

New Industrial For Lease • Build-to-Suit Office

PANATTONI

NORTHSOUND INDUSTRIAL PARK

14201 40TH AVE NE, MARYSVILLE, WA



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Immediate availability

±337,026 divisible to
+/- 85,000 SF

36' clear
height

312 car
parks

102 trailer
stalls

84 dock
high doors

4 drive-in
doors

3,000 amps,
277/480 volts 3 phase

382' x 844' building
dimension

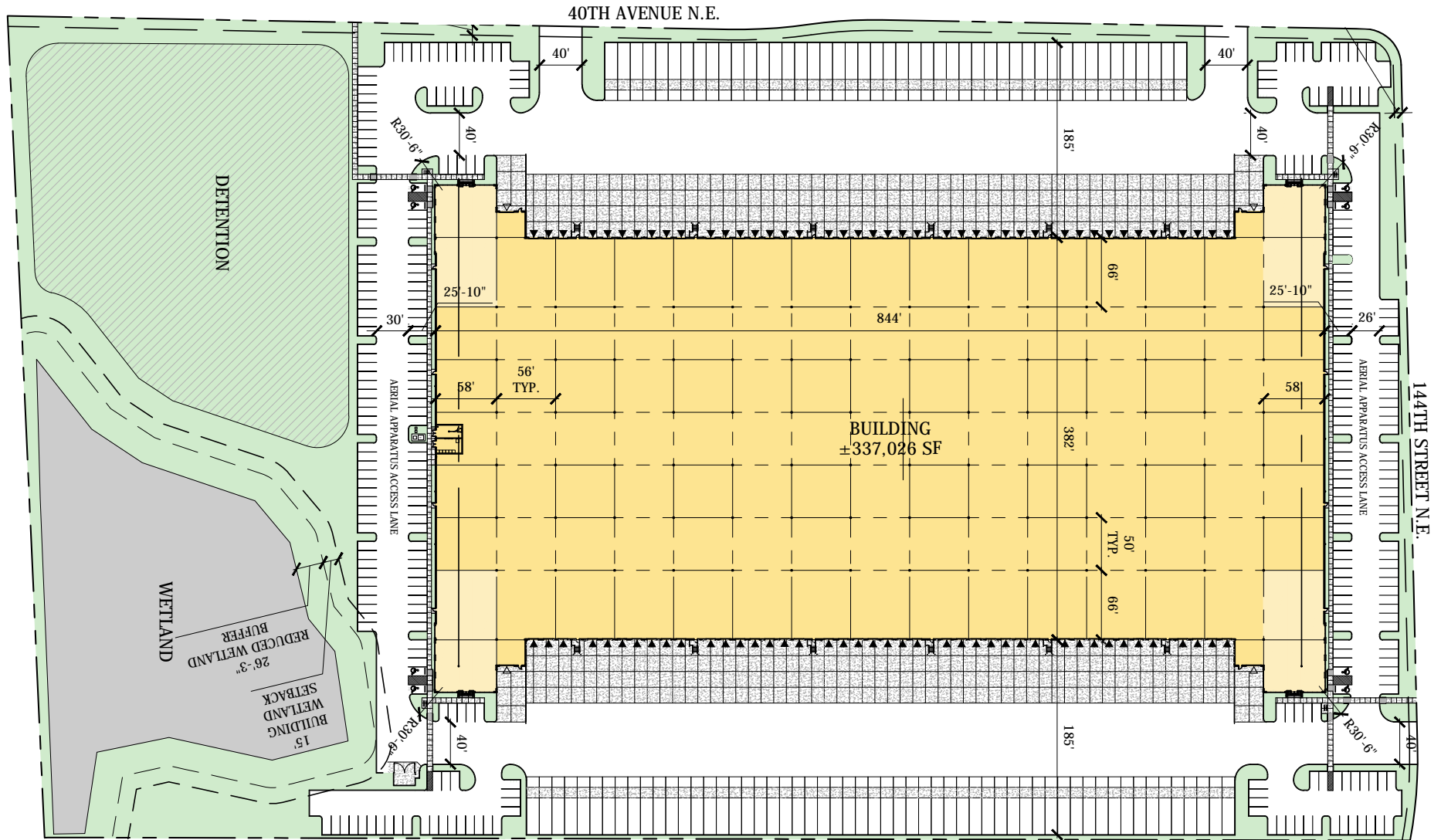
185' loading
bay

50' x 56' column
spacing

ESFR Sprinkler System

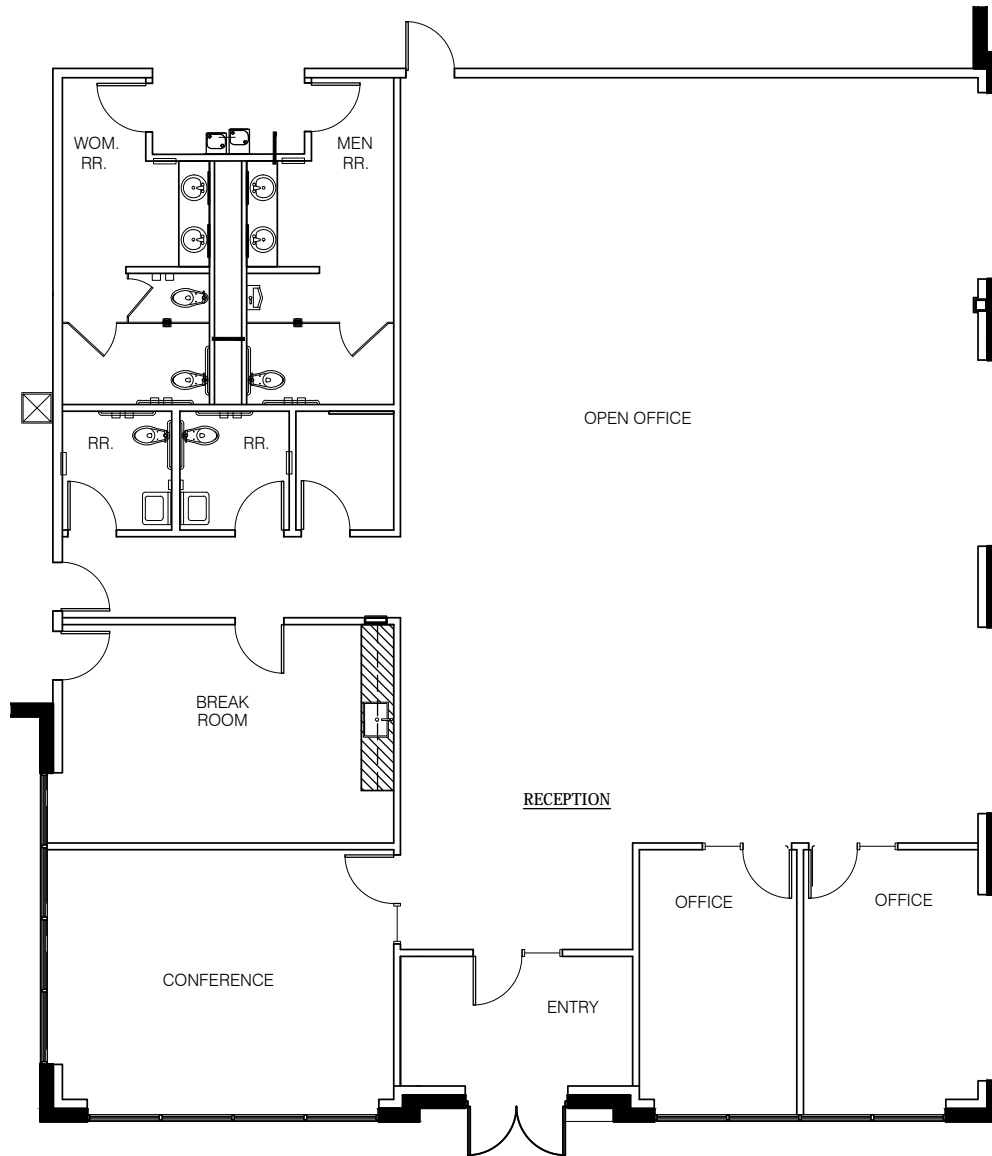
Call Listing Brokers for rates

Northsound Industrial Park - Site Plan





Northsound Industrial Park - Office Buildout



Suite 100

(SW corner of the building)

