



For Sale or Lease: Multiple Warehouse/Office Suites

5625 48th Drive NE, Marysville, WA 98270



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Accelerating success.

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Property Highlights

- Rare owner-user opportunity to immediately occupy up to ±16,262 SF
- Total Building Area: ±23,270 SF on ±1.22 acres
- Fenced Yard Area: ±7,093 SF on east side of Property
- Parking: Approximately 26 stalls net of yard area
- Fully clear-span warehouse area (no columns) with 18' – 22' clear height throughout and heavy 3-phase power service
- Zoning: [General Industrial \("GI" - City of Marysville\)](#)
- Easy access to I-5, SR 529, and retail amenities nearby
- Asking Price: \$3,550,000
- Lease Rate: Call Listing Brokers for Rates



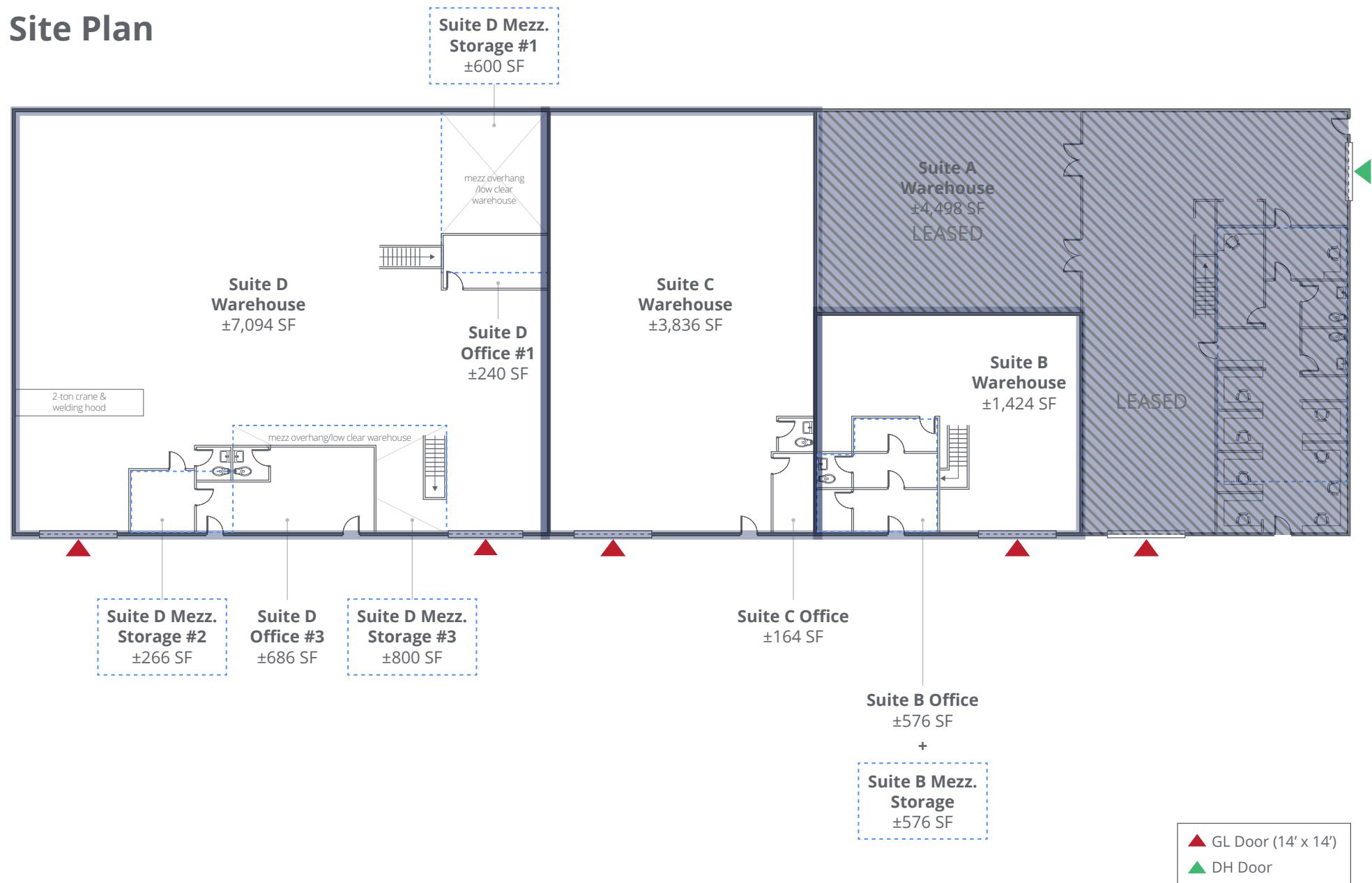
Availabilities

Suite	Warehouse	Office	Mezzanine	Total Size	Available	Note
A	±4,498 SF	±1,502 SF	±1,008 SF	±7,008 SF	Leased to Stair Shop through 4/30/2028	One (1) dock-high loading door and one (1) drive-in loading door (14'x14')
B	±1,424 SF	±576 SF	±576 SF	±2,576 SF	Available Now	One (1) drive-in loading door (14'x14')
C	±3,836 SF	±164 SF	-	±4,000 SF	Available Now	One (1) drive-in loading door (14'x14')
D	±7,094 SF	±926 SF	±1,666 SF	±9,686 SF	Available Now	Two (2) drive-in loading doors (14'x14') Existing 2-ton bridge-crane in space with welding exhaust hood
B, C, and D Combined	±12,354 SF	±1,666 SF	±2,242 SF	±16,262 SF	Available Now	Four (4) drive-in loading doors (14' x 14') ±7,093 SF surplus yard area

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Site Plan



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Fenced Yard & Exterior Photos

