

TWIN LAKES LOGISTICS

203,892 SF

FOR LEASE

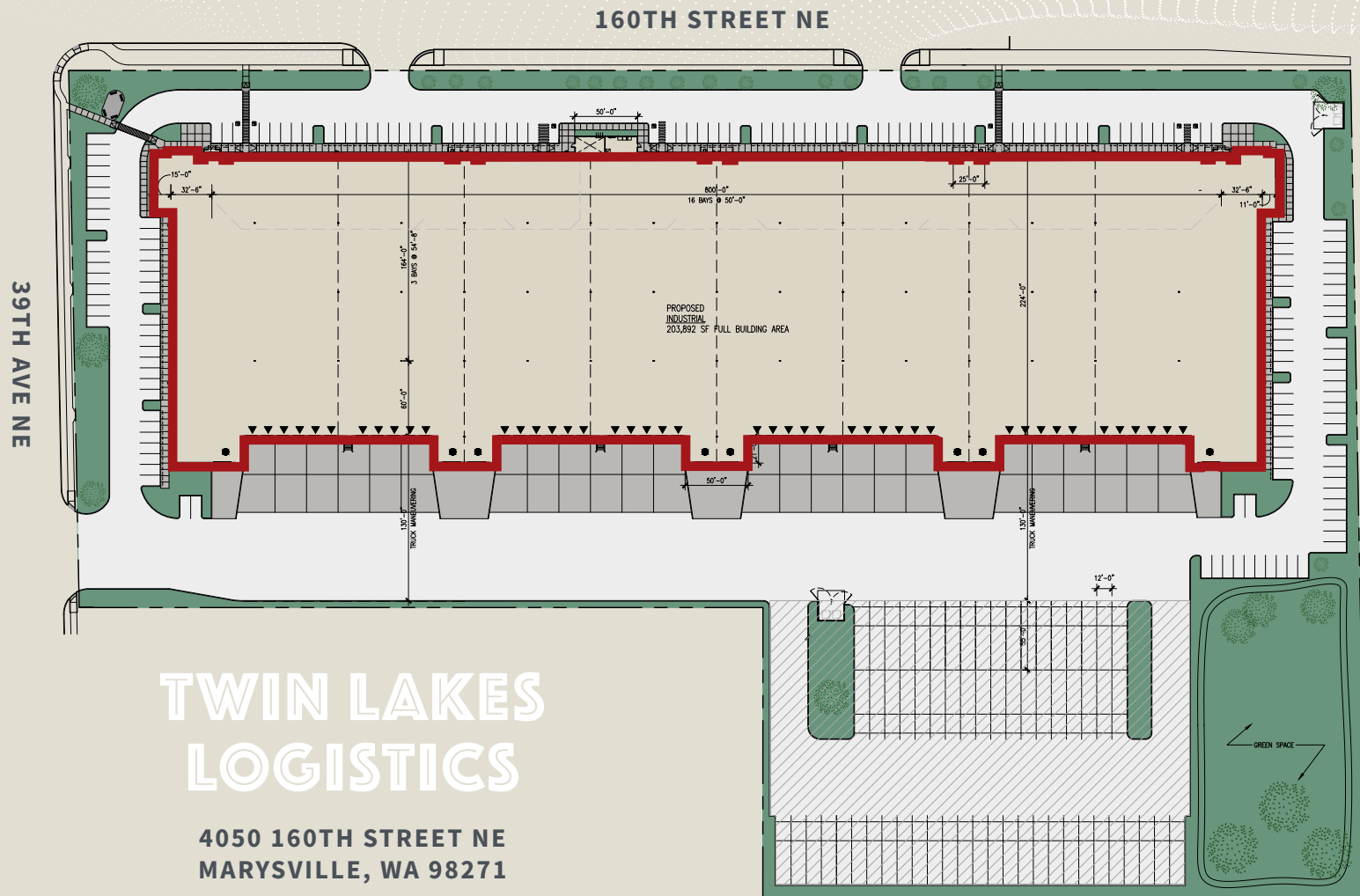


4050 160TH STREET NE
MARYSVILLE, WA 98271

www.twinlakeslogistics-industrial.com



PROPERTY SITE PLAN



TWIN LAKES
LOGISTICS

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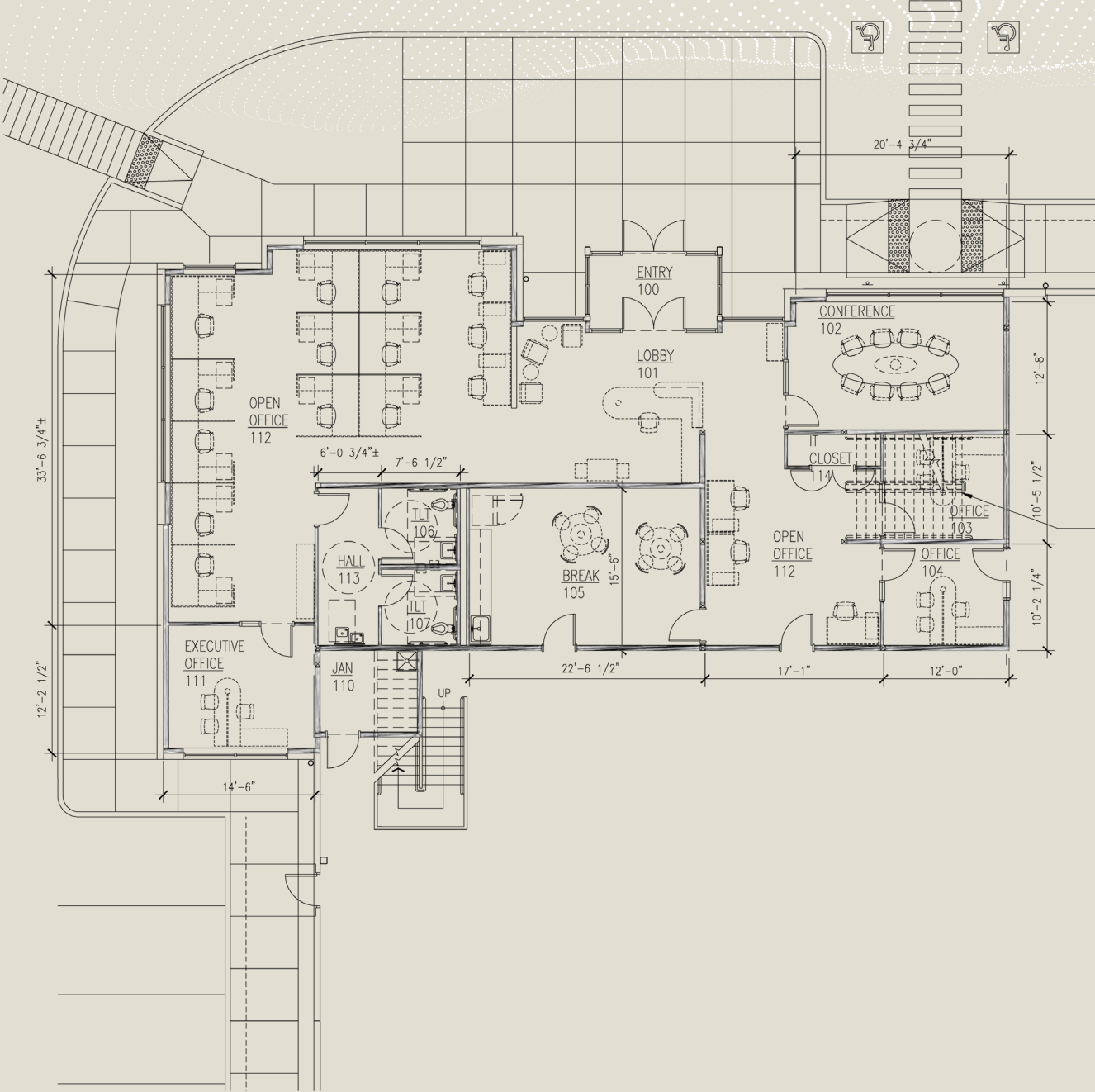
PROPERTY VIDEO

SPEC OFFICE TI | 3,595 SF

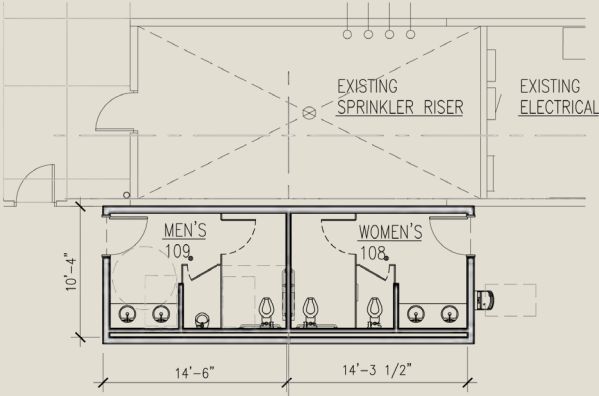


160TH STREET NE

39TH AVE NE



WAREHOUSE RESTROOMS



PROPERTY FEATURES

Availability Complete, ready for Tenant Improvements

Building Size 203,892 SF divisible to 23,294 SF

Height 36' Clear Height

Car Parking 182 Car Park Stalls

Trailer Parking 63 Trailer Stalls (1.7 acres of yard)

