










Full Building Sublease

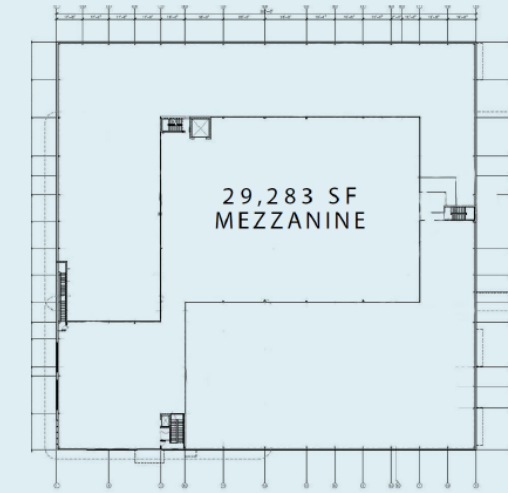
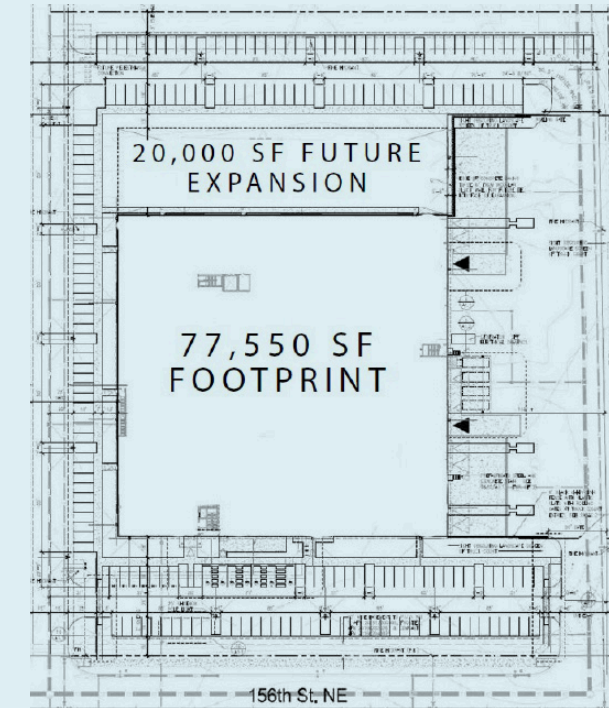
Marysville Innovation Center | 4201 156th St NE, Marysville, WA
New construction 106,833 SF advanced manufacturing opportunity

