

BUILDING 2

±300,000 SF

16015 51ST Ave. NE Marysville, WA 98271



PAD READY!

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BTS OPPORTUNITY BRING ALL REQUIREMENTS

Up to ±340 acres pad ready to accommodate BTS opportunities beyond the original master plan*

Cascade Business Park is a 4,163,518 SF masterplanned business park consisting of 10 buildings on 426 acres located in Snohomish County's Cascade Industrial Center, the region's hub for manufacturing and logistics innovation.

BUILDING SPECS

1	±245,593 SF	4	±408,000 SF	7	±376,000 SF
2	±300,000 SF	5	±582,000 SF	8	±702,000 SF
3	±307,000 SF	6	±203,000 SF	9	±606,000 SF
		10	±432,000 SF		

PROJECT DETAILS

SITE SIZE	426 Acres
CITY	Arlington & Marysville
COUNTY	Snohomish
ZONING	LI City of Marysville, LI, GC City of Arlington
TOTAL PROPOSED DEVELOPMENT	4,163,518 SF over 10 buildings

*Original master plan shown, 340 acres includes building 2



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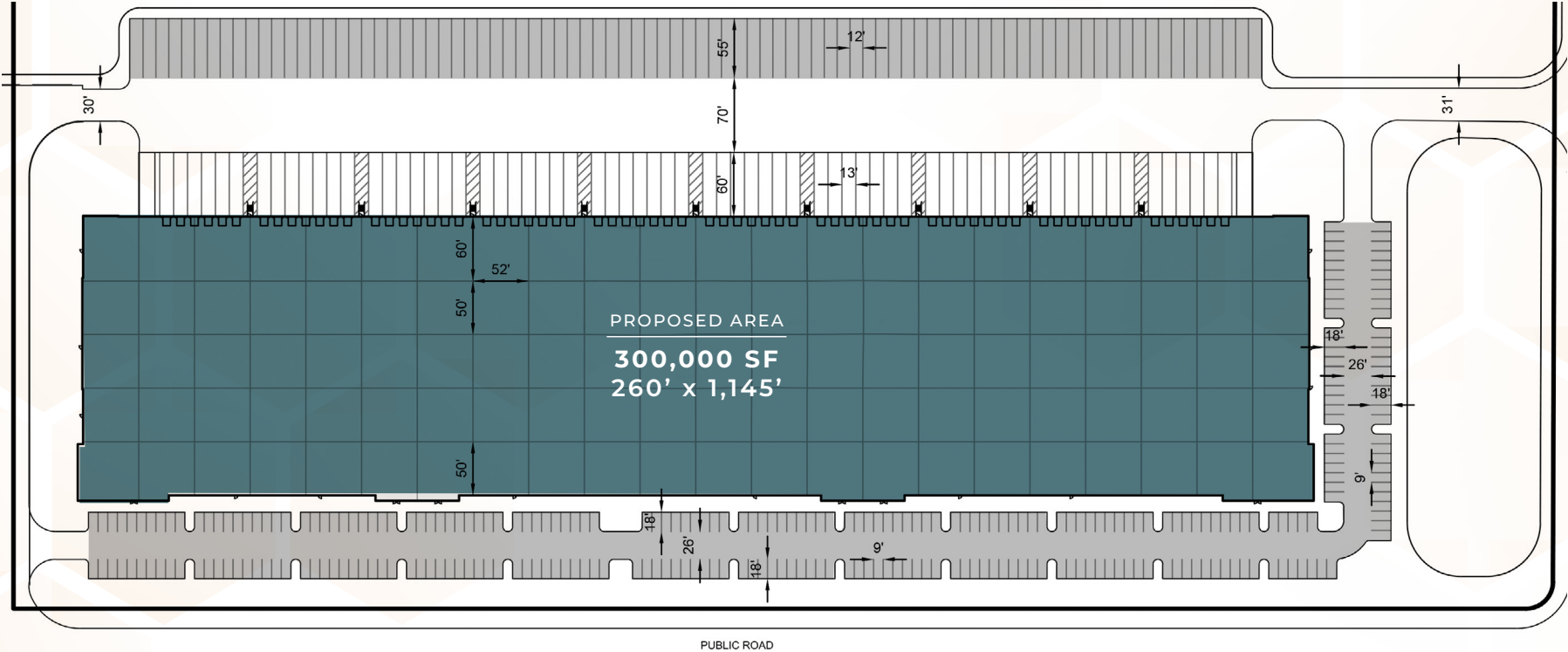
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BUILDING 2 SPECIFICATIONS



TOTAL SF	OFFICE SF	BUILDING DIMENSIONS	DOCK-HIGH DOORS	GRADE-LEVEL DOORS	CLEAR HEIGHT	COLUMN SPACING	PARKING STALLS	TRAILER STALLS	TRUCK COURT	SPEED BAY
±300,000 SF	BTS	260' x 1,145'	30 (38 future)	2	36'	52' x 50'	±284 spaces	±71 spaces	130' depth	52' x 60'
SPRINKLER		POWER	LIGHTING		FLOOR SLAB		CONSTRUCTION	ESTIMATED DELIVERY	PIT LEVELERS	
ESFR		2,000 amps, 480 volt, 3-phase	LED with motion sensors, 30 FC average; measured at 30" AFF		7" non-reinforced concrete, 4,000 PSI		100% Tilt Up Concrete	Q4 2025	45,000 lb	

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CORPORATE NEIGHBORS & SITE ADVANTAGES



Flexible BTS options to fit users needs with buildings ranging from 202,000 SF up to 702,000 SF



