

# Full Building Sublease

Marysville Innovation Center | 4201 156th St NE, Marysville, WA New construction 106,833 SF advanced manufacturing opportunity



#### 4201 156th St NE / Marysville, WA

### Building highlights

Direct access to future fully funded upgrade of I-5 / 156th Street NE interchange



HVAC infrastructure on roof ready for hookup and distribution (179 tons), and potential for full building HVAC.



Fully secure truck court / paved yard area with newly installed Kastle Systems

Managed Security System



Able to accommodate two elevators (passenger and freight)



On-site 400kW generator



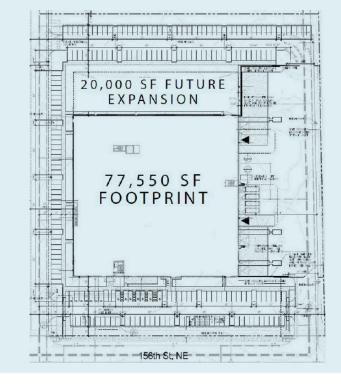
Structure in place for 3-ton crane system

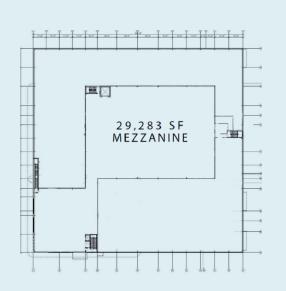


Located in the Cascade Industrial Center Opportunity Zone



### Space highlights





Availability	Immediate
Sublease Term	Master lease through 12/31/2033
Sublease Rental Rate	Please call brokers
Building size	106,833 SF shell 77,550 SF footprint +additional 29,283 SF of 2nd floor heavy duty manufacturing mezzanine space
Clear height	37'
Zoning	General Commercial and Arlington-Marysville Aerospace Manufacturing Zone (City of Marysville)

Signage	Excellent building signage opportunity
Electrical service	The building includes a 4000-amp,277/480 volt, 3-phase, 4 wire service. MTU Onsite Energy Generator Set, 400KW, 277/480V, 3-phase –250/600A with Diesel fuel (700 gallon) tank
Sprinklers	Fully sprinklered ESFR system
Car parking	200 spaces
Loading	Nine (9) dock-high with 40,000 lb. levelers and three (3) oversized grade-level loading doors

Aerospace Manufacturing Zone (City of Marysville)

