

FOR SALE | MARYSVILLE, WA

88th & State

OPPORTUNITY: LIGHT-INDUSTRIAL DEVELOPMENT



Contact

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The Opportunity



CenturyPacific, LLLP is pleased to present this distinguished redevelopment opportunity at a key intersection in Marysville, WA. The property, zoned Light Industrial (LI), is well-situated in a submarket that has experienced significant growth in recent years, notably due to the aerospace, manufacturing, and logistics industries. Current improvements have interim value and provide strong near-term income in advance of redevelopment. At over 21 acres - with a delineated usable area of ± 9.8 acres - the property is the largest of its caliber in the Marysville market.

PRICE

\$4,600,000

ADDRESS

3824 88th St NE
Marysville, WA 98270

SNOHOMISH CO.

APN

30052100203800

LOT AREA

± 21.4 Acres

DEVELOPABLE AREA

± 9.8 Acres

ZONING

Light Industrial (LI)
City of Marysville

PRICE PER LOT SQ.

FOOT

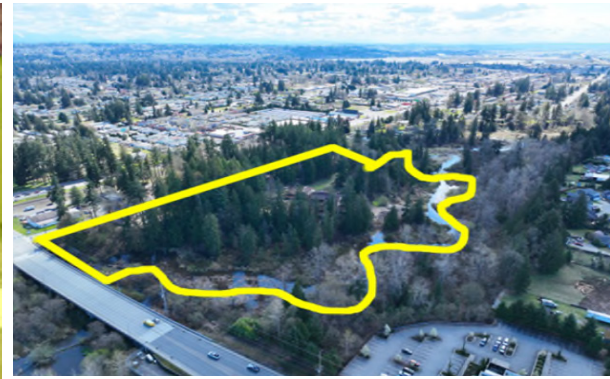
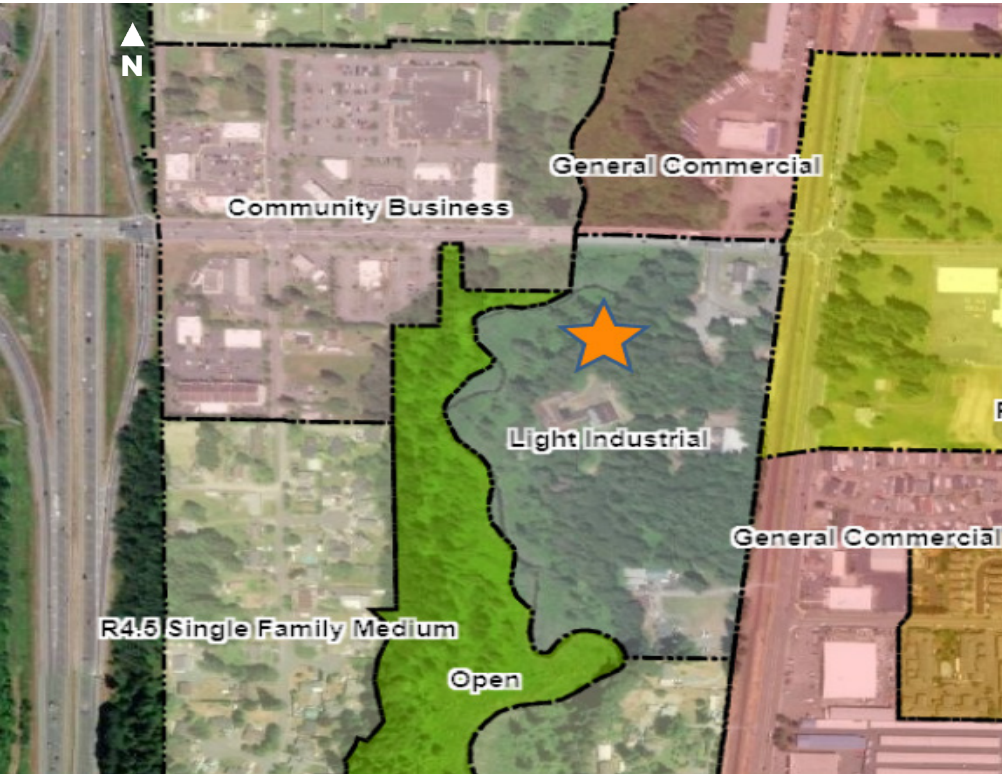
\$4.93

PRICE PER BUILDABLE SQ.