Opportunity Zone tax incentives, efficient permitting, industry friendly climate [MORE INFO](#)



Skilled Workforce Snohomish county has the highest concentration of advanced manufacturing on the West Coast



Excellent Access to I-5 from exits 202 and 206



Global Connection Paine Field offers domestic flights and Seattle-Tacoma International Airport offers global flights



Port of Everett the 5th largest port on the West Coast only 20 minutes away



Pad Ready site providing a quick delivery of planned building



Affordability Snohomish County has a 19.2% lower overall Cost of Living than Seattle



Labor surplus of nearly 4,000 individuals in the warehouse worker demographic [View Labor Report](#)



Innovation Hub Cascade Industrial Center, the region's hub for manufacturing and logistics innovation [MORE INFO](#)



Zoning Light Industrial City of Marysville, Light Industrial and General Commercial City of Arlington

[View Marysville use matrix](#)

[View Arlington use matrix](#)



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Well-capitalized and highly experienced landlord/developer with deep in-house engineering expertise. Founded in 2012, NorthPoint has developed ±149.6 million SF in more than 26 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowes, UPS, Adidas, Hostess, Ford and General Motors.

45-MINUTE DRIVE TIME

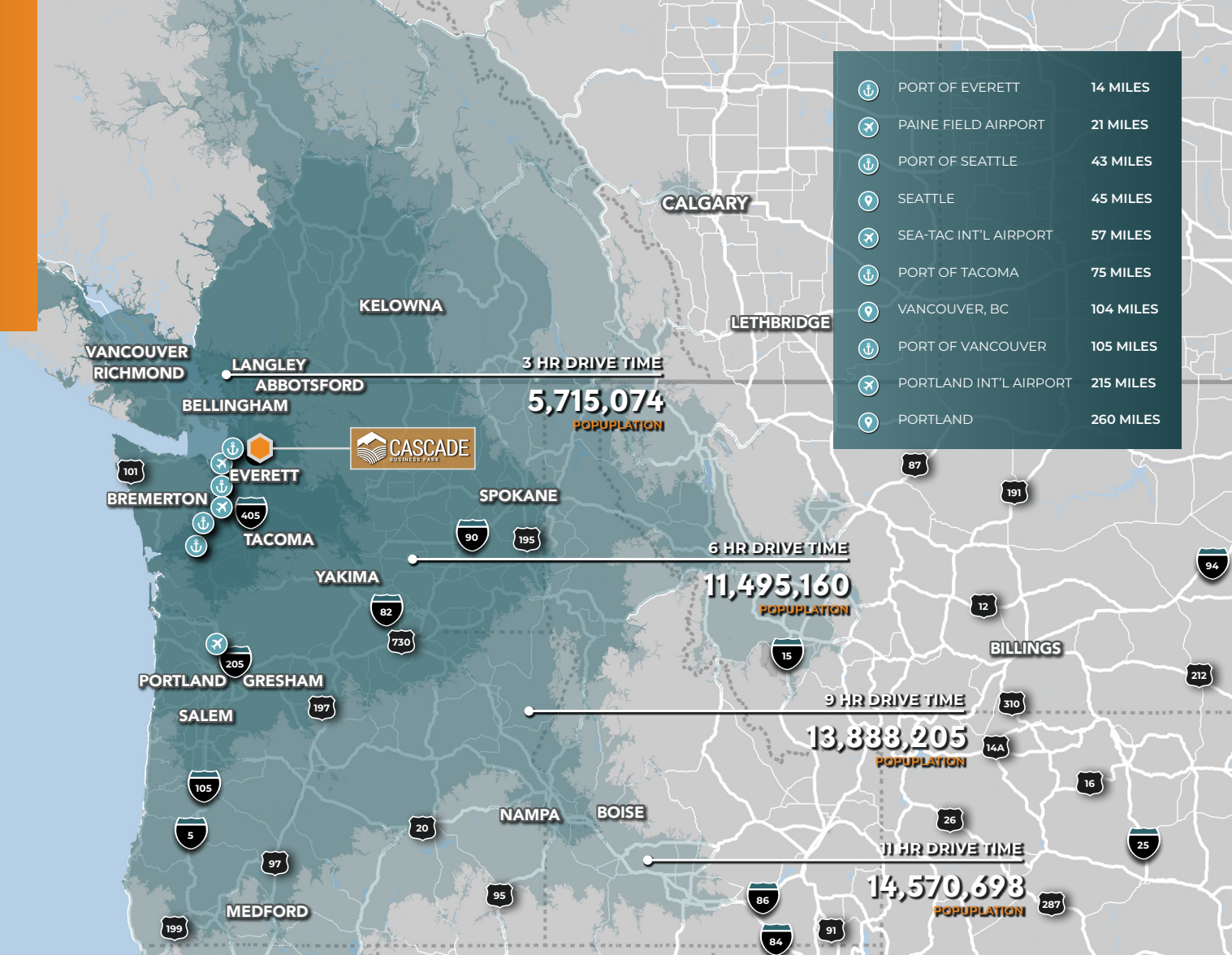
FORKLIFT DRIVERS

WAREHOUSE WORKERS

2024 RESIDENT WORKERS	1,132	15,071
2019 - 2024 % CHANGE IN RESIDENT WORKERS	10%	9%
2024 NET COMMUTERS	-245	-1818
AVERAGE HOURLY EARNINGS	\$23.68	\$21.87

2025 POPULATION RANGE

3 HRS	5,715,074
6 HRS	11,495,160
9 HRS	13,888,205
11 HRS	14,570,698



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