#### People to innovate

### Area demographics within 45-minute drive time

88 1,276,390 total population

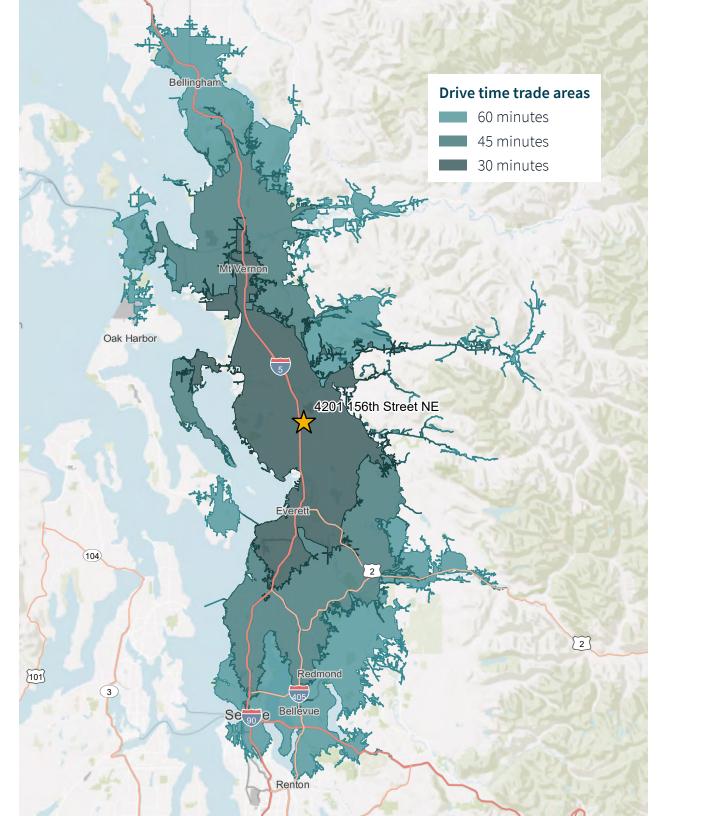
333,212 millennials

\$104,248 median household income

146,566 rooftops

263,087 Gen Xers

260,373 households earning \$100k+



#### Talent to innovate

### Area demographics within 45-minute drive time



83,353 advanced industries jobs



12,080 engineers



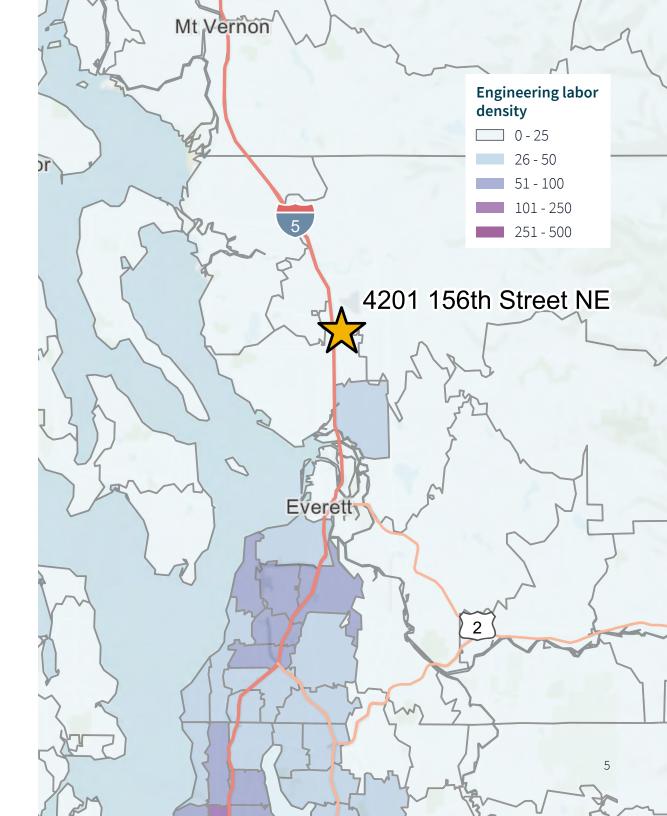
31,149 warehouse workers



93,283 STEM workers

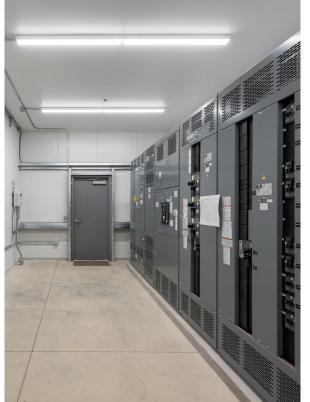


\$55.71 avg. hourly engineering earnings



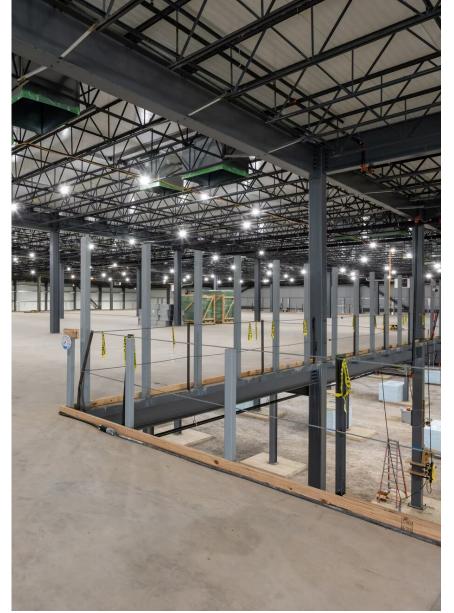