FOOT

\$10.78

Development Opportunity



±21.4 acre parcel, ±9.8 delineated as usable

Prominent hard corner: 88th St NE & State Ave

Light Industrial (LI) zoning (outlined in photo) - 85% lot coverage

Highly-visible frontage seeing 27,000 vehicles per day (430 LF on 88th, 1,100 LF on State)

Existing access (x2) from 88th St NE

0.3 miles from I-5 exit

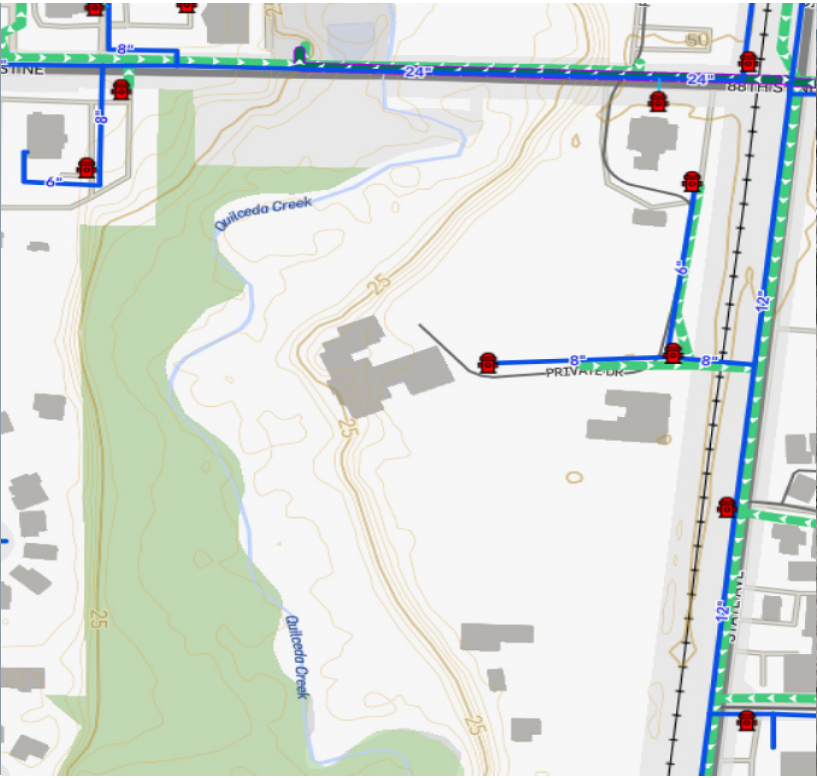
Within Marysville Commercial/Industrial Hub - ±30 National enterprises < 1.5 miles




Pre-designed potential public rail crossing at 84th & State

±\$100,000 timber value (est. \$98,000 in 2018)

