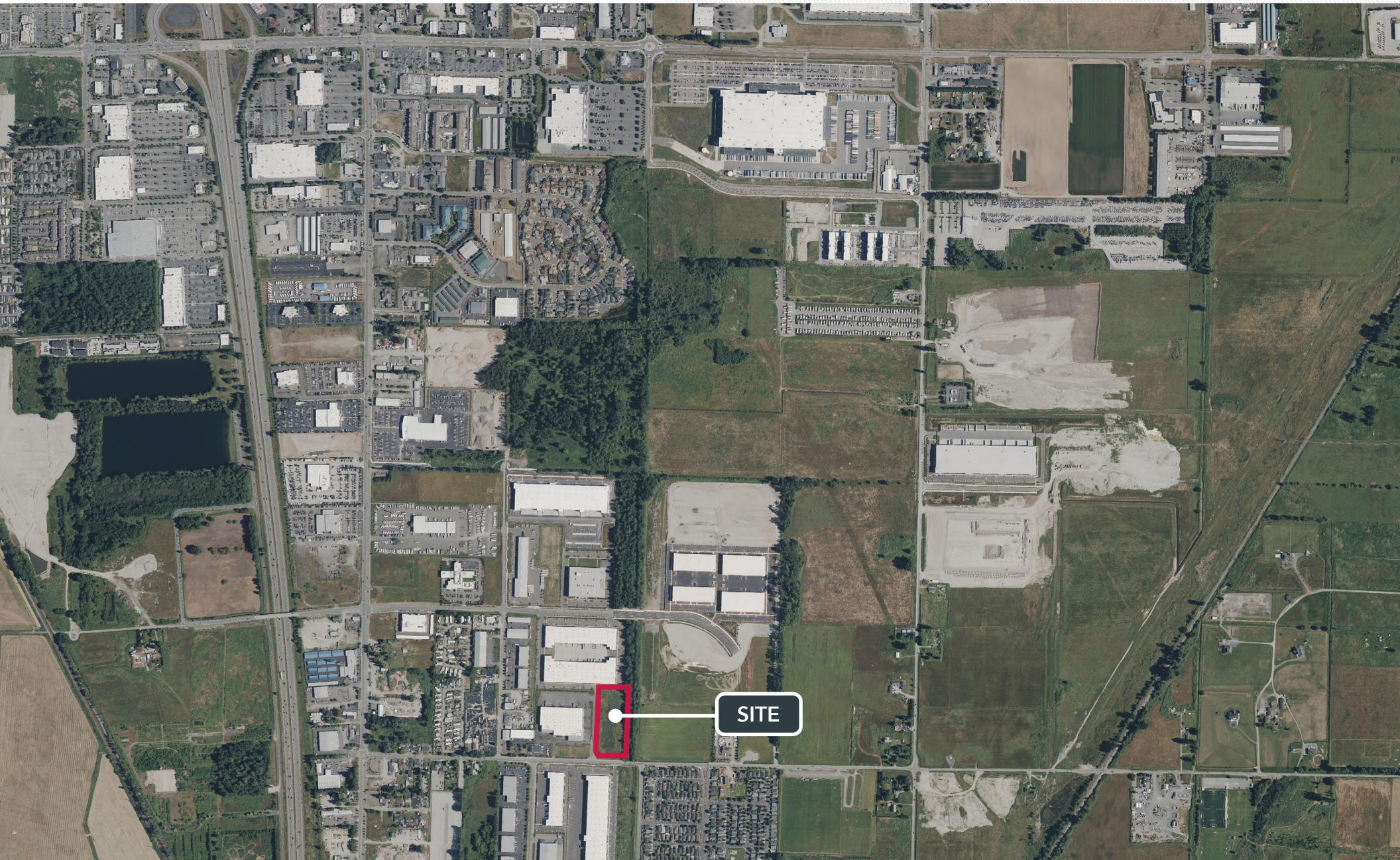


INDUSTRIAL SITE FOR SALE

MARYSVILLE LI-GC DEVELOPMENT SITE

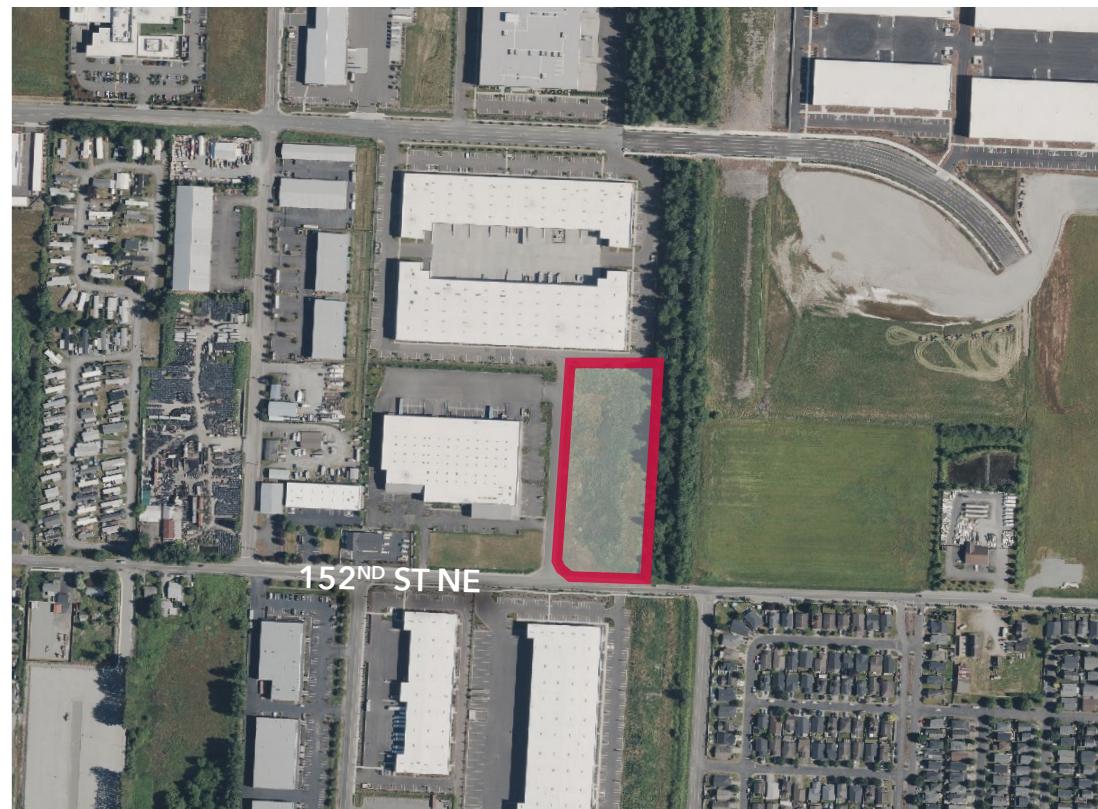
41XX 152ND AVE NE, MARYSVILLE, WA 98271



PROPERTY HIGHLIGHTS

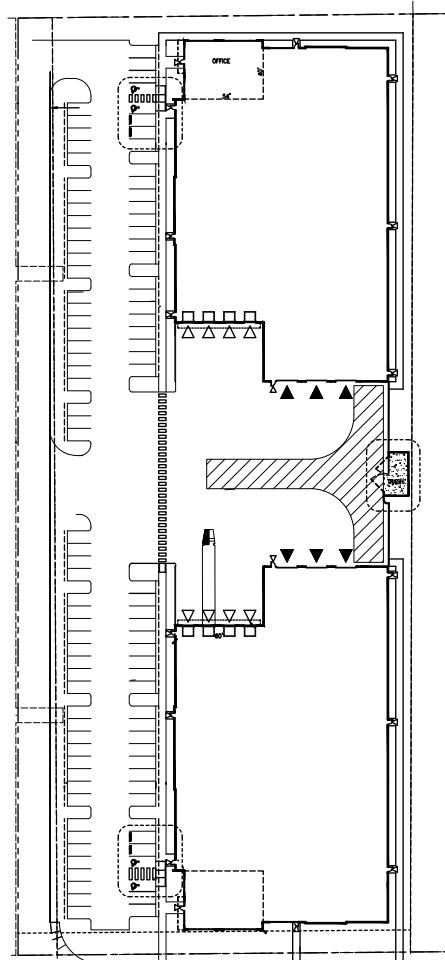
LAND AREA:	3.91 AC (170,319 SF) DEVELOPABLE AREA
ZONING:	<p>Light Industrial With General Commercial Overlay Zone includes allowed uses: manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, and warehousing along with the broadest mix of commercial, wholesale, service, and recreation/cultural uses. This zone is intended as a transitional zone between light industrial and general commercial areas that allows the market to determine whether industrial or commercial uses are the highest and best use of the site</p> <p>Zoning Map</p> <p>Zoning Code</p>
SALE PRICE:	CALL BROKER