- 3,153 SF
- Two private offices
- Conference room
- Open bull pen area
- Break Room
- Office/warehouse restroom sets





Arlington
Municipal Airport

ARLINGTON

Subject
Property

MARYSVILLE

Zoning

- Light Industrial
- City of Marysville

Electric

- Snohomish County PUD

Natural Gas

- Puget Sound Energy

Water/Sewer

- City of Marysville

About Panattoni Development

34
Years

28
Offices

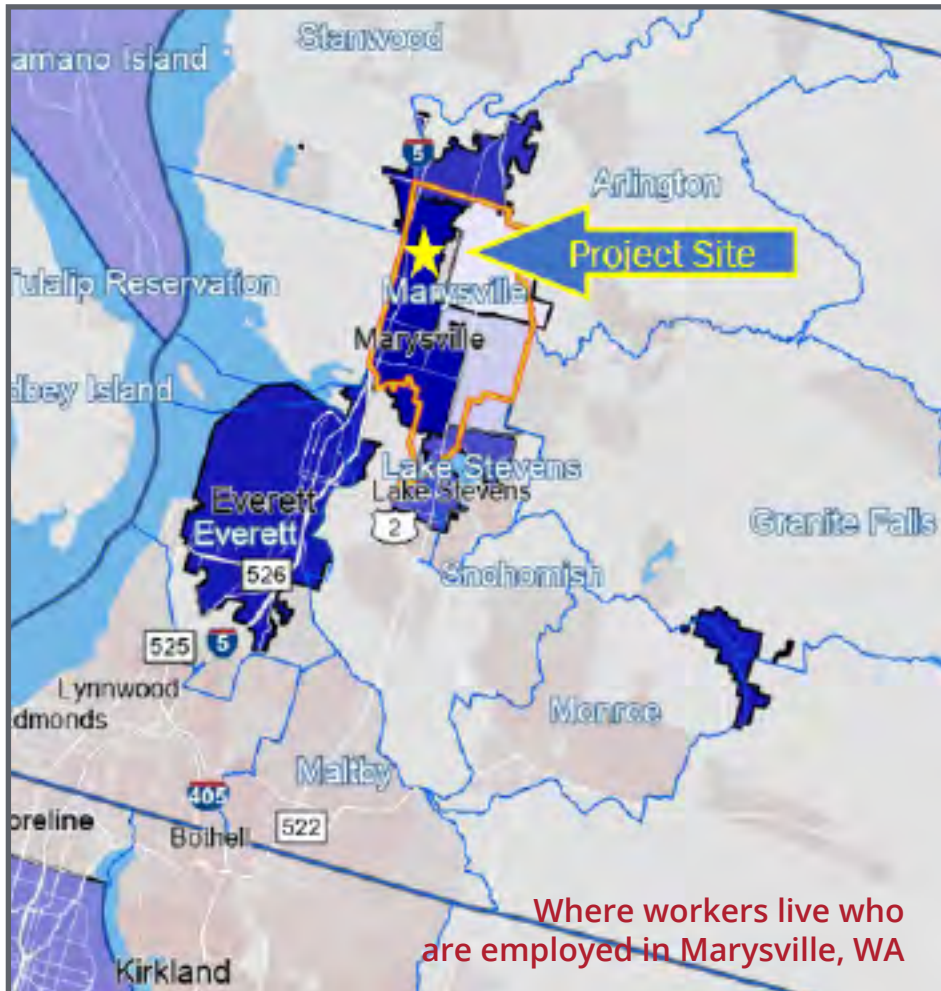
422
Million SF developed

2,500
Clients



PANATTONI®

Marysville, WA CCD¹- Workforce Analysis



- Marysville, WA population (July 2021): 71,144 (+0.7%)²
- March 2022 county unemployment rate: 2.3% (2nd lowest)
- Total jobs in the CCD: 15,999
 - % in trade, transp. & utilities: 24% (3,870)
 - % in goods producing industries: 24% (3,841)
- Residents employed within the CCD: 3,836
