



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 $\pm 16,262$ SF
- Total Building Area: $\pm 23,270$ SF on ± 1.22 acres
- Fenced Yard Area: $\pm 7,093$ 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



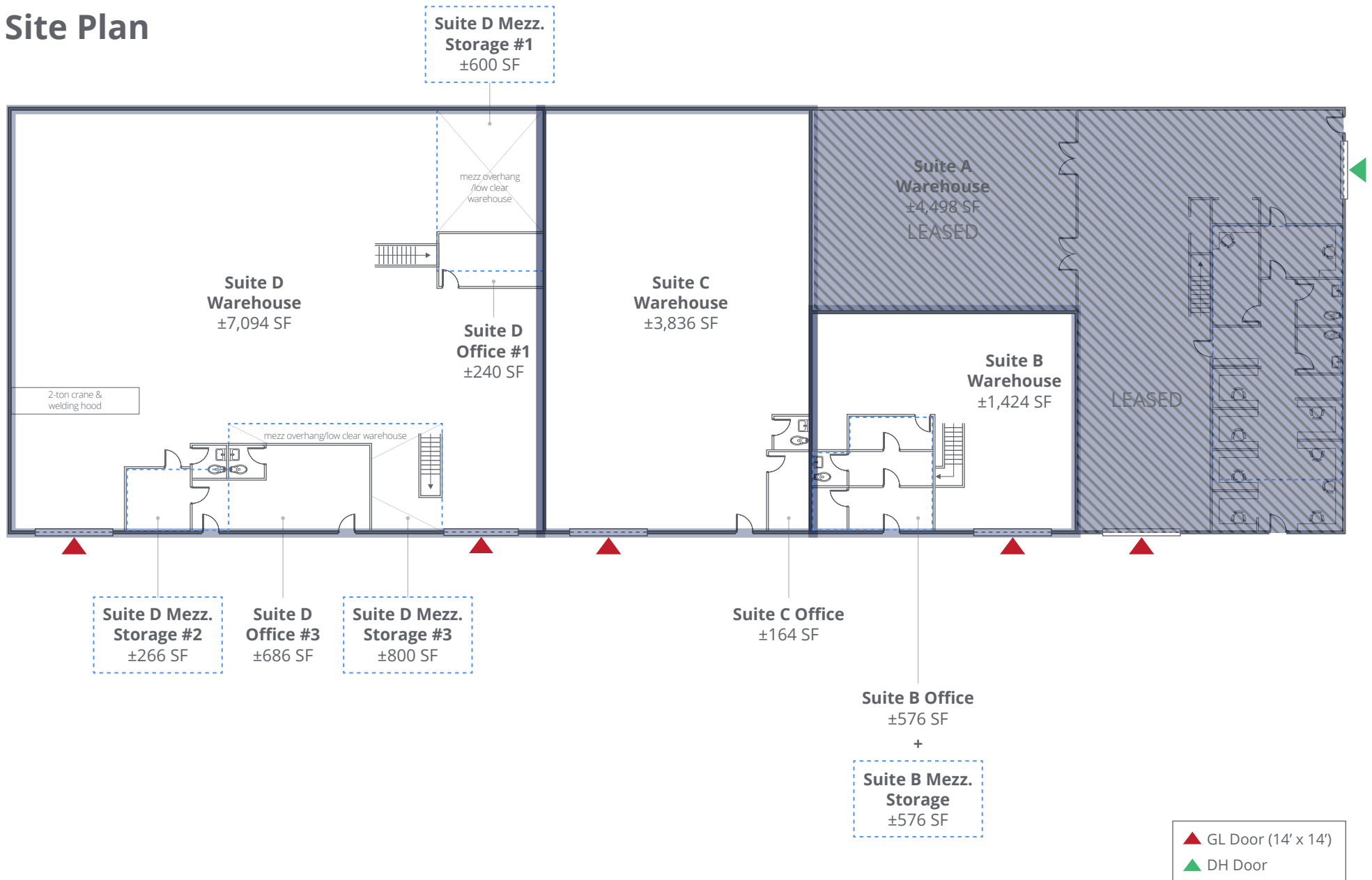
Availabilities

Suite	Warehouse	Office	Mezzanine	Total Size	Available	Note
A	$\pm 4,498$ SF	$\pm 1,502$ SF	$\pm 1,008$ SF	$\pm 7,008$ 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	$\pm 1,424$ SF	± 576 SF	± 576 SF	$\pm 2,576$ SF	Available Now	One (1) drive-in loading door (14'x14')