-  Flat and ready to develop site
-  All third-party reports completed
-  Ideal Owner User or Investor opportunity with extremely flexible dual zoning
-  Stormwater prepaid in [offsite regional pond](#)
-  Access road paved
-  All utilities available
-  Ready to develop site with existing improvements (equates to approx \$7.00 PSF site improvements)

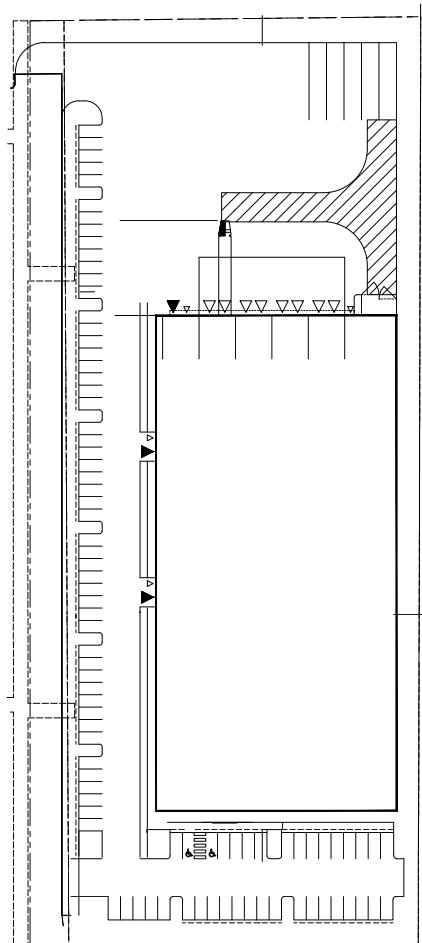