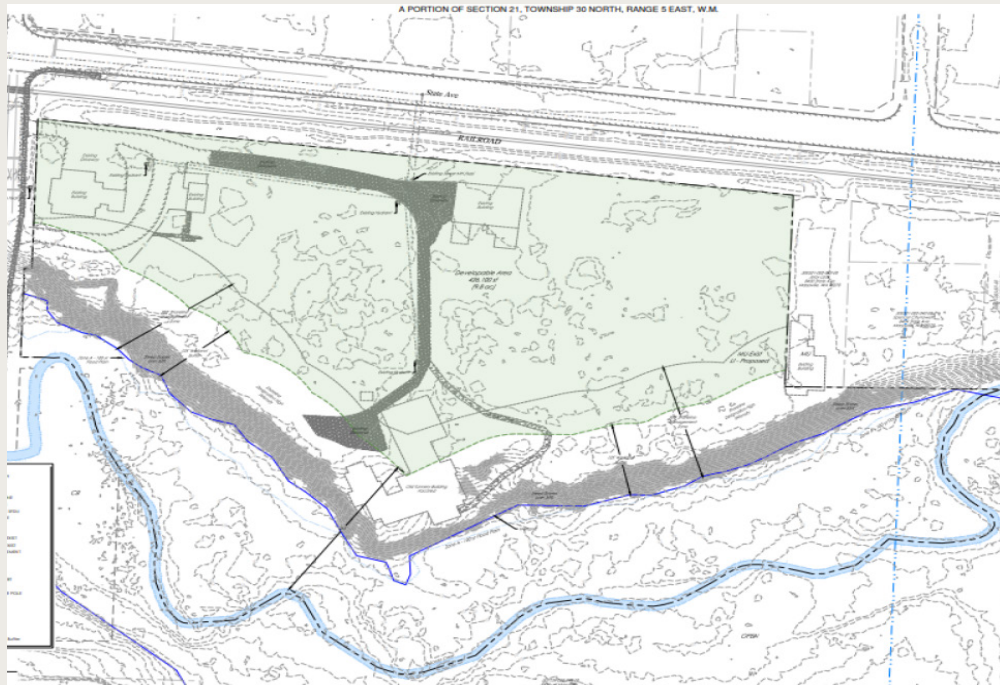
±\$226,000 annual in-place NOI

Utility Information



Water 	Sewer 	Power	Natural Gas
8" water main into subject property from State Street	Sewer main (gravity flow) to State Street	Snohomish County Public Utility District (PUB)	Puget Sound Energy
6" water main branch serving north portion of property			
4 fire hydrants 			

Developable Area



In-Place Income

Rent Roll

Tenant	Suite/Address	Rentable Area	Expiration	Base Rent/Mo	NNN/Mo	Total Rent/Mo
Vermeer Mountain West, LLC	44000 88th St. NE	Bldg: ±9,200 SF Yard: ±19,000 SF	12/31/2026+	\$10,400	\$850	\$11,250
Square Foot, LLC	3922 88th St. NE	5,330	4/30/2025*	\$3,837	\$565	\$4,402
Infinity Solar USA	3930 88th St. NE	Bldg: ±1,728 SF Yard: ±24,400 SF	10/31/2027**	\$4,600	\$628	\$5,228
Total		Bldg: +/- 16,258 SF Yard: +/- 43,400 SF		\$18,837	\$1,415	\$20,880/Mo

