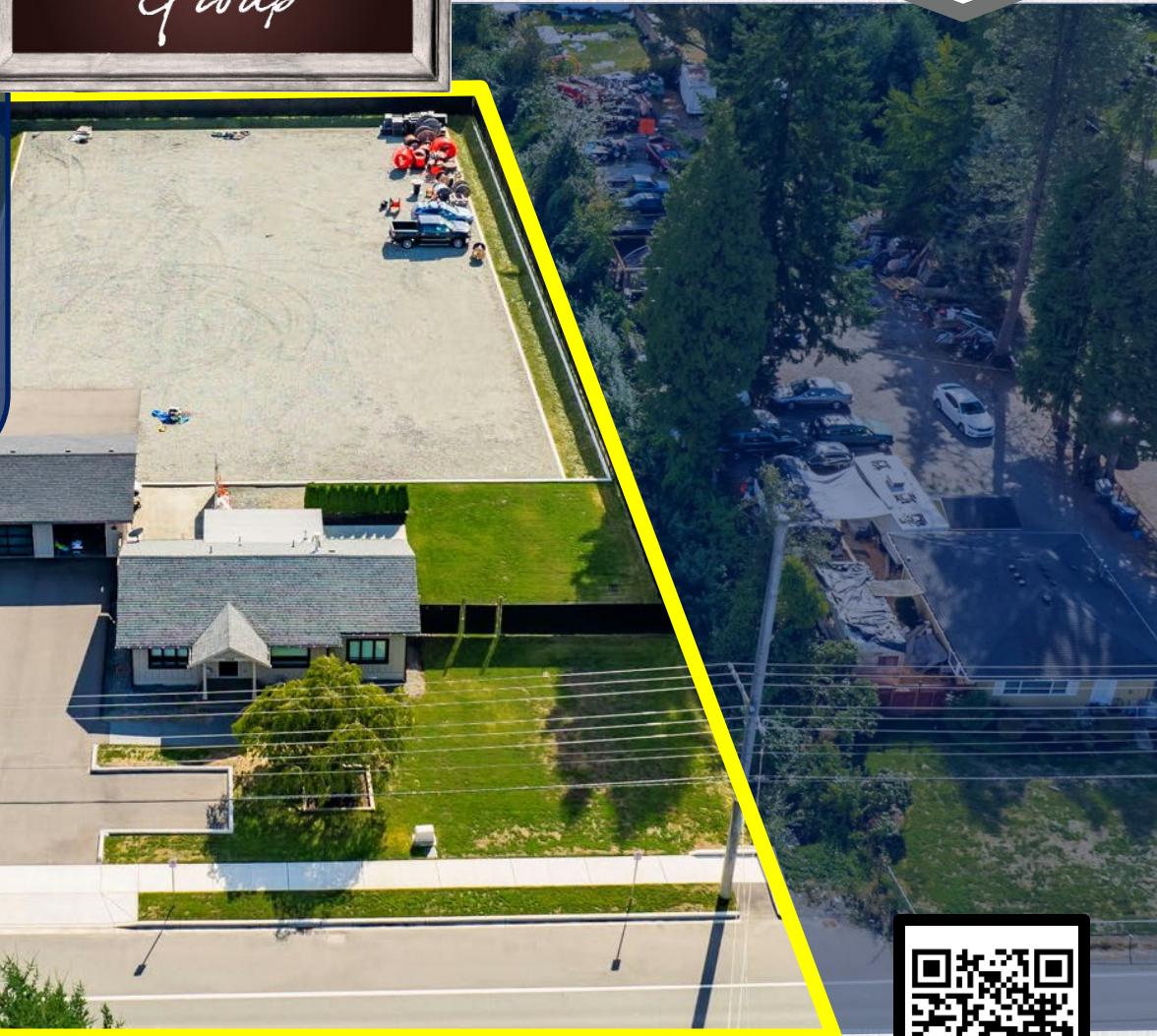


FOR LEASE

- * 175'X100' SECURED YARD
- * 1206SF MODERN OFFICE
- * 720SF DRIVE-THRU SHOP

3708 152nd Street NE
Marysville, WA 98271

Available Now for *Immediate Occupancy*



YARD & OFFICE FOR LEASE



Location:

3708 152nd 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

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' x 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.

