

# FOR LEASE



  
**Windermere**  
COMMERCIAL

- \* 175'X100' SECURED YARD
- \* 1206<sub>SF</sub> MODERN OFFICE
- \* 720<sub>SF</sub> DRIVE-THRU SHOP

3708 152<sup>nd</sup> Street NE  
Marysville, WA 98271

*Available Now for Immediate Occupancy*



# YARD & OFFICE FOR LEASE



## AVAILABLE IMMEDIATELY

If your business deserves a property that works as hard as you do — welcome to The Cascade Industrial Yard & Office. This beautifully renovated building sits on a fully fenced, compacted, and graveled 175' × 100' yard in the heart of Smokey Point's fastest-growing business district.

The modern 1,206 SF office makes a professional first impression with its warm reception, stylish finishes, and functional layout — complete with a full kitchen (glass tile backsplash, stainless appliances, break room dining nook), 3 private offices, and a large storage room plus 720 SF warehouse/shop features drive-through doors opening directly to the secured yard, perfect for contractors, light industrial users, auto, manufacturing, or logistics operations.

Every detail has been updated for today's business needs — from sound-reducing design and new flooring to wiring, security, lighting, and fresh paint, trim, and fencing. The dedicated paved parking in front and easy I-5 access (just ½ mile away) make this location unbeatable.

Positioned along 152nd St NE with 138' frontage and 40,000+ vehicles in area daily, this property is surrounded by major employers like Amazon, Skagit Regional Health, Best Western, and the upcoming Tesla facility — all fueling rapid commercial and residential expansion.

With nearly 1,000 new housing units in the area, this site is buzzing with opportunity. Whether you're a contractor needing secure yard space, a service company wanting a polished client-ready office, or a developer looking for a strategic foothold — Cascade Industrial Yard & Office delivers the perfect balance of form, function, and future growth.

**Location:** 3708 152<sup>nd</sup> St NE,  
Marysville WA 98271  
**Jurisdiction:** City of Marysville  
**Parcel ID:** 310533-002-027-00  
**Built/Renovated:** 1925/2024  
**GBA:** 1,926 S.F.  
**Lot Size:** 0.89 acres  
**Zoning:** LI – Light Industrial

**More Info:** <https://www.investmentnw.com/3708>





# Cascade Modern Yard & Office

**Prime Location**

**Easy Access**

**$\frac{1}{2}$  +/- mile to I-5**

**3 +/- miles to Hwy 9**



More Info: <https://www.investmentnw.com/3708>





## Cascade Modern Yard & Office

**Inspiring Setting  
Welcoming Reception  
3 Private Offices  
Full Kitchen Service  
Generous Breakroom**

**40k +/-**

**Daily Area Trips**

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# Cascade Modern Yard & Office

**Drive-Thru Shop**  
**Exterior Cameras**  
**Secured Yard**  
**Compacted**  
**Graveled**  
**Fully Fenced**



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## Cascade Modern Yard & Office