Dock High 44 Dock High Doors

Grade Level 8 Grade Level Doors

Electrical 4,000 Amps of 480/277v 3 phase electrical

Sprinklers ESFR Sprinklers for high-pile storage

Building Size 891' x 224' Building Dimensions

Spacing 50' x 54' 8" Column Spacing

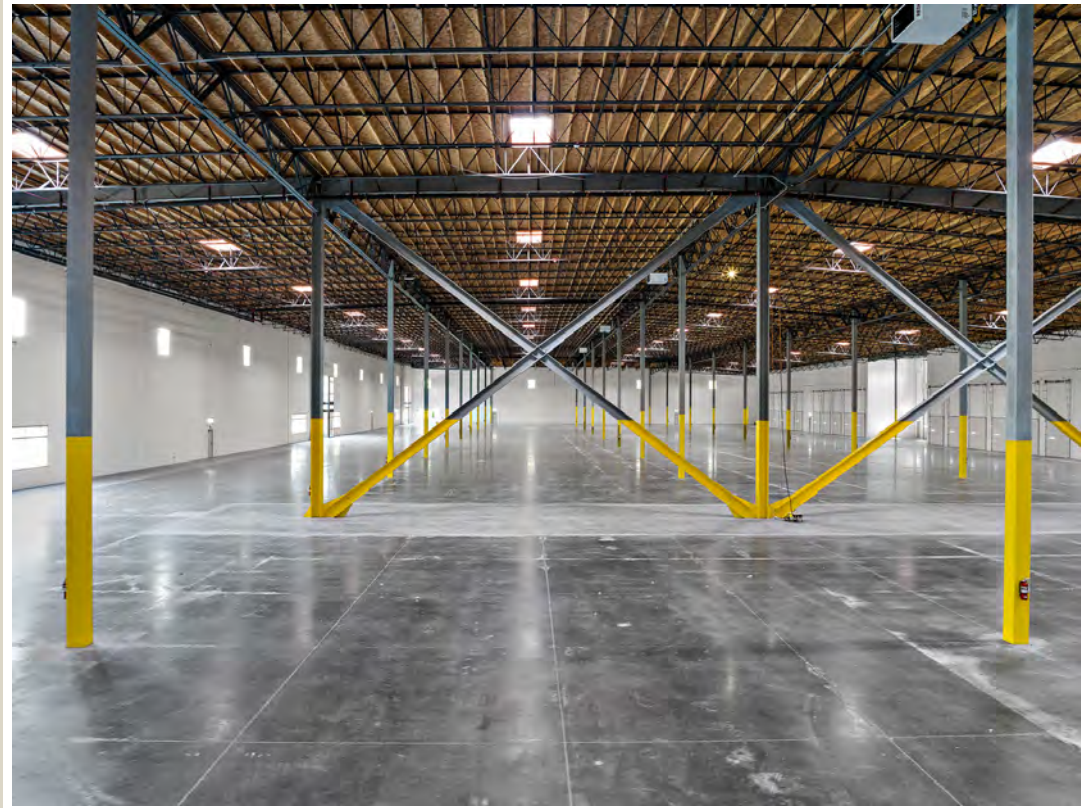
Truck Court 130' Deep Truck Court

Zoning General Commercial & Arlington-Marysville
Aerospace Manufacturing Zone
(City of Marysville)

Power Snohomish County PUD

Natural Gas Puget Sound Energy

Water/Sewer City of Marysville



SITE ADVANTAGES

TWIN LAKES LOGISTICS



Economic Alliance Snohomish County - helping to create economic growth and opportunities in Snohomish County



Cascade Industrial Center - Snohomish County's north end regional employment center offering potential tax savings



Opportunity Zoning - Snohomish County opportunity zones provide business advantages



General Commercial Zoning - allows for warehousing and wholesale trade along with light manufacturing



Port of Everett - supporting Snohomish County businesses through Port operations



Affordability - Snohomish County overall cost of living index is 12.2% lower than Seattle



Paine Field Airport - providing convenient commercial flights to the west coast



Amenities and Services - retail and services nearby on Smokey Point Blvd



Excellent Access - great access to I-5 north and south



CLICK ADVANTAGES TO
LEARN MORE

GETTING THERE

US-Canadian Border 73 miles

Bellingham 49 miles

Port of Everett 12 miles

Boeing/Paine Field 21 miles

I-405/I-5 24 miles

Port of Seattle 41 miles

Kent Valley 57 miles

SeaTac 56 miles

Port of Tacoma 71 miles



Arlington
Airport

Project Roxy-
Amazon 2.3 M SF



Smoky Point Blvd

160th Street NE

39th Ave

Yard Area

156th Street NE

Fully funded Single Point
Interchange estimated to
begin 2025



531

531



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