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

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





Cascade Modern Yard & Office

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



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





Cascade Modern Yard & Office



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



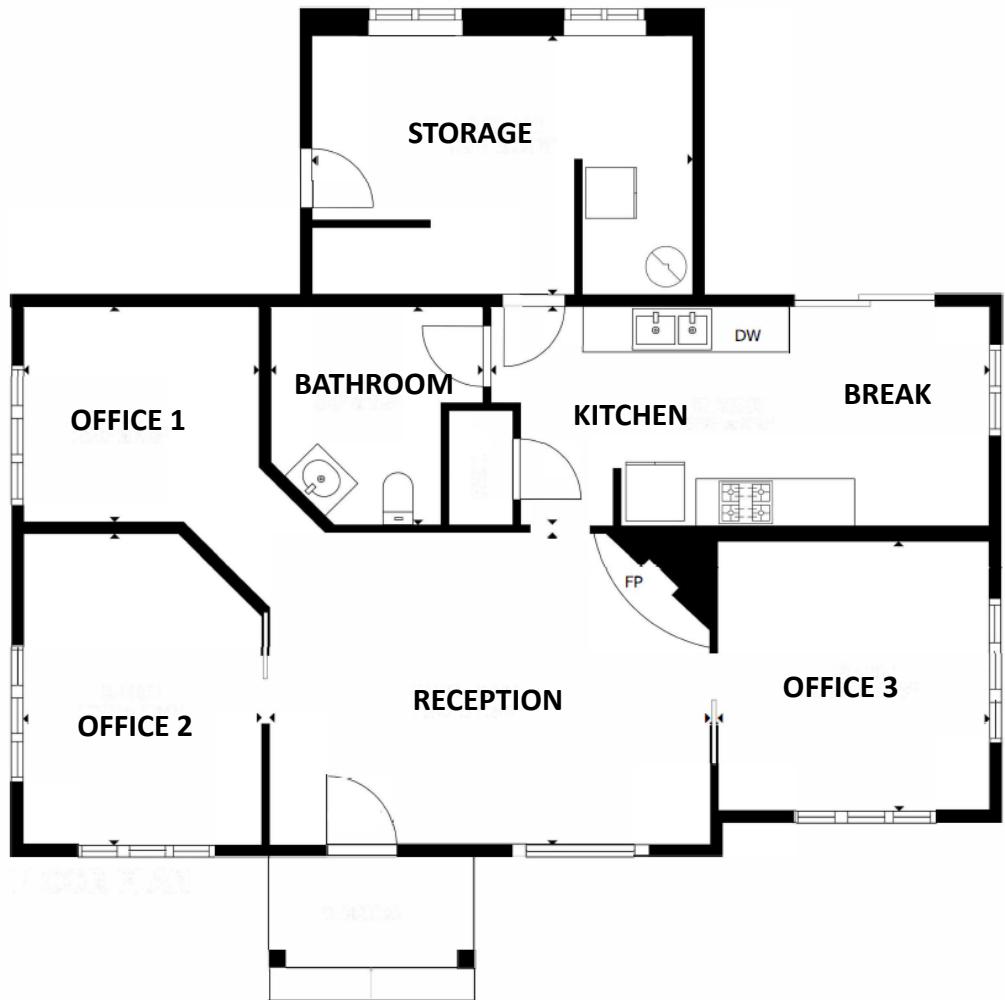


Cascade Modern Yard & Office



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