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

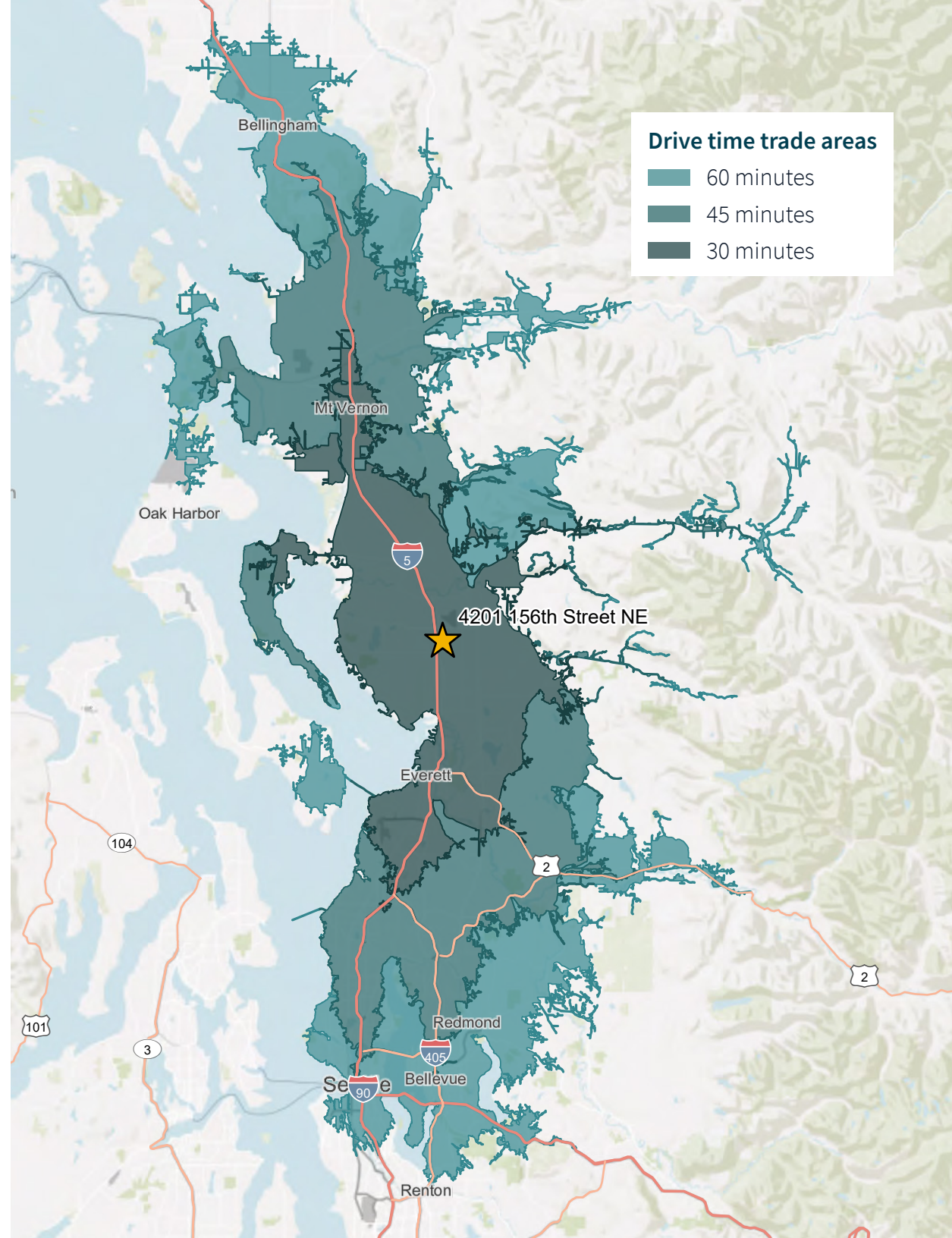
4201 156th St NE / Marysville, WA

People to innovate

Area demographics within 45-minute drive time