Modest in-place income

Opportunity to lease additional 0.60 acre yard space with 1,300 SF office

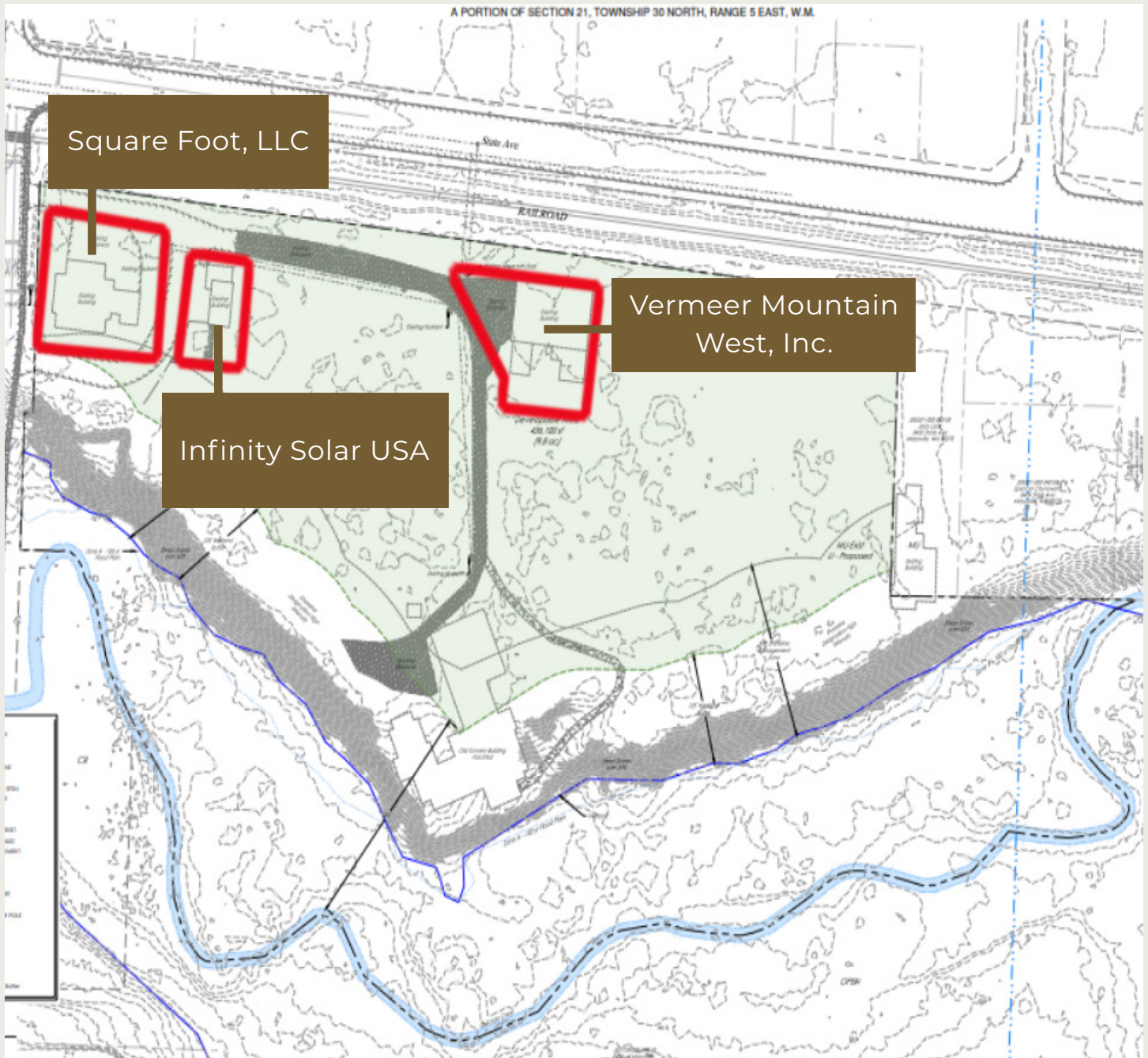
Advantageous lease term alignment for redevelopment

+Vermeer Mountain West, LLC may extend for a term of six additional months, through 6/30/2027

*Square Foot, LLC may extend for a term of three additional years, through 4/30/2028