- Residents employed outside the CCD: 34,479
- % of all residents employed under age 30: 23%
- Non-residents employed within the MSA: 12,163 (76%)
- Average commute time: 32 minutes
- Top 3 cities outside the CCD that residents commute to work:
 - Everett (8,035)
 - Seattle (5,662)
 - Arlington (1,528)
- Top 3 origins for workers employed, but not living in the CCD:
 - Everett (1,213)
 - Arlington (765)
 - Lake Stevens (719)
- Median household income of residents in the CCD (in 2020 dollars): \$83,239

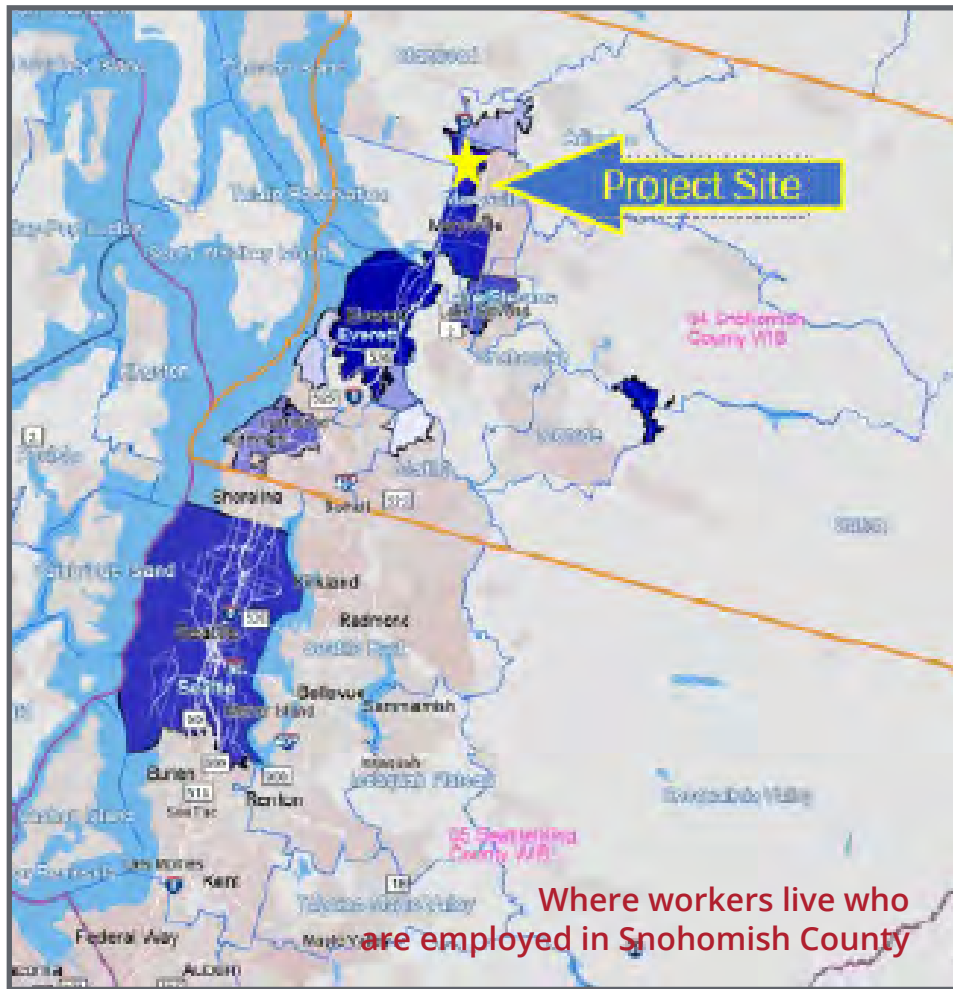
Prepared by Toyer Strategic Advisors, Inc. for Panattoni Development

Sources: U.S. Census Bureau Quick Facts, U.S. Census Bureau LEHD Origin-Destination Employment Statistics (LODES), and US Census Bureau OntheMap Application (2019 Data Release)