EXAMPLE CONCEPTUAL DEVELOPMENT PLANS

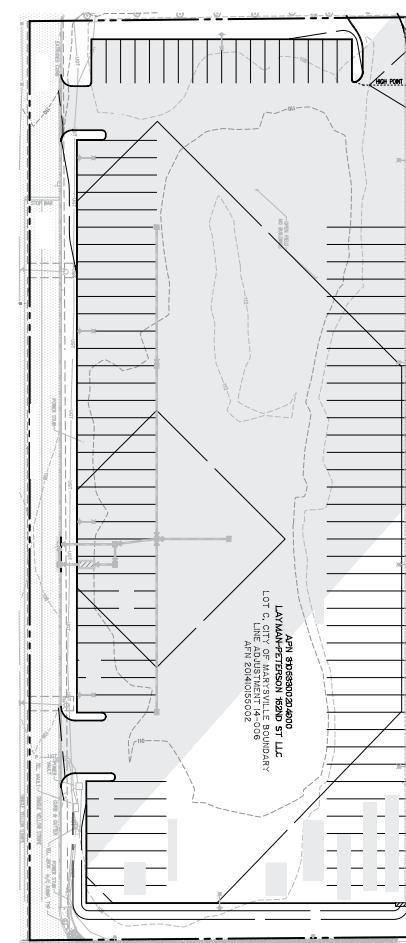
TWO SMALLER BUILDINGS
OR ONE WITH YARD



SINGLE LARGER BUILDING



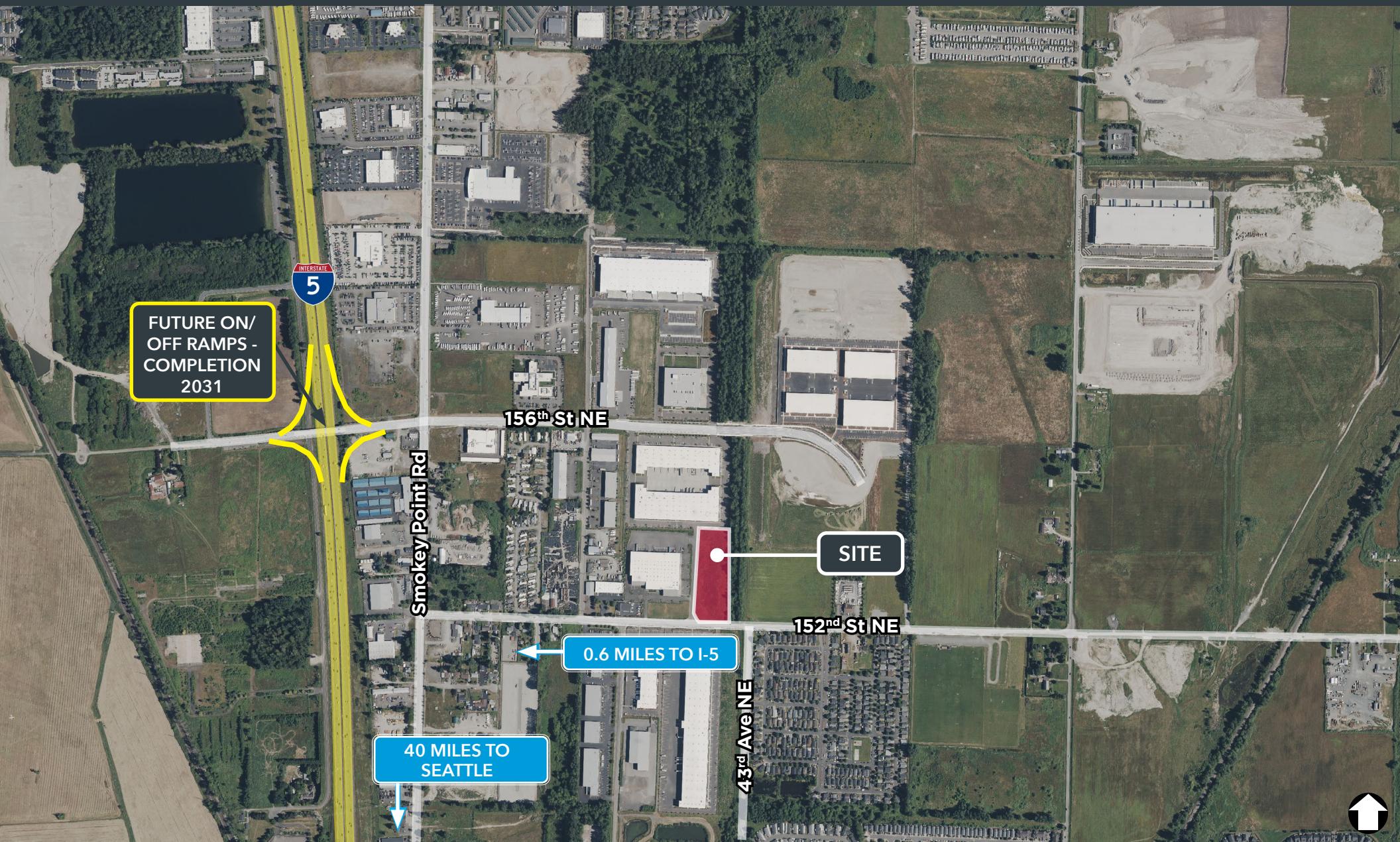
YARD SITE



▲ Drive In Door ▲ Dock High Door ▲ Man Door



MARYSVILLE LI-GC ZONED DEVELOPMENT SITE | 41XX 152ND ST NE, MARYSVILLE, WA 98271



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