

TWIN LAKES LOGISTICS

136,581 SF **FOR LEASE**

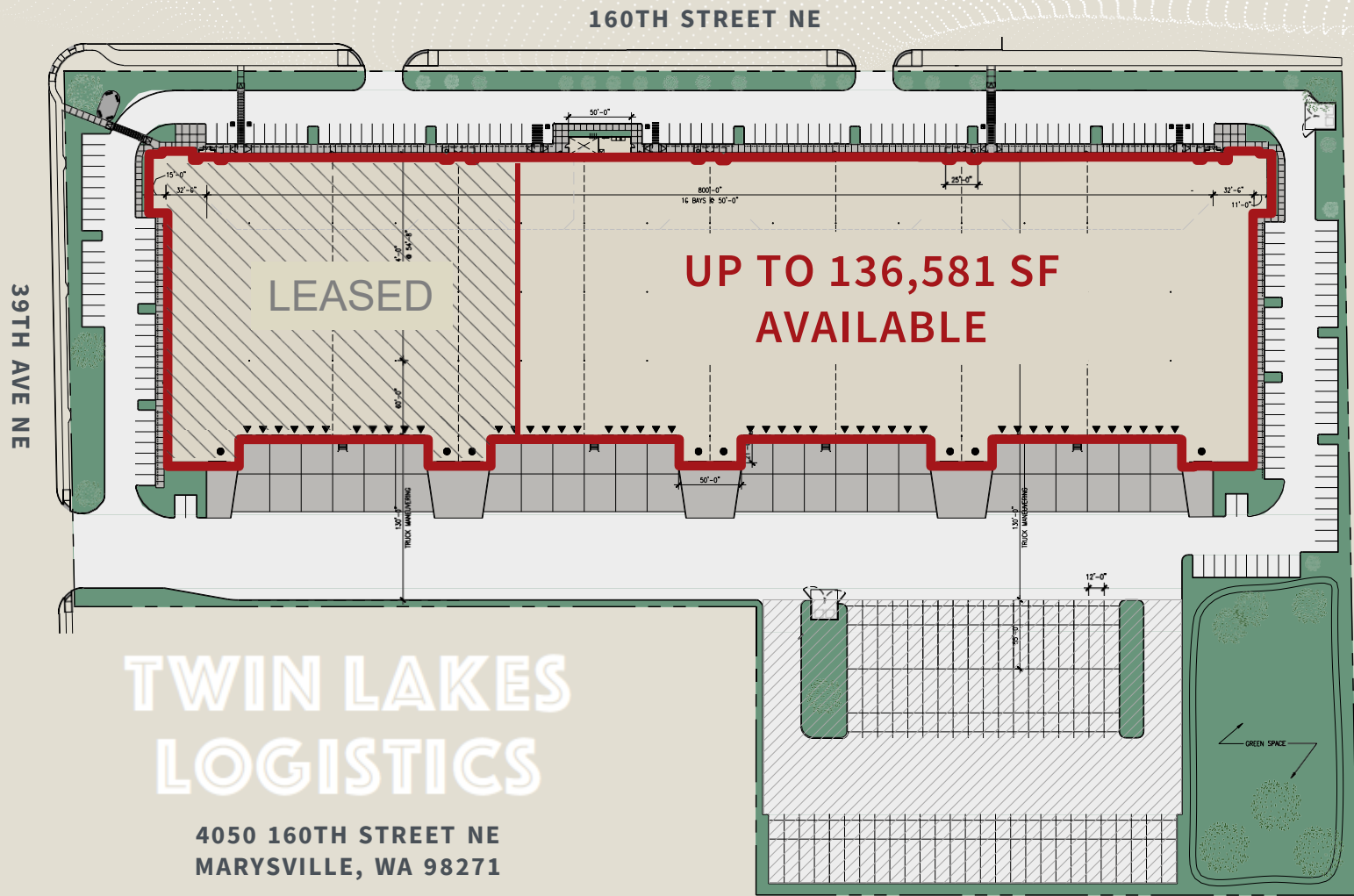


www.twinlakeslogistics-industrial.com

4050 160TH STREET NE
MARYSVILLE, WA 98271



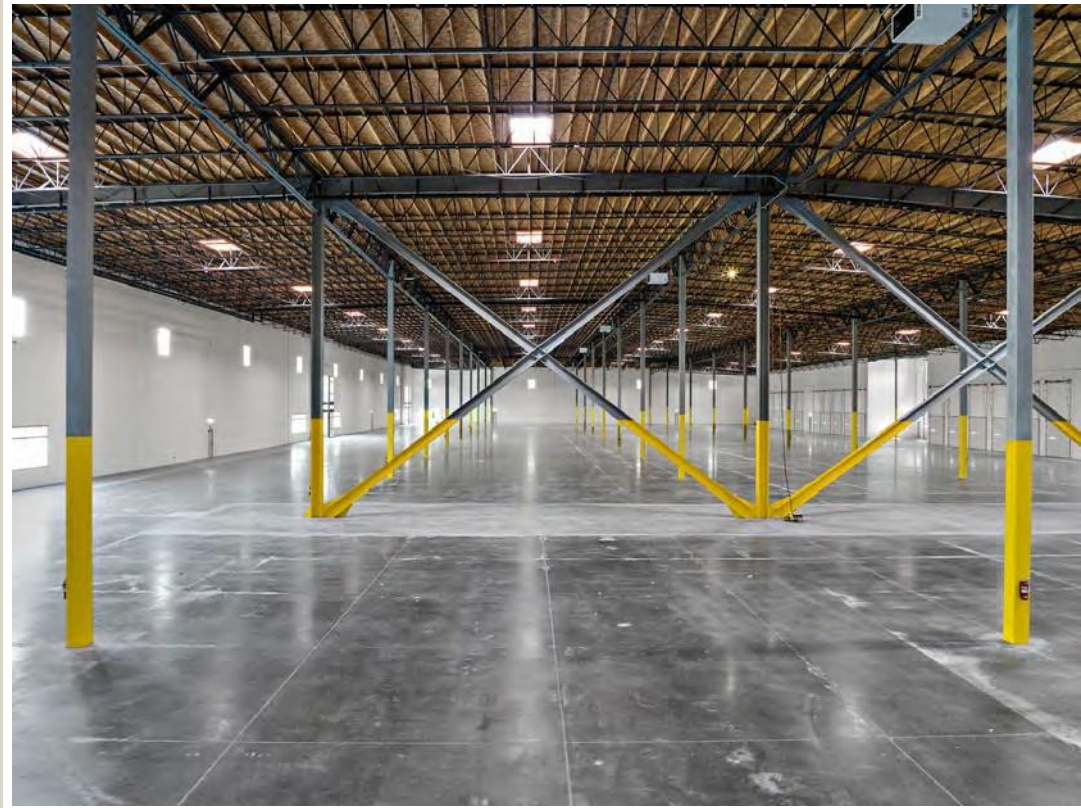
PROPERTY SITE PLAN



[PROPERTY VIDEO](#)

PROPERTY FEATURES

Availability	Up to 136,581 SF ready for Tenant Improvements
Building Size	203,892 SF divisible to ±23,300 SF
Height	36' Clear Height
Car Parking	182 Car Park Stalls
Trailer Parking	63 Trailer Stalls (1.7 acres of yard)
Dock High	44 Dock High Doors
Grade Level	8 Grade Level Doors
Electrical	4,000 Amps of 480/277v 3 phase electrical
Sprinklers	ESFR Sprinklers for high-pile storage
Building Size	891' x 224' Building Dimensions
Spacing	50' x 54' 8" Column Spacing
Truck Court	130' Deep Concrete Truck Court
Zoning	General Commercial & Arlington-Marysville Aerospace Manufacturing Zone (City of Marysville)
Power	Snohomish County PUD
Natural Gas	Puget Sound Energy
Water/Sewer	City of Marysville



SITE ADVANTAGES



Economic Alliance Snohomish County - helping to create economic growth and opportunities in Snohomish County



Cascade Industrial Center - Snohomish County's north end regional employment center offering potential tax savings



Opportunity Zoning - Snohomish County opportunity zones provide business advantages