C	$\pm 3,836$ SF	± 164 SF	-	$\pm 4,000$ SF	Available Now	One (1) drive-in loading door (14'x14')
D	$\pm 7,094$ SF	± 926 SF	$\pm 1,666$ SF	$\pm 9,686$ 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	$\pm 12,354$ SF	$\pm 1,666$ SF	$\pm 2,242$ SF	$\pm 16,262$ SF	Available Now	Four (4) drive-in loading doors (14' x 14') $\pm 7,093$ SF surplus yard area

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Site Plan



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Fenced Yard & Exterior Photos

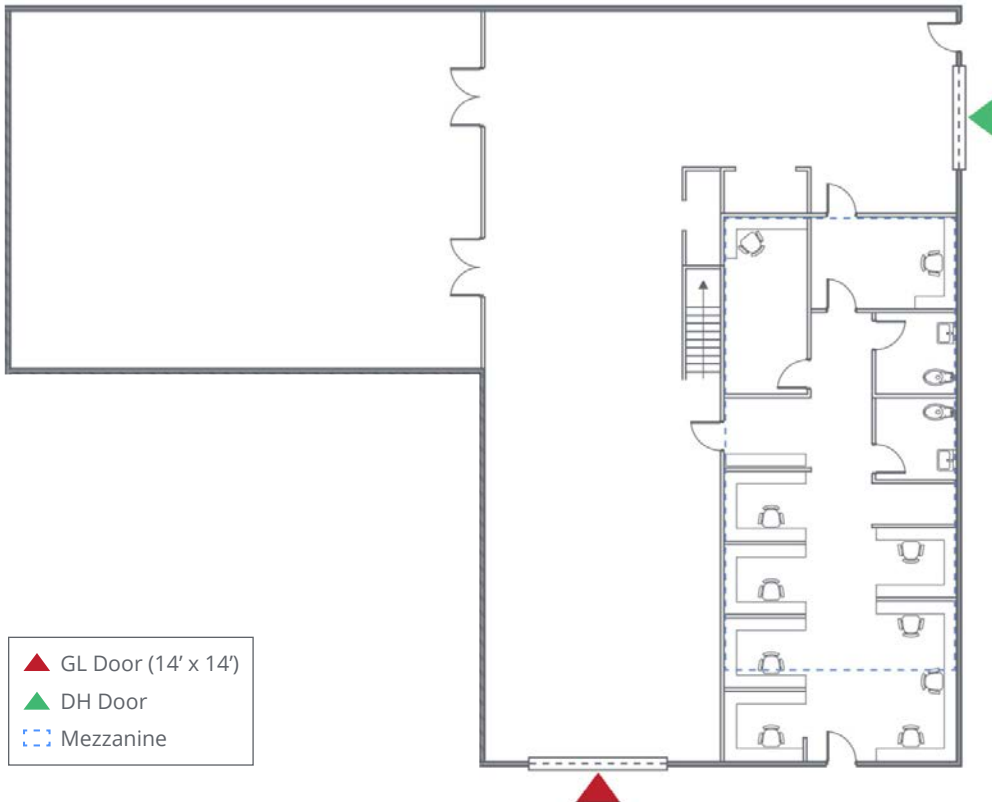


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Suite A (Leased through April 30, 2028)

