

DC North A

4150 152nd Street NE, Marysville, WA 98271



Developed by **SMARTCAP**

Flexible Demising Option
between 20,926 SF and 115,630 SF



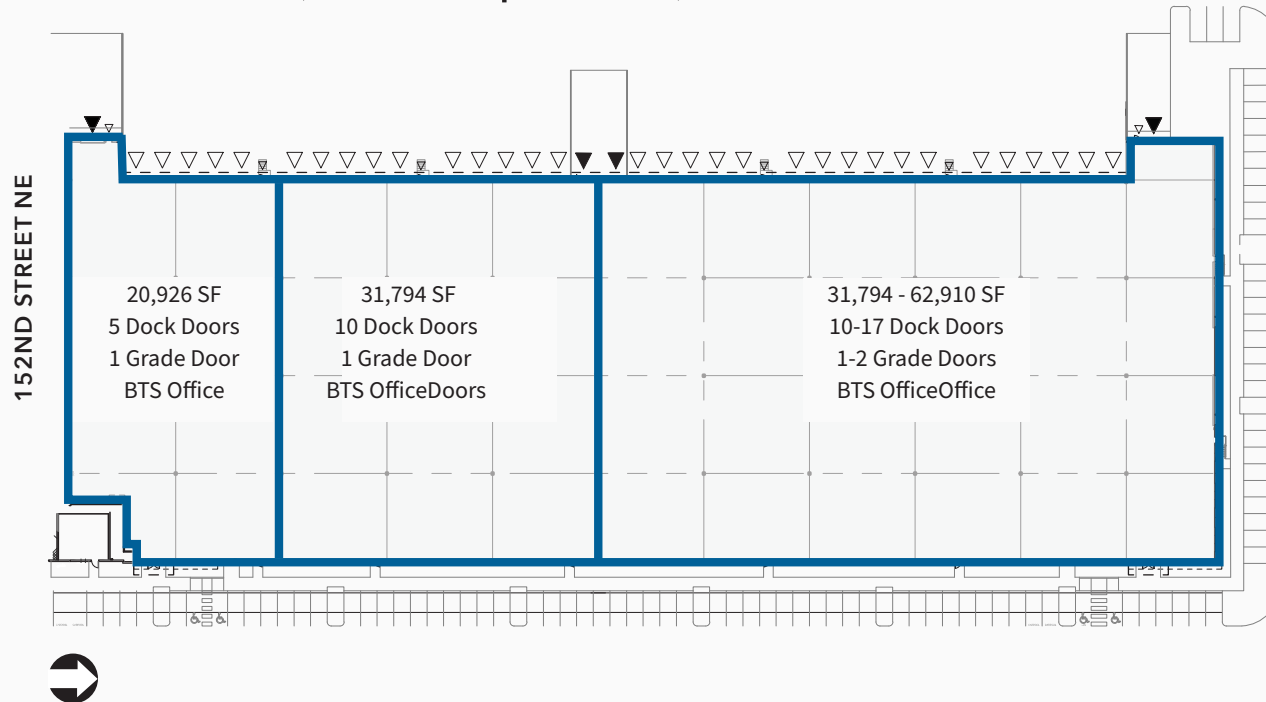
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New flexible leasing plan between 20,926 SF up to 115,630 SF