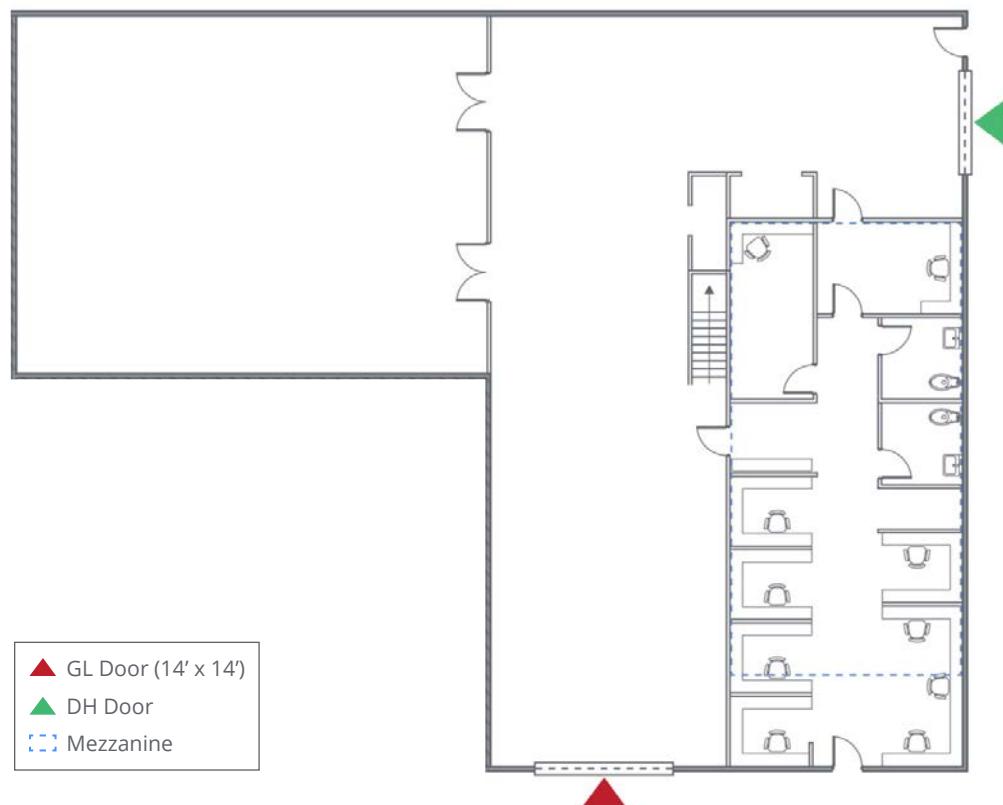


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Suite A (Leased through April 30, 2028)

Warehouse	Office	Mezzanine	Total Size
±4,498 SF	±1,502 SF	±1,008 SF	±7,008 SF



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Suite B (Available Now)