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

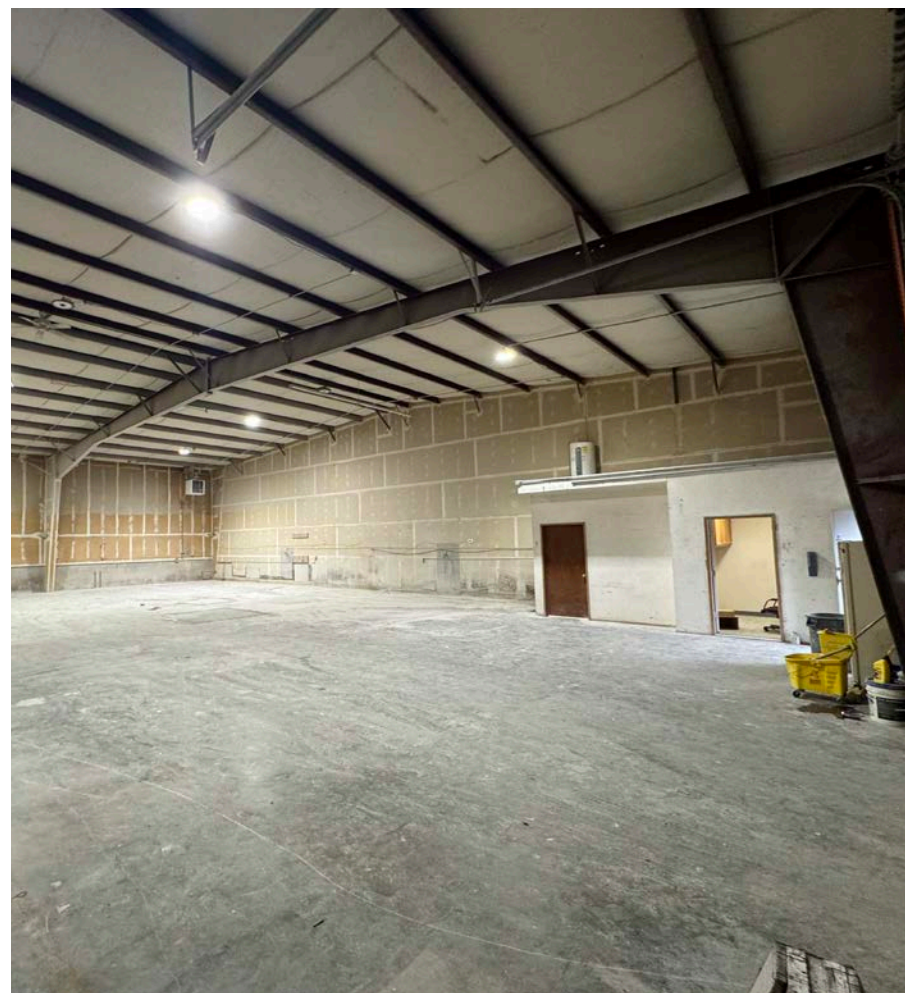
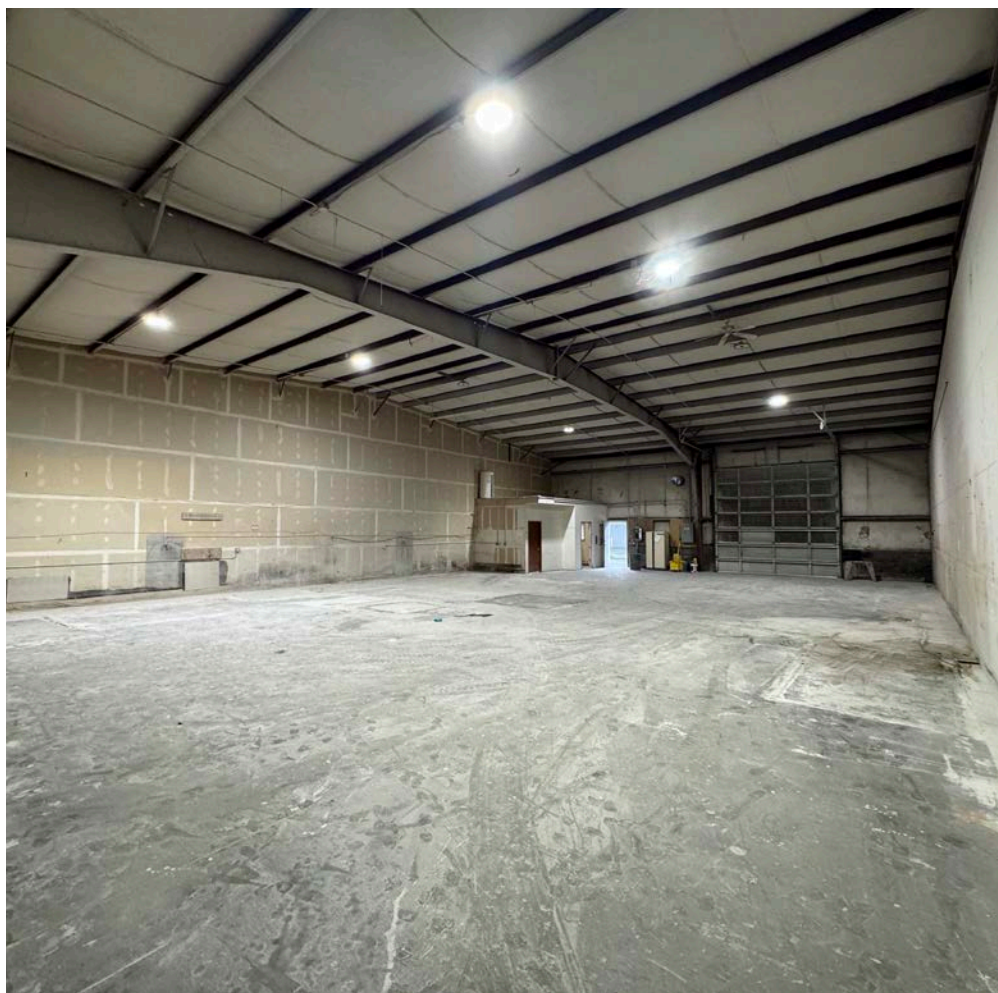


