

TWIN LAKES LOGISTICS CENTER

203,892 S.F.

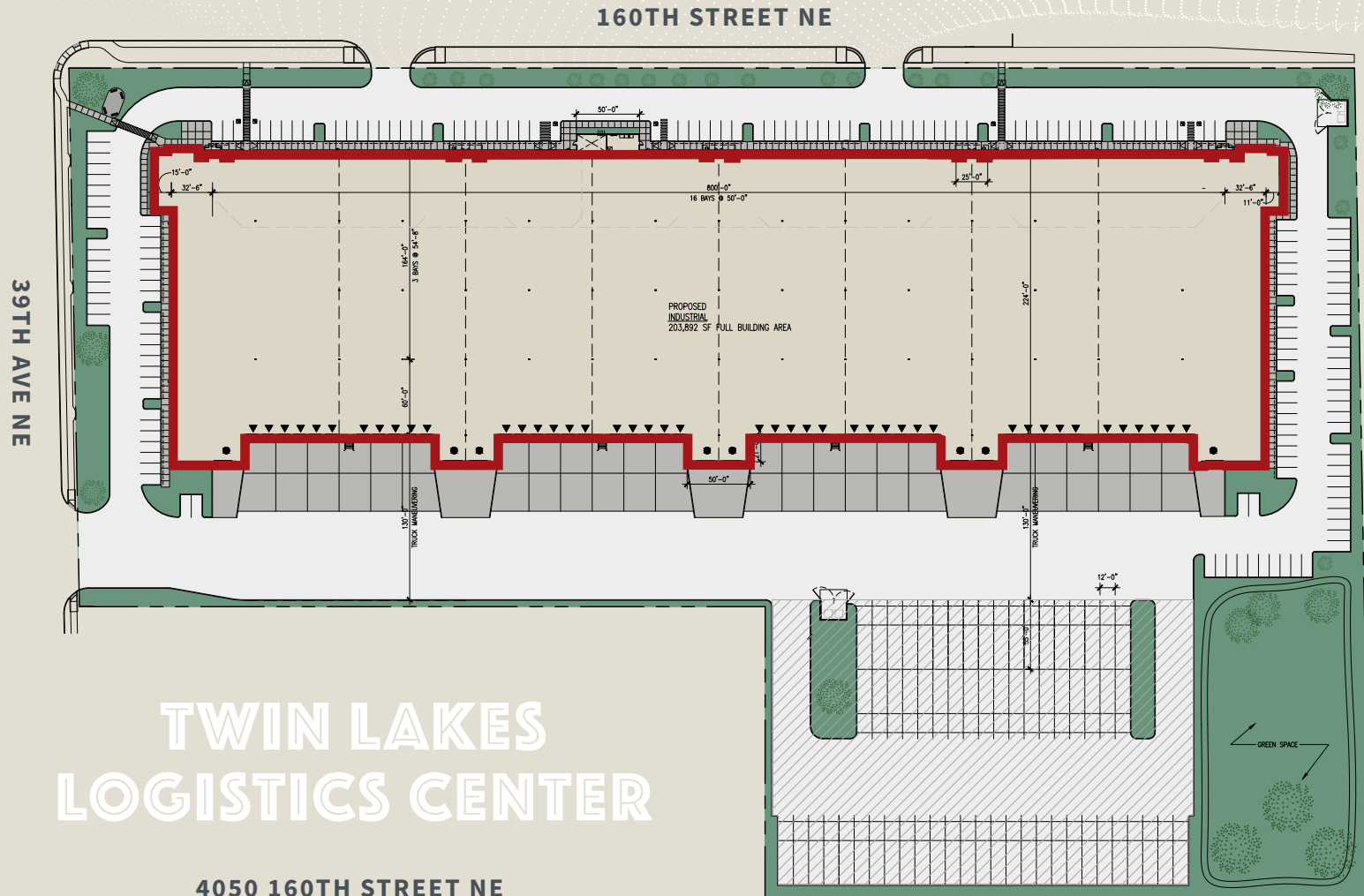
FOR LEASE



4050 160TH STREET NE
MARYSVILLE, WA 98271



PROPERTY SITE PLAN



TWIN LAKES LOGISTICS CENTER

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MARYSVILLE, WA 98271

PROPERTY FEATURES

Availability	Q1 2024
Building Size	203,892 SF divisible to 22,500 SF
Height	36' Clear Height
Car Parking	182 Car Park Stalls
Trailer Parking	63 Trailer Stalls (1.6 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 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

TWIN LAKES LOGISTICS CENTER



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



CLICK ADVANTAGES TO
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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



531

Smokey Point Blvd

160th Street NE

39th Ave

156th Street NE

Yard Area



Arlington Airport

Project Roxy-
Amazon 2.3 M SF



**TWIN LAKES
LOGISTICS CENTER**

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