Warehouse	Office	Mezzanine	Total Size
±1,424 SF	±576 SF	±576 SF	±2,576 SF

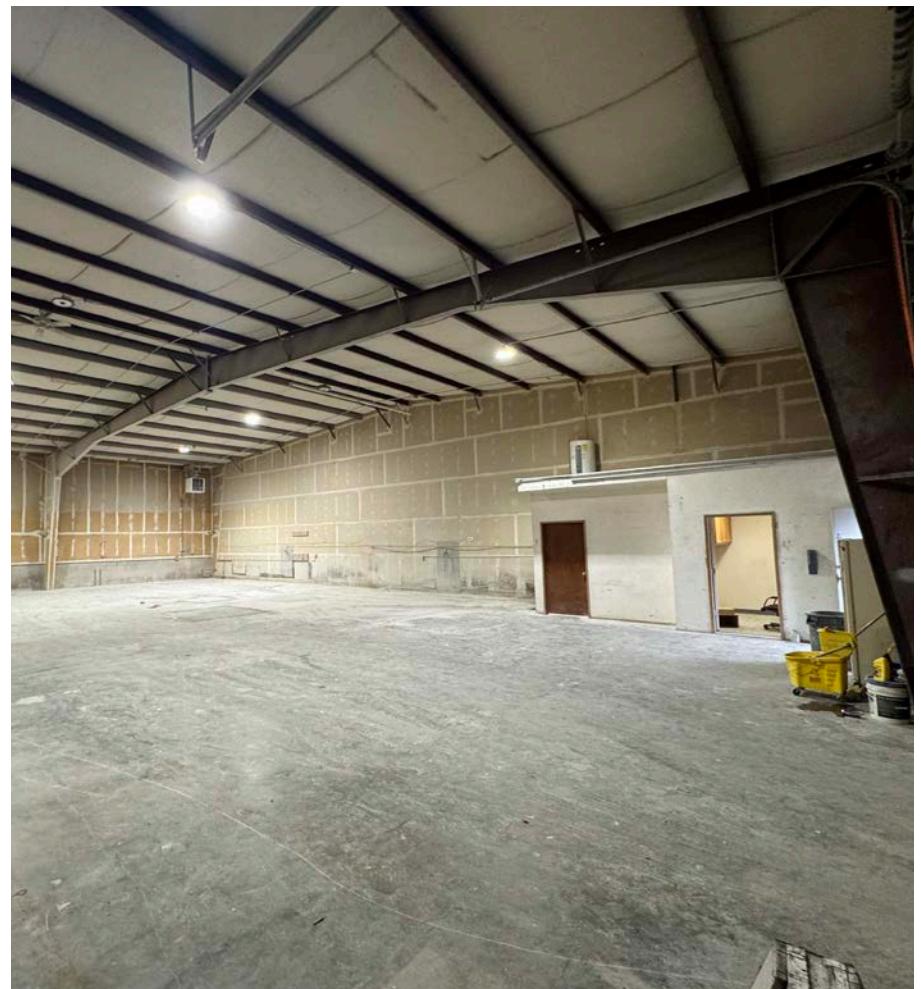
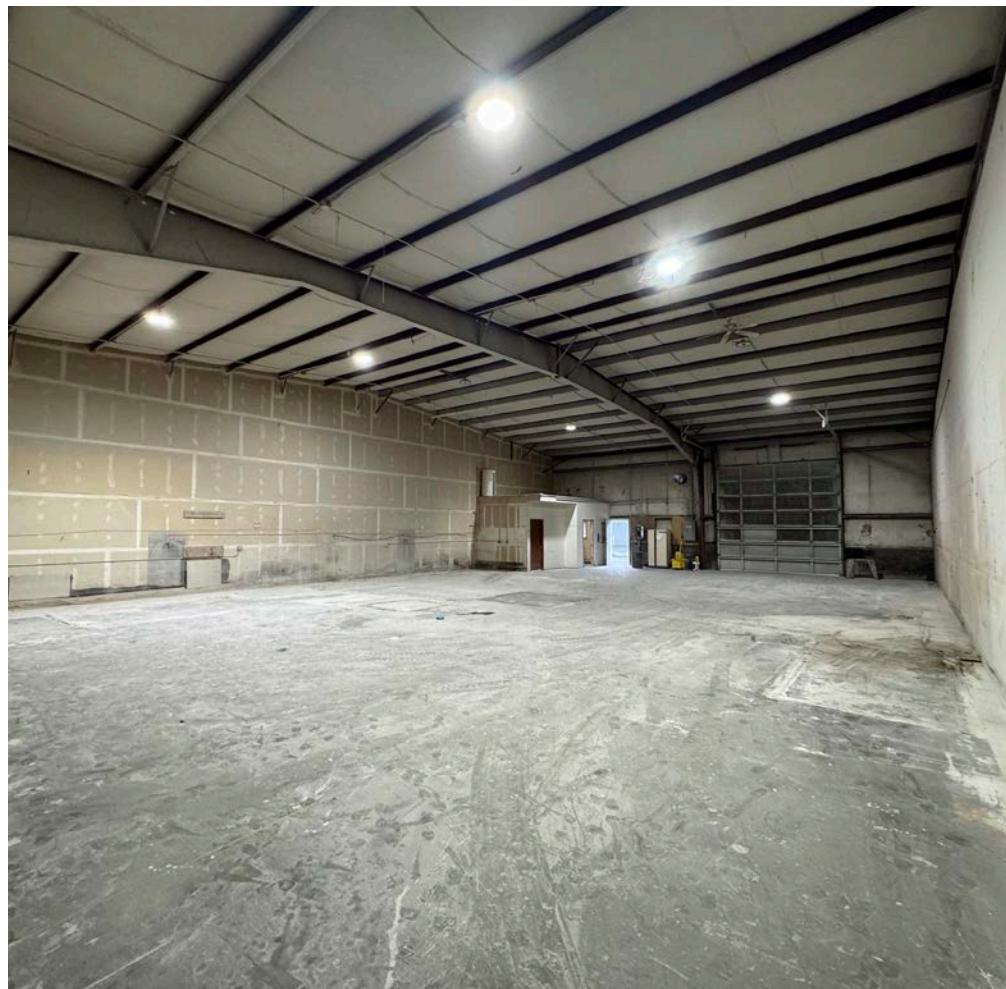


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Suite C (Available Now)

Warehouse	Office	Mezzanine	Total Size
±3,836 SF	±164 SF	-	±4,000 SF



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Suite D (Available Now)

