

## Warehouse and office spaces for lease

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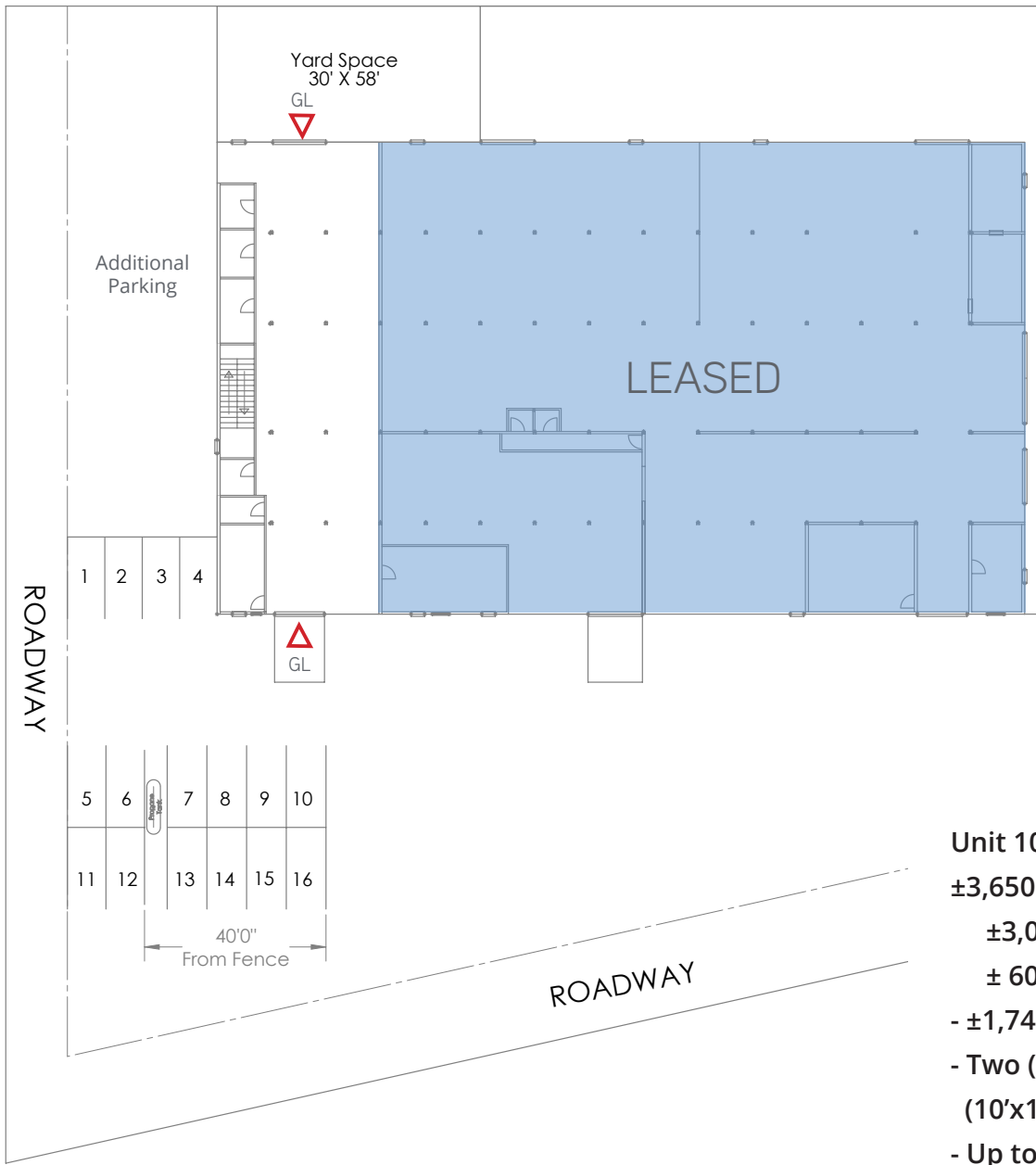
## 3511 Building

3511 136th Street NE, Marysville, WA 98271

### Property Highlights

- **+/- 6,326 SF Total Available**
- Unit 101:  $\pm 3,650$  SF ( $\pm 3,049$  SF Warehouse &  $\pm 601$  SF Office)
- Unit 201:  $\pm 2,676$  SF Office/Living Quarters
- Fully insulated and sprinklered warehouse space
- Clear Height: +/- 14' – 20'
- Loading: 2 grade-level doors with drive-thru ability
- Parking: up to 25 stalls, plus +/- 1,740 SF fenced and secured yard area
- Zoning: Light Industrial, City of Marysville
- Asking Rent: \$7,350 per month, plus utilities
- Available immediately