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Suite C (Available Now)

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

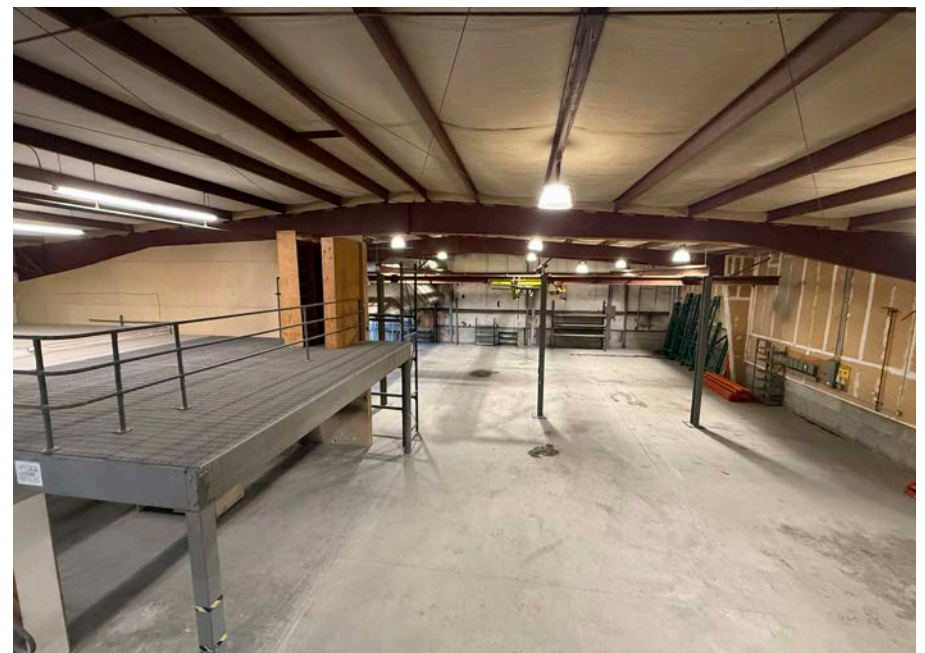


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Suite D (Available Now)