¹ Census County Subdivision

² Percent population increase since April 1, 2020

Snohomish County, WA - Workforce Analysis



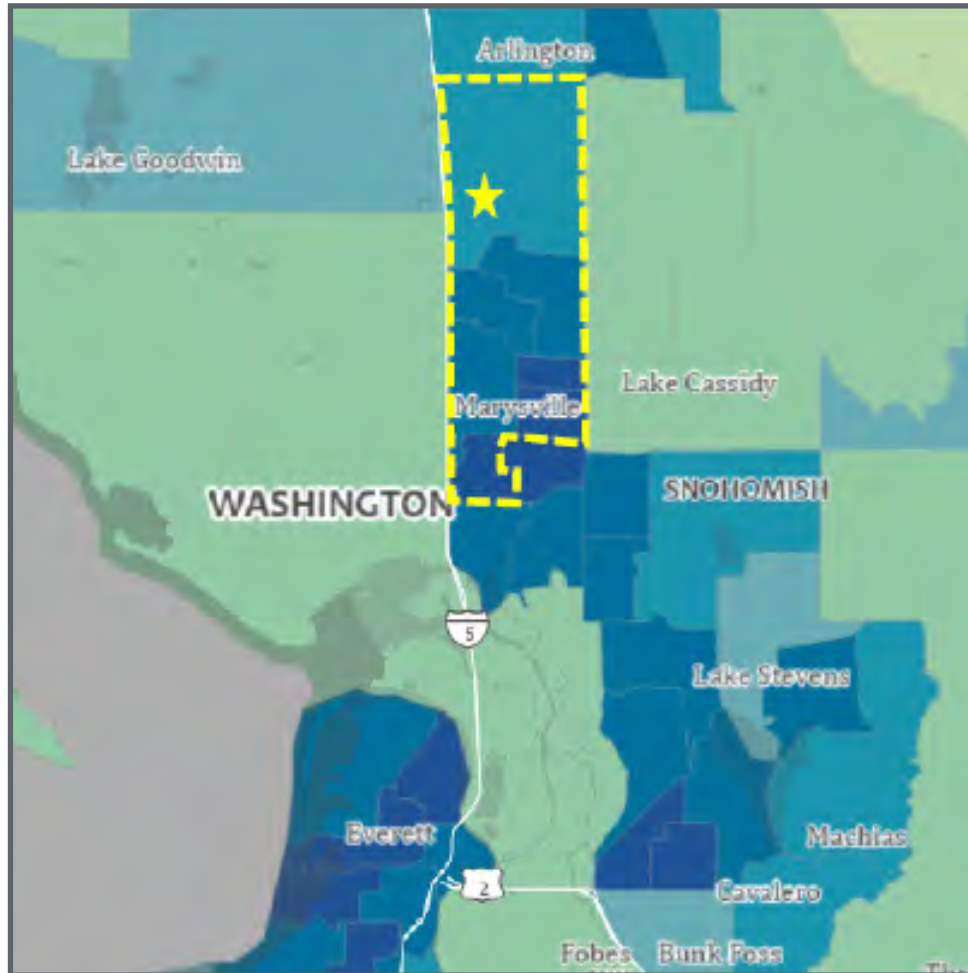
- Snohomish County, WA population (July 2021): 833,540 (+0.7%)¹
- March 2022 county unemployment rate: 2.3% (2nd lowest)
- Total jobs in the county: 289,257
 - % in trade, transp. & utilities: 18% (51,985)
 - % in goods producing industries: 30% (86,218)
- Residents employed within the county: 177,722
- Residents employed outside the county: 213,202
- % of all residents employed under age 30: 21%
- Non-residents employed within the county: 111,535 (39%)
- Average commute time: 33 minutes
- Top 4 cities outside the county that residents commute to work:
 - Seattle (72,492)
 - Bellevue (22,727)
 - Remond (14,779)
 - Kirkland (12,372)
- Median household income of residents in the county (in 2020 dollars): \$89,273