SMARTCAP | DC North Building

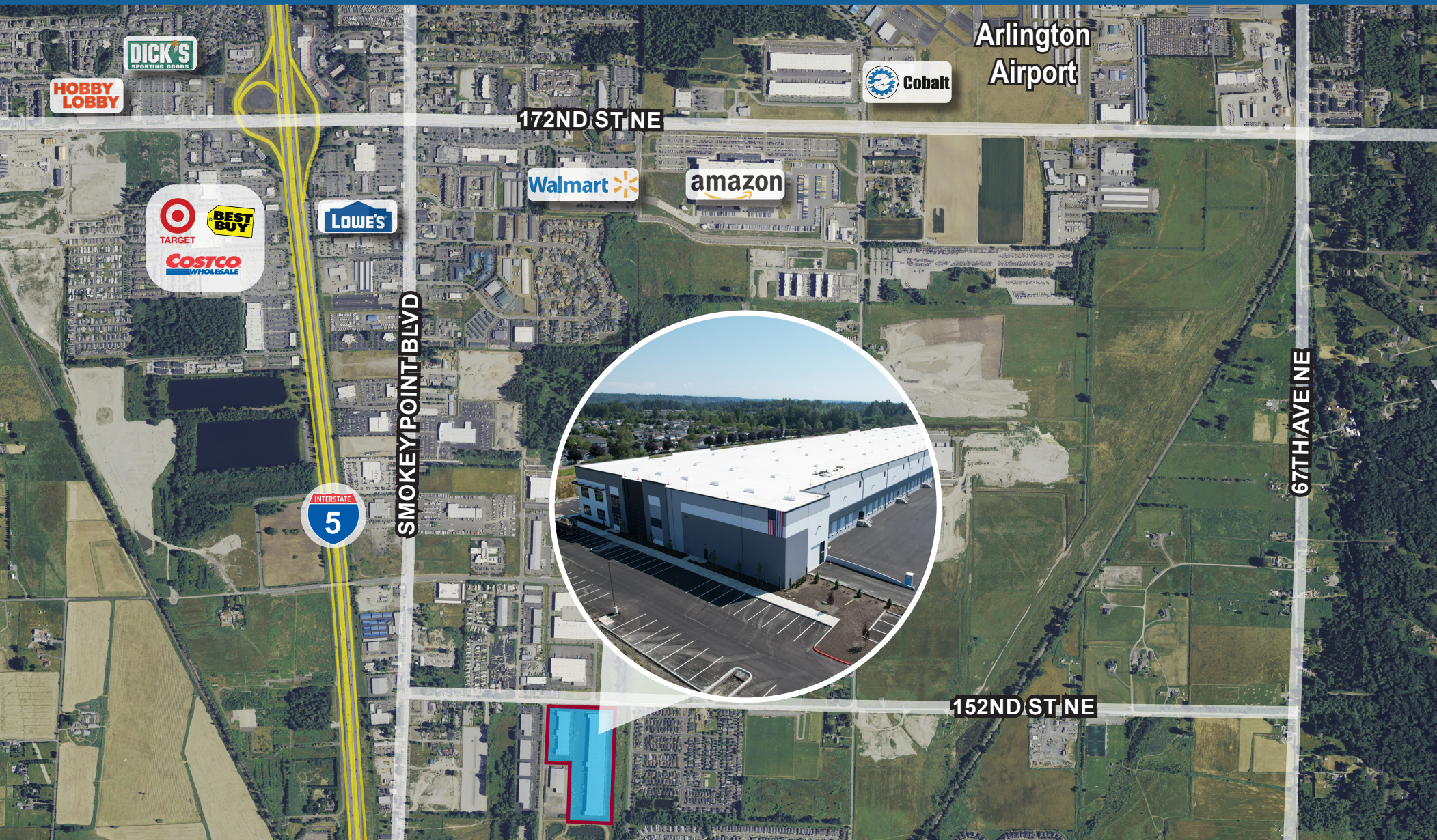
Total Project	± 299,900 SF
Building A	± 231,475 SF
Building B	Fully Leased - ± 68,425 SF

BUILDING A | Availabilities

Available	115,630 SF (Divisible)
Depth	195' deep building
Loading Per Bay	33 dock-high & 2 grade level doors
Clear Height	36' clear height
Power	Up to 4,000 amps/480v/3ph service
Parking	186 auto stalls / 42 trailer stalls
Loading Court	128' loading court
Rates	Call for Information

- ✓ Largest available Class A distribution space in the market, with trailer parking
- ✓ Excellent proximity and access to I-5 (< 2 miles from the site)
- ✓ Light Industrial Zoning (City of Marysville)
- ✓ Future access to I-5 via 156th Street overpass that will reduce to less than 1 mile
- ✓ Local professional landlord with an excellent reputation in the marketplace





CONTACT

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