

INDUSTRIAL FOR SALE & LEASE

ALLEN CREEK INDUSTRIAL

5625 48TH DRIVE NE, MARYSVILLE, WA 98270

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

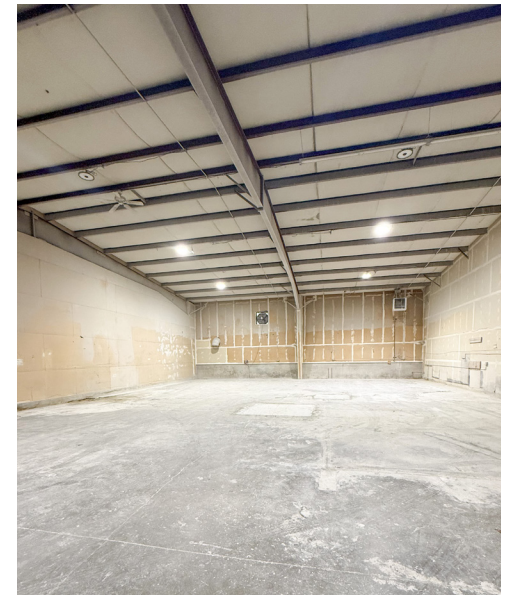
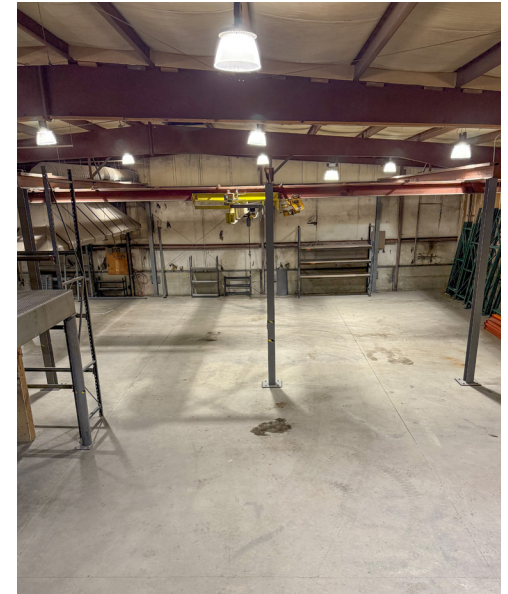


RARE SOUTH MARYSVILLE INDUSTRIAL BUILDING

Rare opportunity for an Investor or Owner/User to purchase. Allen Creek Industrial is a 23,270 SF building in the heart of south Marysville. The building is set up with demising and office for up to 4 tenant suites or can be combined for a single user. This is a unique opportunity equipped with 9 grade loading doors, 1 dock high door and additional outdoor yard storage area. In addition, the building is supplied with heavy power and is clear-span, with 18'-22' clear heights. The General Industrial zoning allows for a wide variety of uses. This pocket of industrial is limited in supply.