-  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+

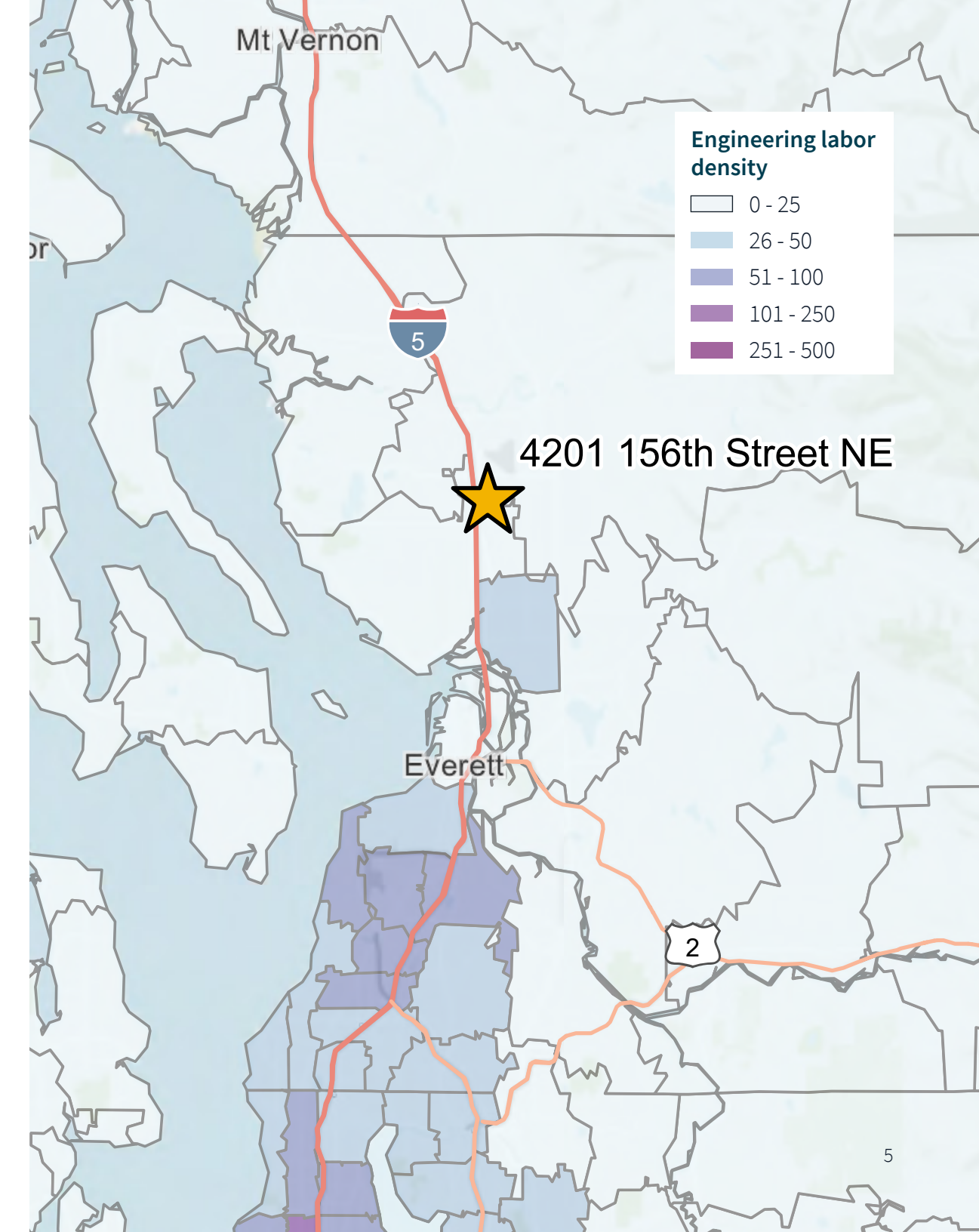
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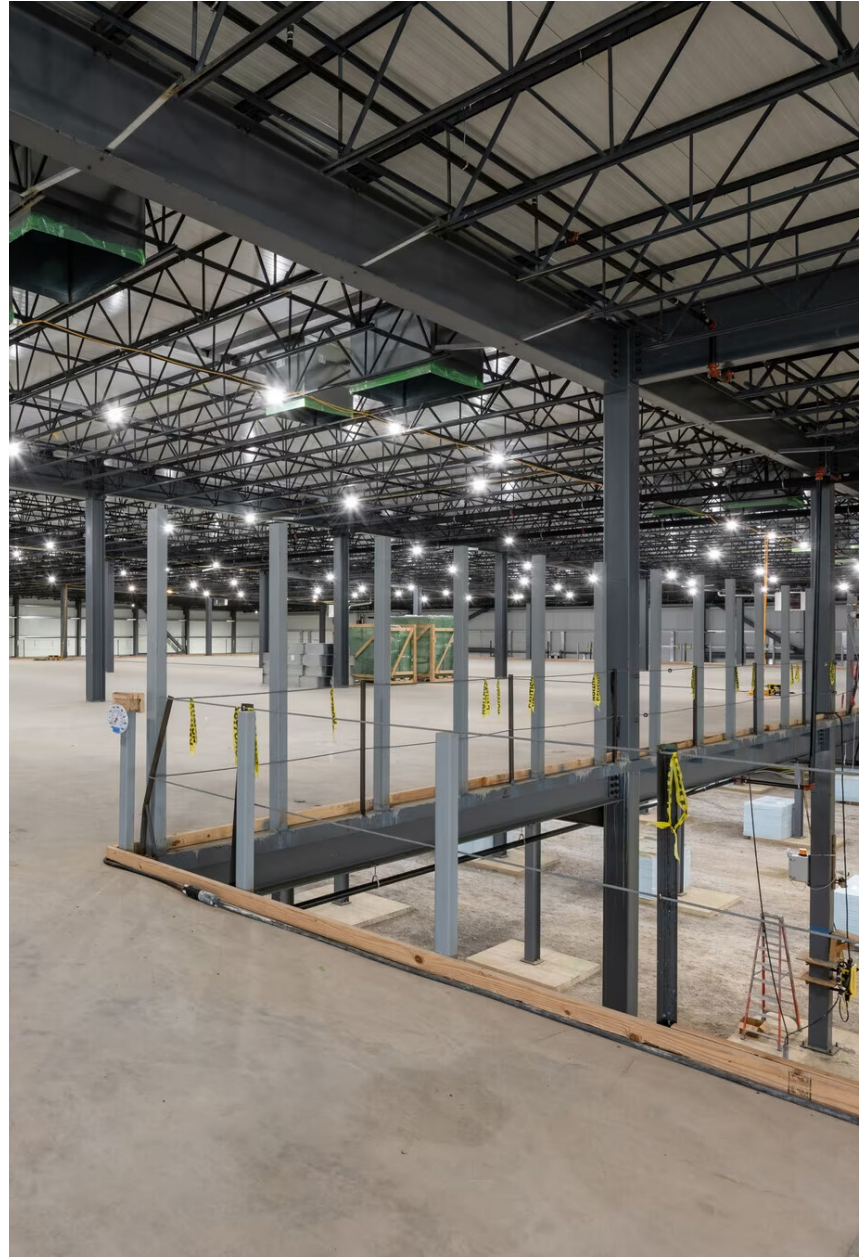
Talent to innovate