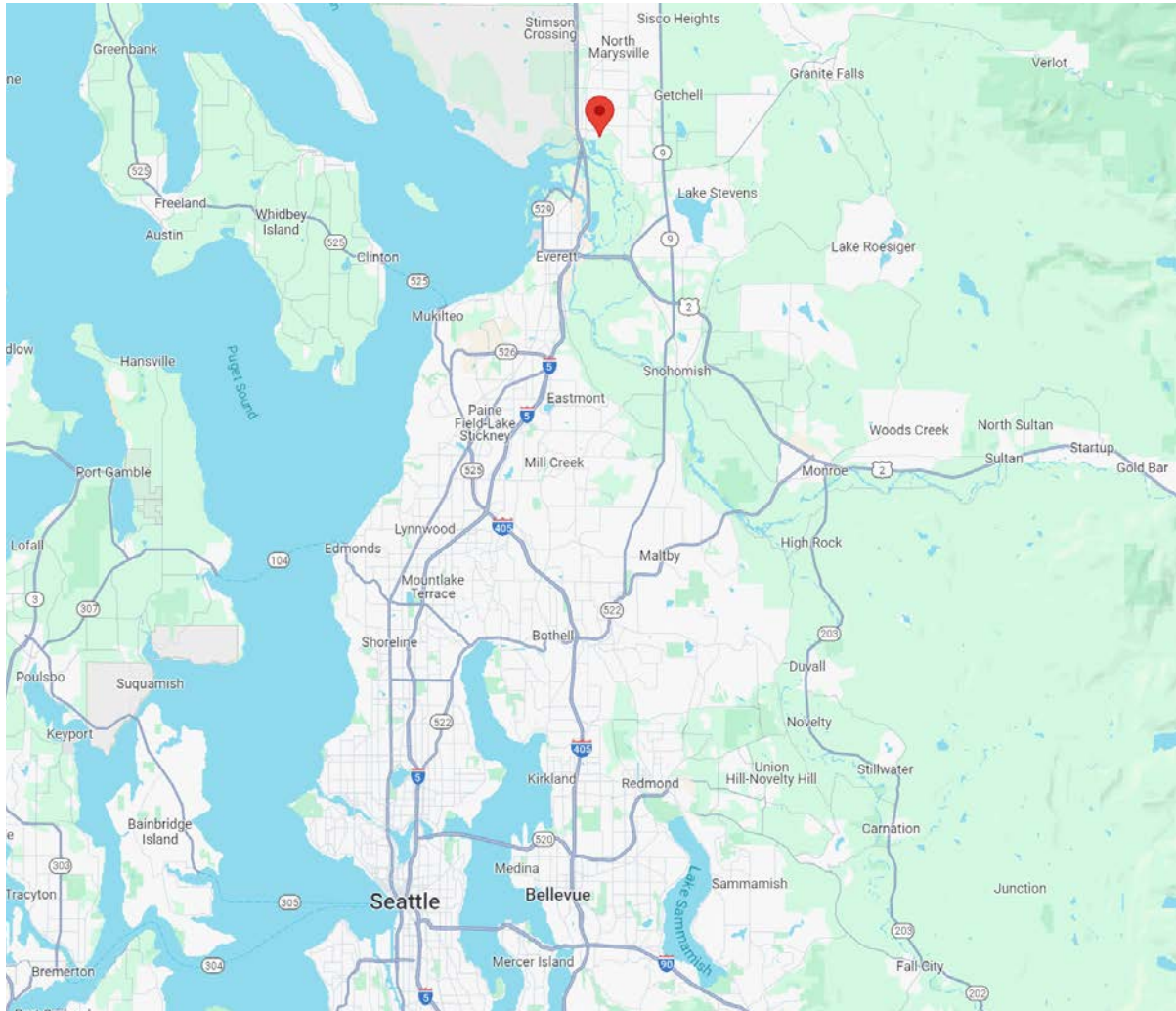
Warehouse	Office	Mezzanine	Total Size
±7,094 SF	±926 SF	±1,666 SF	±9,686 SF



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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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