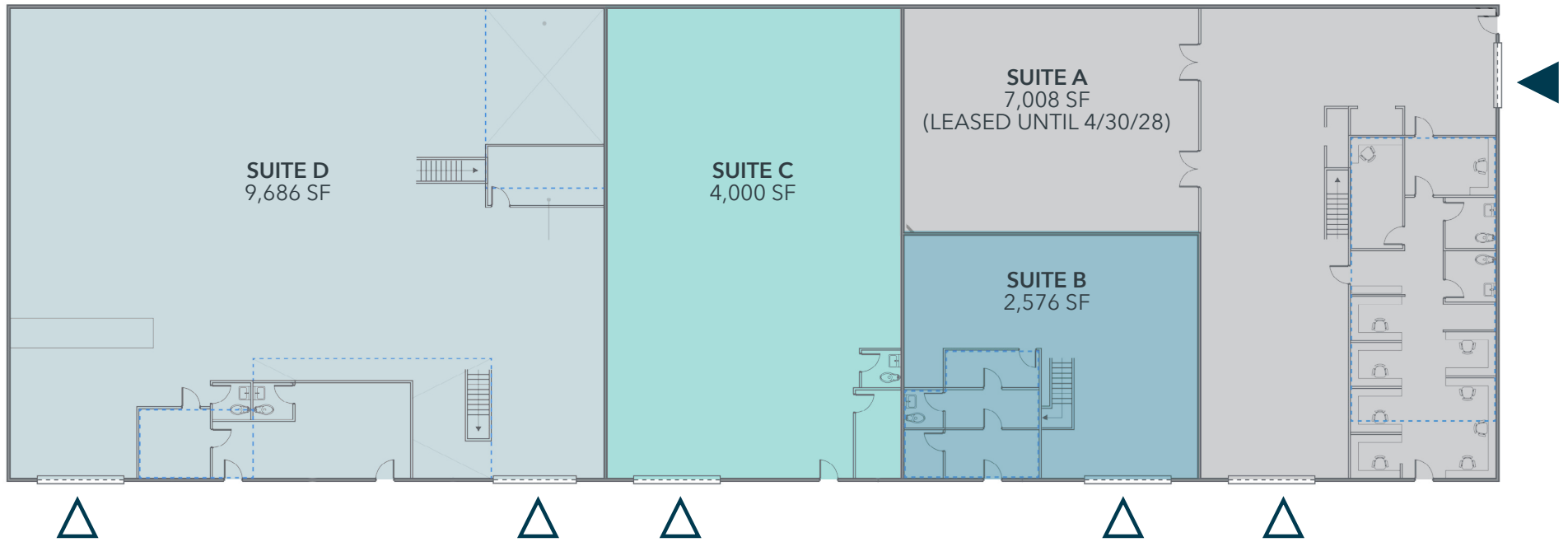
HIGHLIGHTS


- » Owner/User opportunity to occupy the entire building or partially occupy and lease out the additional suites.
- » Building has 4 separate tenant suites with heavy power and office improvements for each suite.
- » Clear-span building with 18'-22' clear height.
- » 1 Dock High Loading Door and 9 Grade Level Loading Doors.
- » Approximately 26 parking stalls.
- » Extra yard area of approximately 7,093 SF.
- » Building equipped with existing 2-ton bridge crane.
- » Zoning is General Industrial (GI) City of Marysville.
- » Nearby amenities are vast and the location is conveniently accessed from I-5, Exit 199, to Fourth Street in downtown Marysville or HWY 528 from HWY 9.



AVAILABLE SPACE	TOTAL RSF	OFFICE	WAREHOUSE	MEZZANINE
SUITE A (Leased Until 4/30/28)	7,008 SF	1,502 SF	4,498 SF	1,008 SF
SUITE B	2,576 SF	576 SF	1,424 SF	576 SF
SUITE C	4,000 SF	164 SF	3,836 SF	-
SUITE D	9,686 SF	926 SF	7,094 SF	1,666 SF
COMBINED	23,270 SF	3,168 SF	16,852 SF	3,250 SF

ADDITIONAL OUTDOOR YARD STORAGE AREA: 7,993 SF



-  DOCK DOOR
-  GRADE DOOR

AMENITIES

Marysville has a vast offering of amenities. In addition, the area is a significant driver of growth in Snohomish County which is one of the fastest growing counties in Washington State. It also holds the title of having the largest concentration of manufacturing jobs as well as the second county with the largest number of tech-based jobs.

GROCERY

- 1 Safeway
- 2 Fred Meyer
- 3 Marysville Town Center
- 4 WinCo Foods
- 5 Costco

LODGING

- 1 Tulip Resort & Casino
- 2 La Quinta Inn & Suites
- 3 Home2 Suites - Hilton Marysville
- 4 Village Inn & Suites
- 5 Quality Inn Tulalip

RESTAURANTS

- 1 Taste of Aloha-Krachelz
- 2 Vilalge Taphouse & Grill
- 3 Fanny's Restaurant
- 4 Spoon and Straw
- 5 Olive Garden
- 6 Balzing Onion
- 7 Sonic Drive-In
- 8 Brianna's Cafe
- 9 Coconut Kenny's Pizza
- 10 Starbucks

RECREATION

- 1 Quil Ceda Creek Casino
- 2 Seattle Premium Outlets
- 3 Gissberg Twin Lakes

BANKS

- 1 U. S. Bank
- 2 Columbia Bank
- 3 BECU Credit Union
- 4 Heritage Bank
- 5 Key Bank

FOR MORE INFORMATION:

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