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



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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

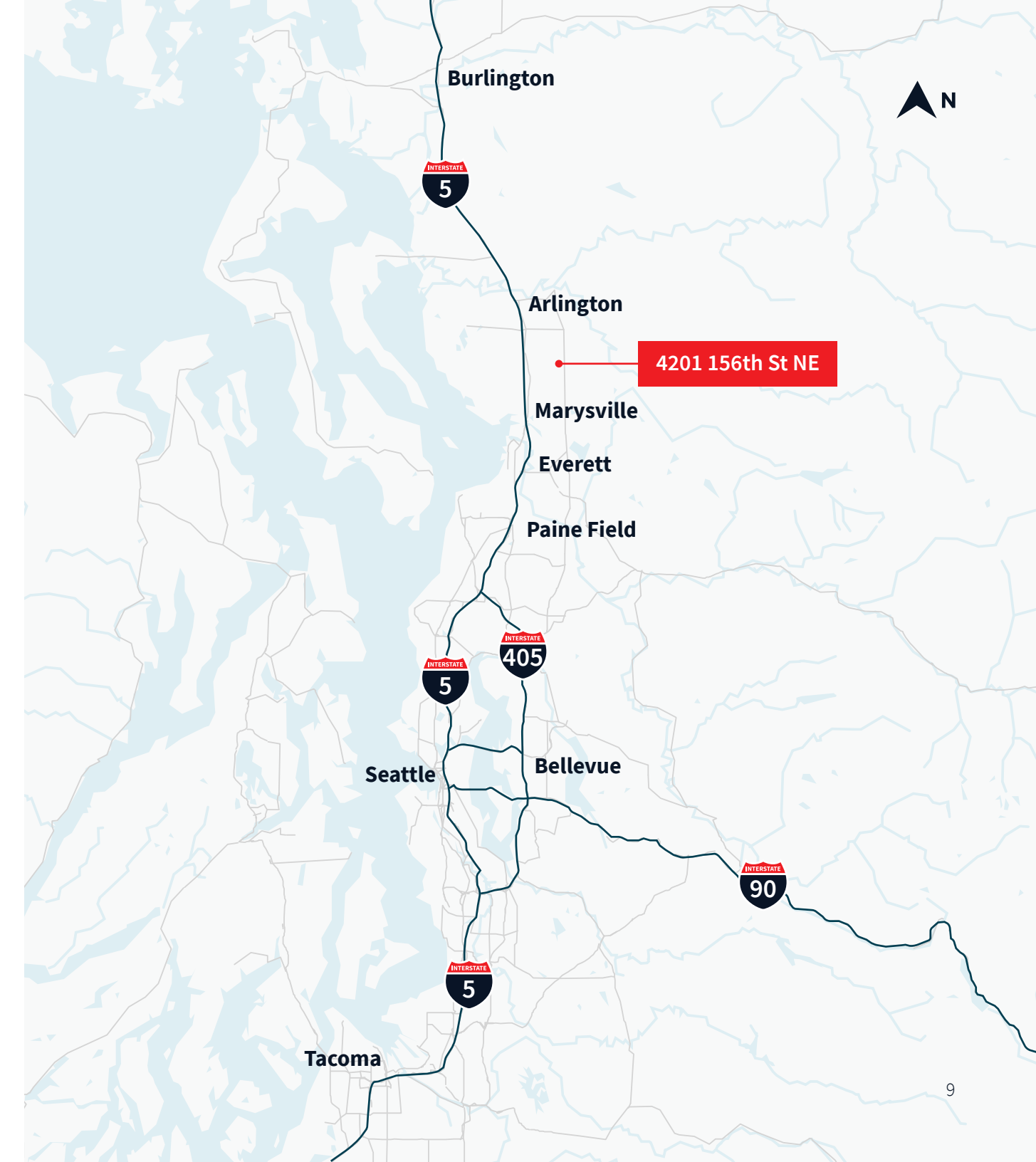
SEA-TAC Airport
54 miles / 58 min

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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