General Commercial Zoning - allows for warehousing and wholesale trade along with light manufacturing



Port of Everett - supporting Snohomish County businesses through Port operations



Affordability - Snohomish County overall cost of living index is 12.2% lower than Seattle



Paine Field Airport - providing convenient commercial flights to the west coast



Amenities and Services - retail and services nearby on Smokey Point Blvd



Excellent Access - great access to I-5 north and south

TWIN LAKES LOGISTICS



CLICK ADVANTAGES TO
LEARN MORE

GETTING THERE

US-Canadian Border 73 miles

Bellingham 49 miles

Port of Everett 12 miles

Boeing/Paine Field 21 miles

I-405/I-5 24 miles

Port of Seattle 41 miles

Kent Valley 57 miles

SeaTac 56 miles

Port of Tacoma 71 miles



Arlington
Airport

Project Roxy-
Amazon 2.3 M SF



**TWIN LAKES
LOGISTICS**

Smokely Point Blvd

160th Street NE

39th Ave

Yard Area

156th Street NE

Fully funded Single Point
Interchange estimated to
begin 2025

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BRENT JACKSON

+1 425 449 2715

brent.jackson@jll.com

GABE SMITH

+1 206 450 0898

gabe.smith@jll.com

ALEC GOODWIN

+1 424 421 9245

alec.goodwin@jll.com

CHRIS SPOFFORD

+1 206 607 1731

chris.spofford@jll.com



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