Floorplan Office Building

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





Site Overview

Site Depth 282' ±

Yard 175' ±

Frontage 138' ±

Yard 100' ±



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



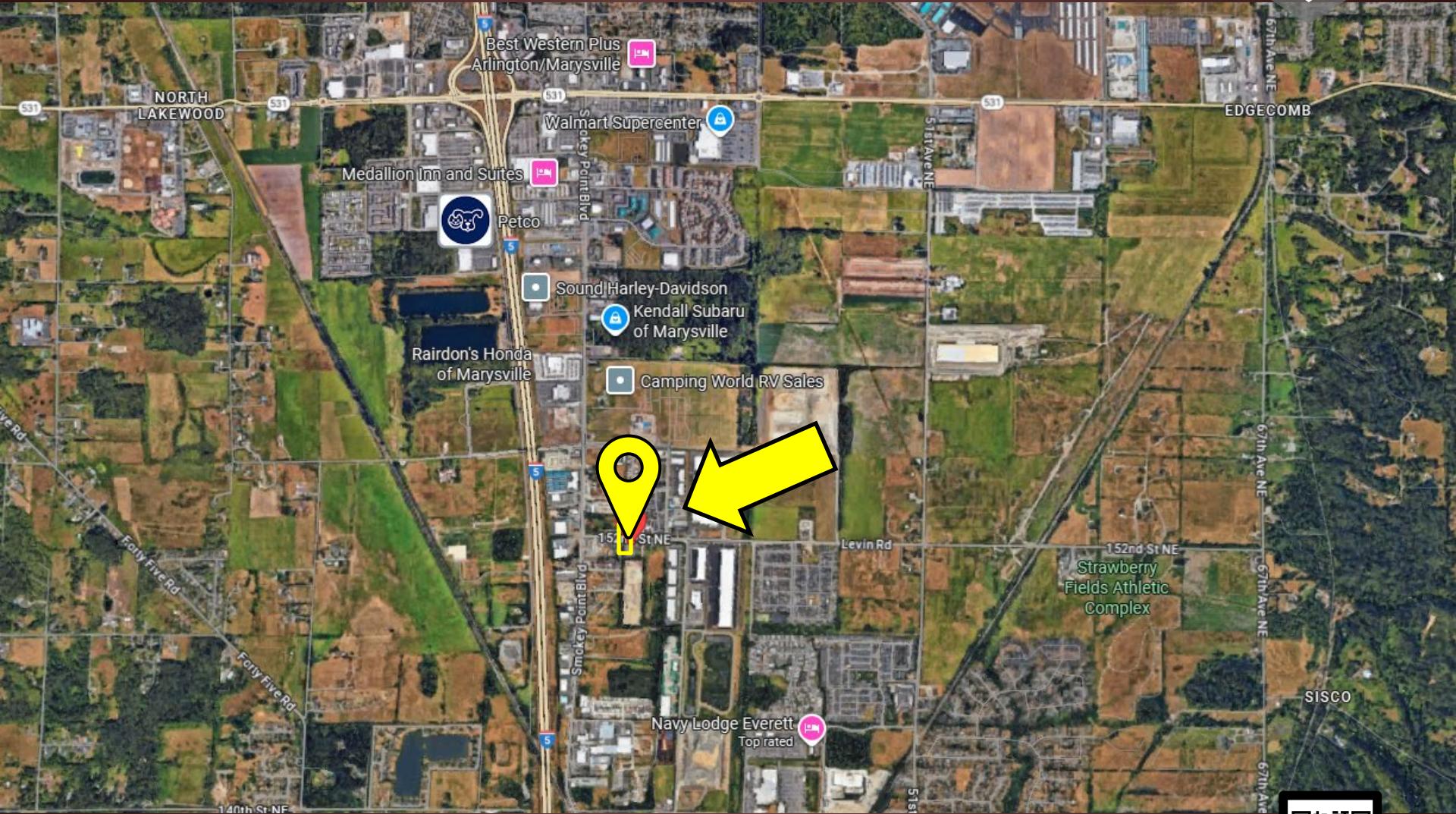


Demographics

	1 Mile	3 Miles	5 Miles
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

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





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