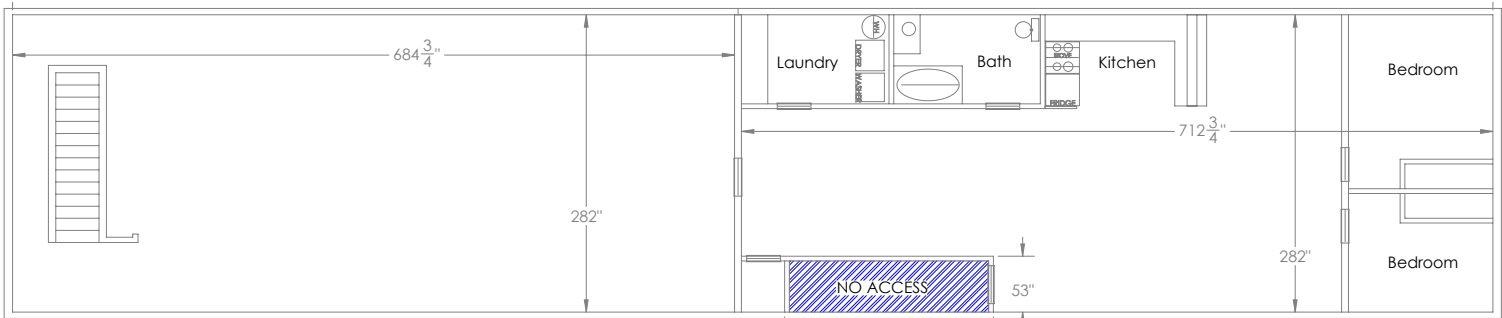
# 1st Floor Plan + Yard & Parking



- Unit 101:**
- ±3,650 SF Total
    - ±3,049 SF Warehouse
    - ± 601 SF Office
  - ±1,740 SF Fenced Yard Area
  - Two (2) Grade-Level Doors (10'x12')
  - Up to ±25 parking stalls

# 2nd Floor Plan

Unit 201: -±2,676 SF Office Area





# Interior Photos



Unit 101



Unit 101



Unit 201



Unit 201



Unit 201



Unit 201

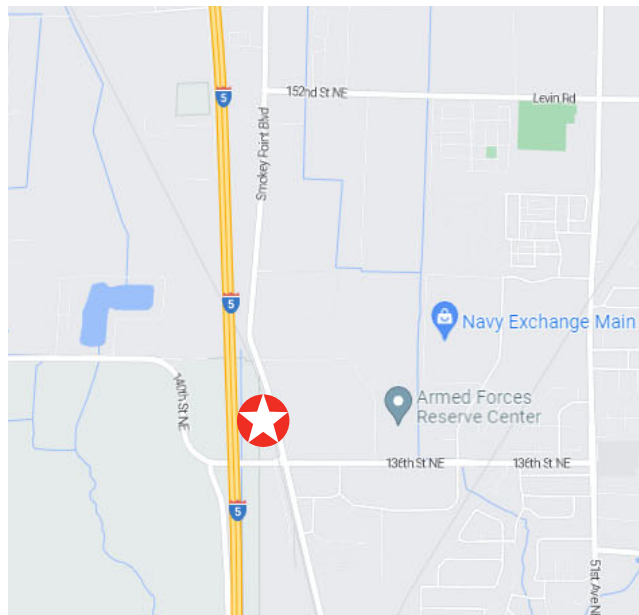




|                      | 1 Mile | 5 Miles | 10 Miles |
|----------------------|--------|---------|----------|
| Total Population     | 2,575  | 80,536  | 204,100  |
| Average Age          | 35.7   | 35.8    | 36.0     |
| Average Age (Male)   | 34.9   | 34.5    | 37.0     |
| Average Age (Female) | 37.6   | 37.4    | 37.0     |

| HOUSEHOLDS & INCOME | 1 Mile    | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 921       | 30,379    | 76,128    |
| # of Persons per HH | 2.8       | 2.7       | 2.7       |
| Average HH Income   | \$71,501  | \$67,863  | \$70,228  |
| Average House Value | \$374,099 | \$303,592 | \$324,120 |

\* Demographic data derived from 2020 ACS - US Census



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