)
- Unit 201:  $\pm 2,676$  SF Office/Living Quarters
- Fully insulated and sprinklered warehouse space
- Clear Height: +/- 14' – 20'
- Loading: 2 grade-level doors with drive-thru ability
- Parking: up to 25 stalls, plus +/- 1,740 SF fenced and secured yard area
- Zoning: Light Industrial, City of Marysville
- Asking Rent: \$7,350 per month, plus utilities

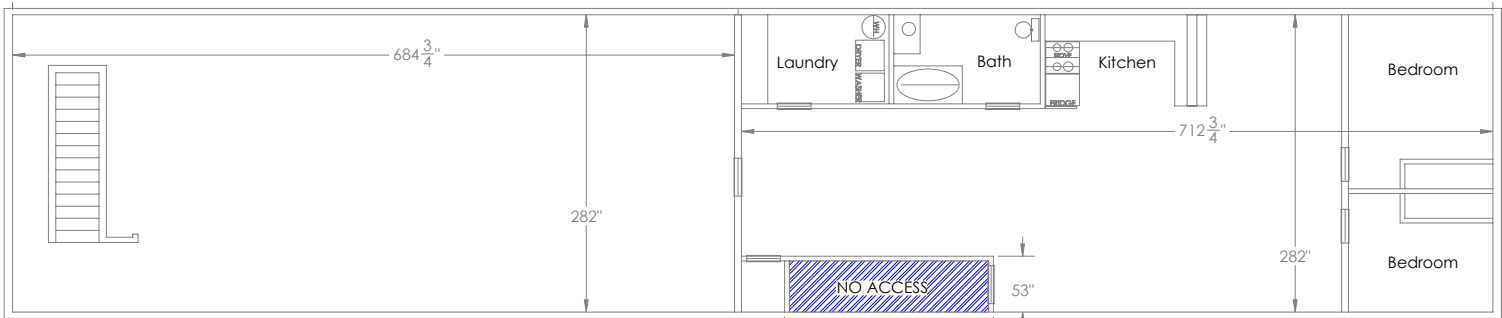
# 1st Floor Plan + Yard & Parking



- Unit 101:**  
±3,650 SF Total  
±3,049 SF Warehouse  
± 601 SF Office  
- ±1,740 SF Fenced Yard Area  
- Two (2) Grade-Level Doors (10'x12')  
- Up to ±25 parking stalls

# 2nd Floor Plan

Unit 201: -±2,676 SF Office Area





# Interior Photos



Unit 101



Unit 101



Unit 201



Unit 201



Unit 201



Unit 201

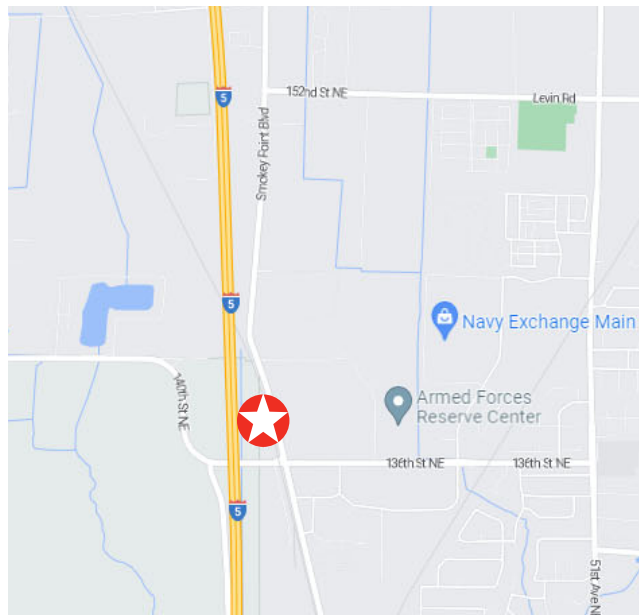




	1 Mile	5 Miles	10 Miles
Total Population	2,575	80,536	204,100
Average Age	35.7	35.8	36.0
Average Age (Male)	34.9	34.5	37.0
Average Age (Female)	37.6	37.4	37.0

HOUSEHOLDS & INCOME	1 Mile	5 Miles	10 Miles
Total Households	921	30,379	76,128
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$71,501	\$67,863	\$70,228
Average House Value	\$374,099	\$303,592	\$324,120

\* Demographic data derived from 2020 ACS - US Census



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