Prepared by Toyer Strategic Advisors, Inc. for Panattoni Development

Sources: U.S. Census Bureau Quick Facts, U.S. Census Bureau LEHD Origin-Destination Employment Statistics (LODES), and US Census Bureau OntheMap Application (2019 Data Release)

¹ Percent population increase since April 1, 2020

Occupation Concentration by Place of Residence for Transportation, Distribution & Logistics (CTE Cluster)



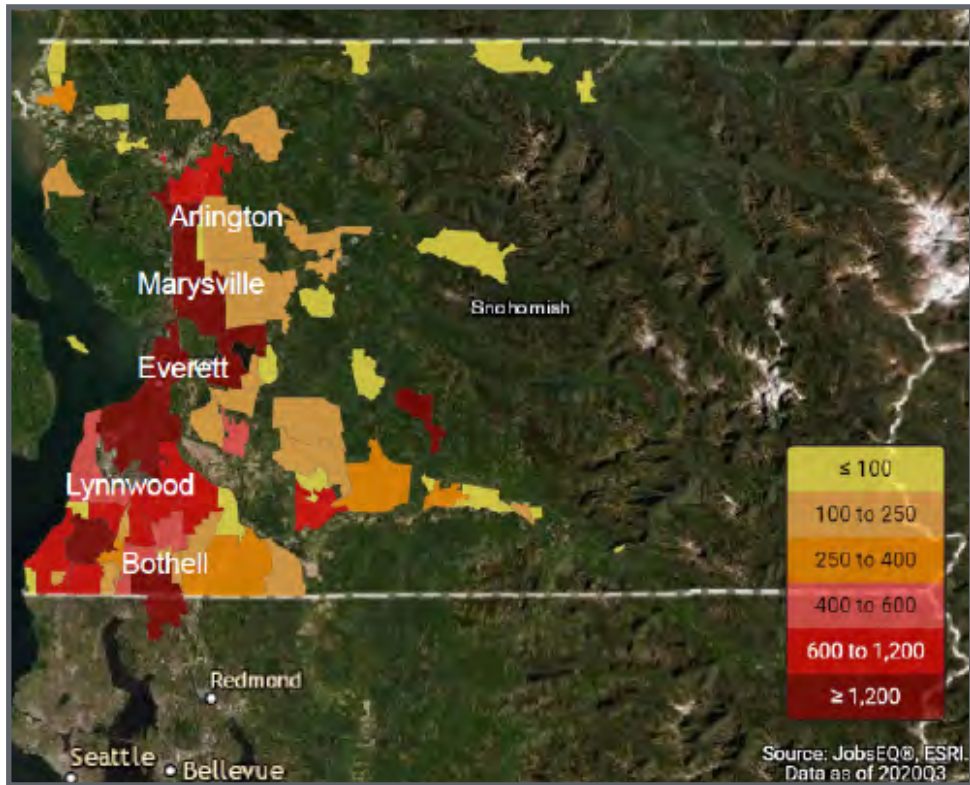
Population Density by Census Tracts

- Darker shades of blue indicate higher population densities.
- Within the six census tracts (outlined in yellow) most closely associated with Panattoni's Northsound project, there is a population >26,000 with an average population density of nearly 4,000 people per square mile.
- Panattoni's Northsound project is located in Census Tract 528.03 (yellow star), which has a population of 6,245.

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Sources: Census Bureau, ESRI, 2020 Census Demographic Data Map Viewer
2020 Census Data for Tracts 528.05, 528.09, 528.03, 528.07, 528.08 and 528.10

Occupation Concentration by Place of Residence for Transportation, Distribution & Logistics (CTE Cluster)



Concentration of Workers

- Darker red areas indicate concentrations of over 1,200 workers in that area.
- In sum, North Everett, Marysville, Arlington, and Lake Stevens account for several thousand workers in the Transportation, Distribution and Logistics CTE.
- Other analysis shows that a majority of these employees are currently commuting south for employment – providing an opportunity to entice them to take jobs closer to home.

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Sources: Census Bureau, ESRI, 2020 Census Demographic Data Map Viewer
2020 Census Data for Tracts 528.05, 528.09, 528.03, 528.07, 528.08 and 528.10