More Info: <https://www.investmentnw.com/3708>





## Cascade Modern Yard & Office

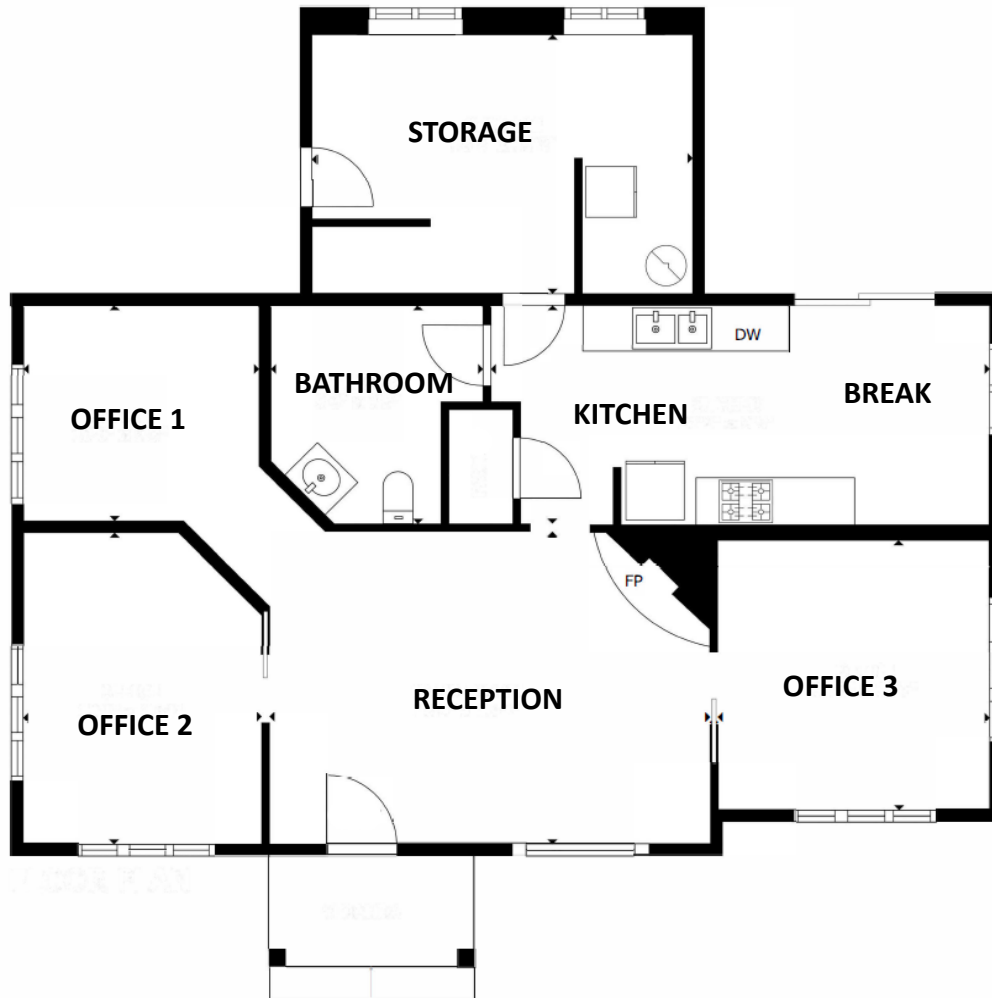


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# Floorplan Office Building



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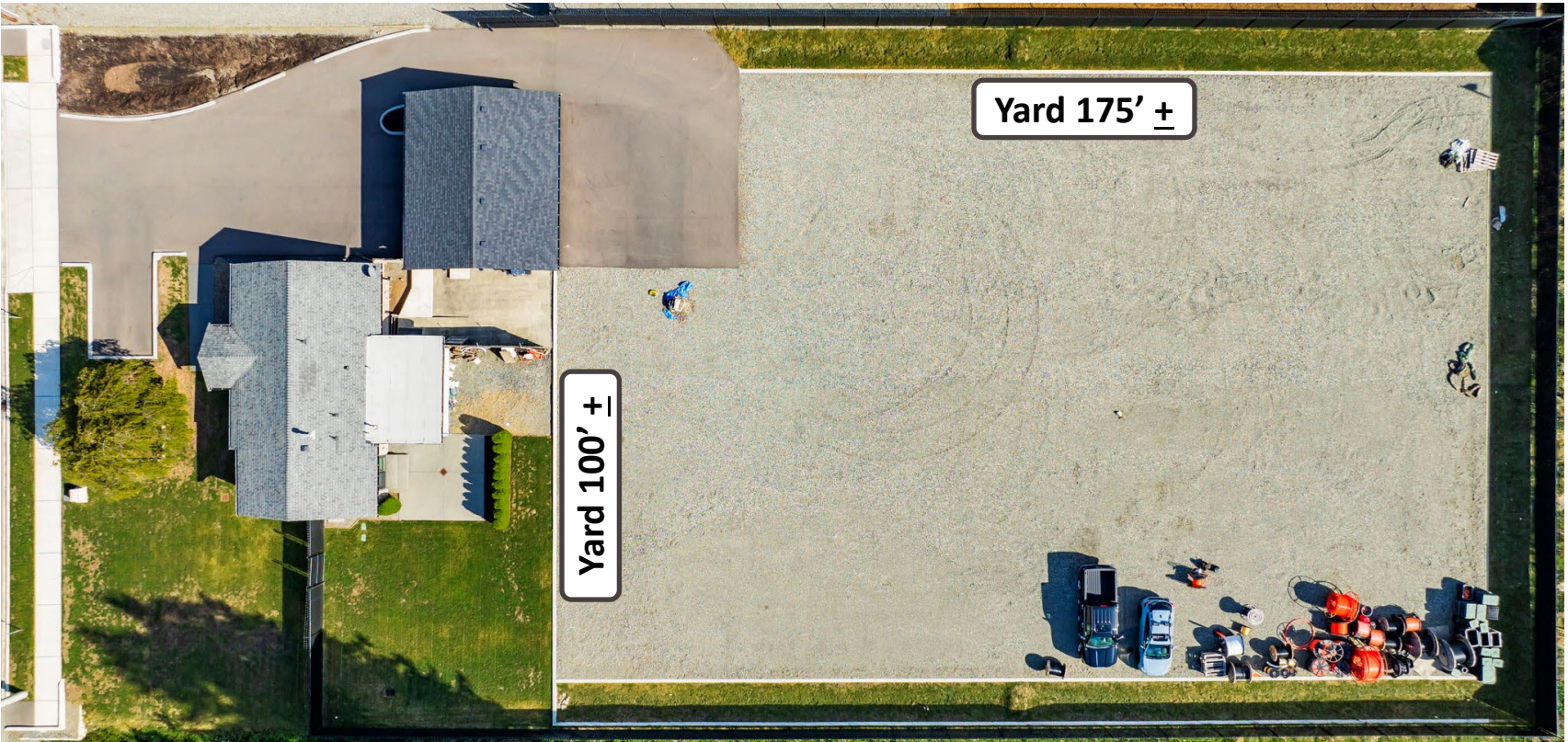
# Site Overview