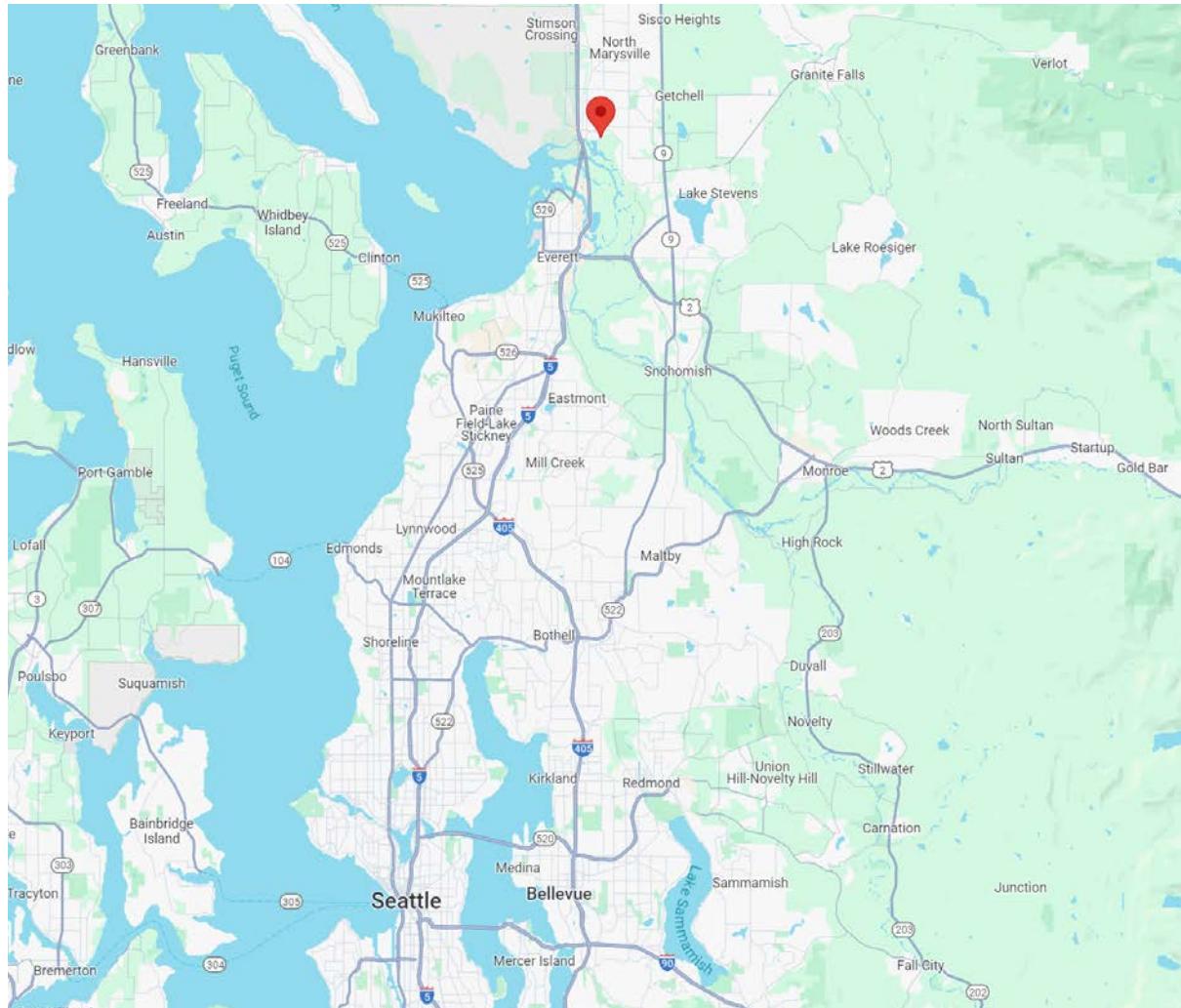
Warehouse	Office	Mezzanine	Total Size
±7,094 SF	±926 SF	±1,666 SF	±9,686 SF



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Regional Map



TRAVEL TIME FROM

Downtown Marysville 0.9 miles
3-5 minutes

Everett 6 miles
10-15 minutes

Paine Field Airport 15 miles
18-25 minutes

Redmond 33 miles
35-40 minutes

Bellevue 35 miles
40-45 minutes

Port of Seattle 35.7 miles
43-50 minutes

SeaTac Airport 49 miles
50-60 minutes



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