4201 156th St NE / Marysville, WA













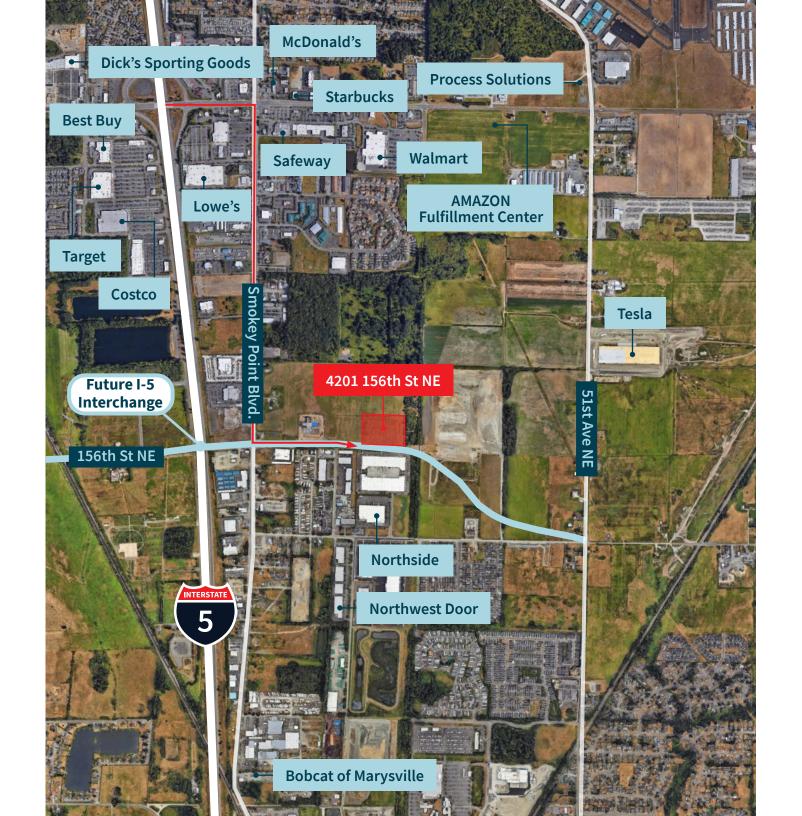


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4201 156th St NE / Marysville, WA

## Future property access from I-5

Fully funded upgrade for I-5/156th Street NE interchange



#### Drive times

Paine Field Airport

20 miles / 25 min

Port of Everett

11 miles / 16 min

SEA-TAC Airport
54 miles / 58 min

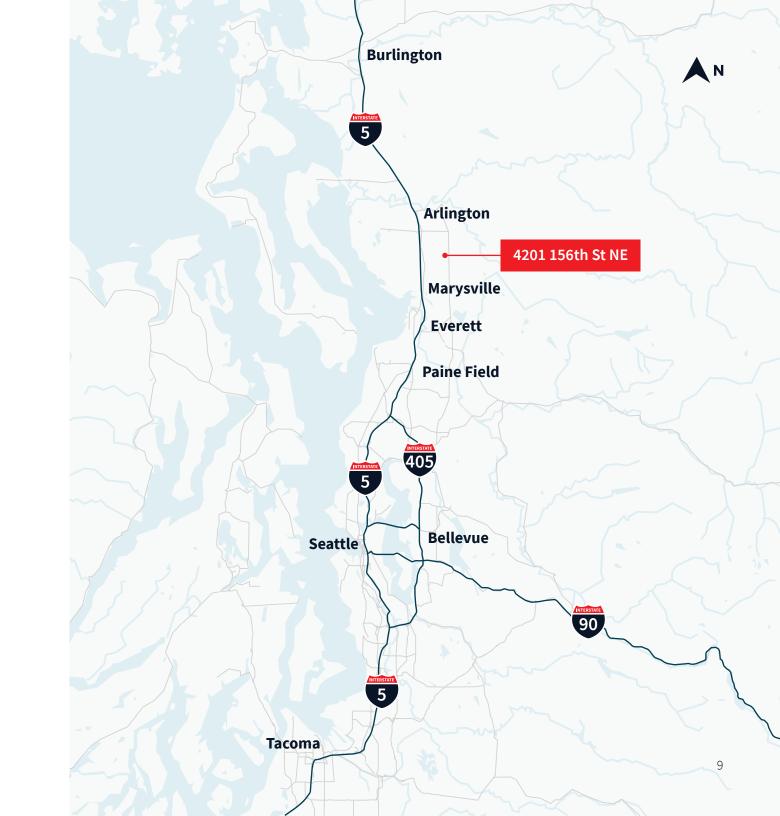
Canadian border
72 miles / 75 min

Everett CBD

13 miles / 20 min

Seattle CBD
40 miles / 47 min

Bellevue CBD
41 miles / 51 min





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