Site Depth 282' ±

Yard 175' ±

Yard 100' ±

Frontage 138' ±



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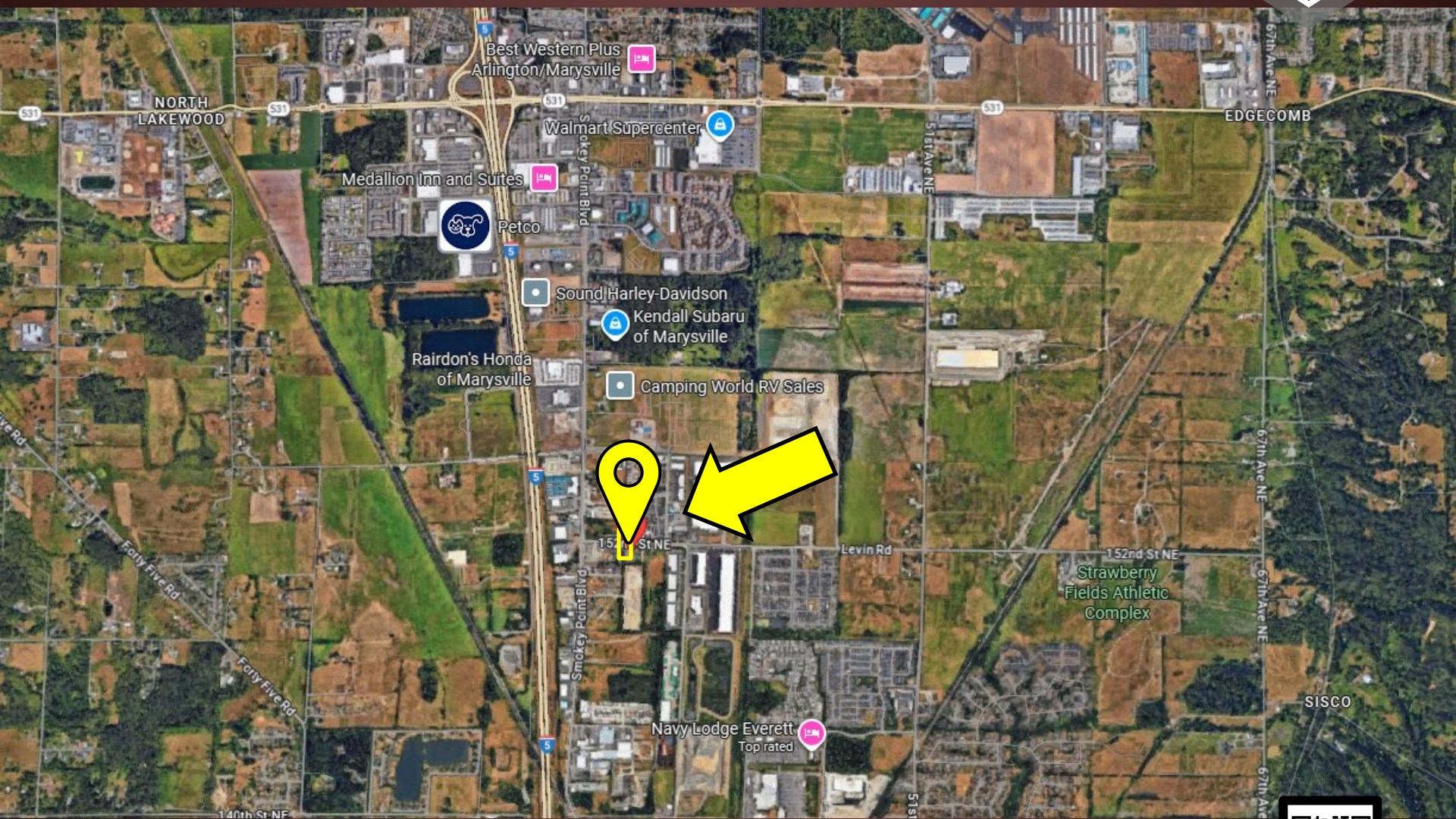


## Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	3,308	34,925	79,073
Median Age	35.9	37.7	38.8
Avg. Household Size	2.7	2.8	2.7
Med. HH Income	\$111,030	\$100,380	\$101,644
Approx Businesses	174	1,310	2,383

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