**Landlord favorable termination option in the event of redevelopment/owner occupation.

Leasehold Encumbrances



***Outlines of leased premises are approximate, buyer to verify**

Area Amenities



WaFed Bank - 0.2 mi

7-Eleven - 0.2 mi

Desert Sun - 0.2 mi

Interstate 5 - 0.3 mi

Holiday Inn - 0.3 mi

Enterprise Rent-A-Car - 0.3 mi

Sunbelt Rentals - 0.4 mi

Les Schwab Tire Center - 0.5 mi

McDonald's - 0.7 mi

Walmart - 0.7 mi

Grocery Outlet - 0.7 mi

Ivar's Seafood Bar - 0.8 mi

Fred Meyer - 0.8 mi

T-Mobile - 0.8 mi

Home Depot - 1.0 mi

Panera Bread - 1.0 mi

Cabela's - 1.1 mi

76 Gas Station - 1.1 mi

Tulip Resort - 1.4 mi

Haagen Pharmacy - 0.2 mi

Shell Service Station - 0.2 mi

Starbucks - 0.2 mi

Applebee's Grill + Bar - 0.2 mi

Jersey Mikes Subs - 0.2 mi

Chick-Fil-A - 0.2 mi

Area Demographics

CITY, STATE

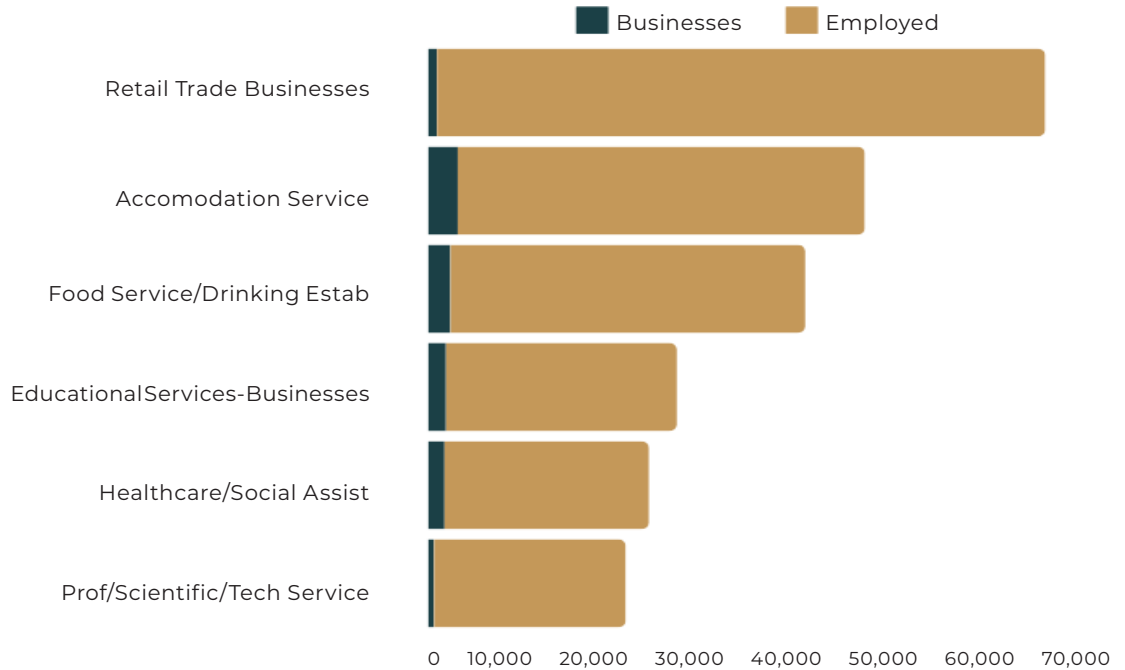
Marysville, WA

POPULATION

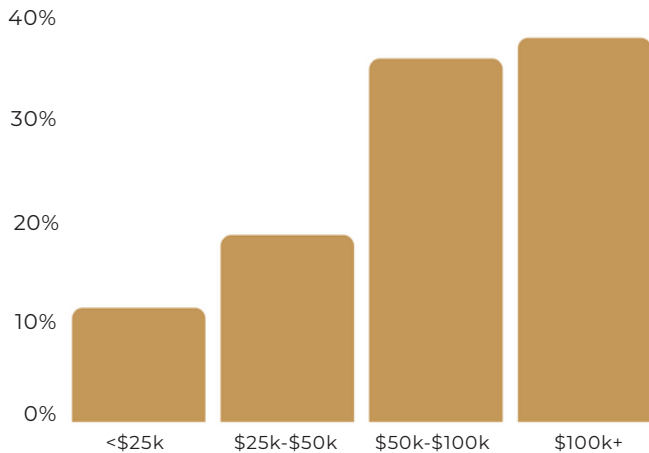
72,827

POPULATION GROWTH RATE

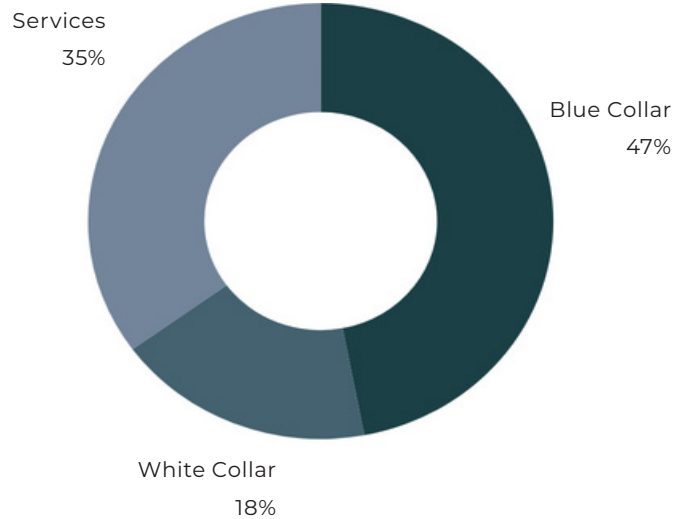
0.55%



Household Income



Employment





CENTURY PACIFIC

Over 30 Years of Client-Focused
Commercial Real Estate Solutions

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