km Kidder Mathews

For Sale or Lease

Polaris Marysville WA

1217 First St. / 103 Cedar St. Marysville, WA 98270

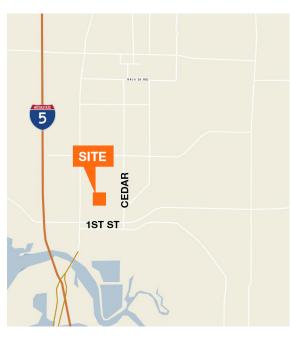
Four contiguous parcels totaling 1.079 acres

18,941 sq, ft in 2 buildings
Heavy 480v 3 phase power distributed throughout
Excellent I-5 visability access via full interchange
Additional land for parking or expansion
Zoned downtown commercial

Agressively priced at \$1,498,700 (\$79.12 PSF)



Location



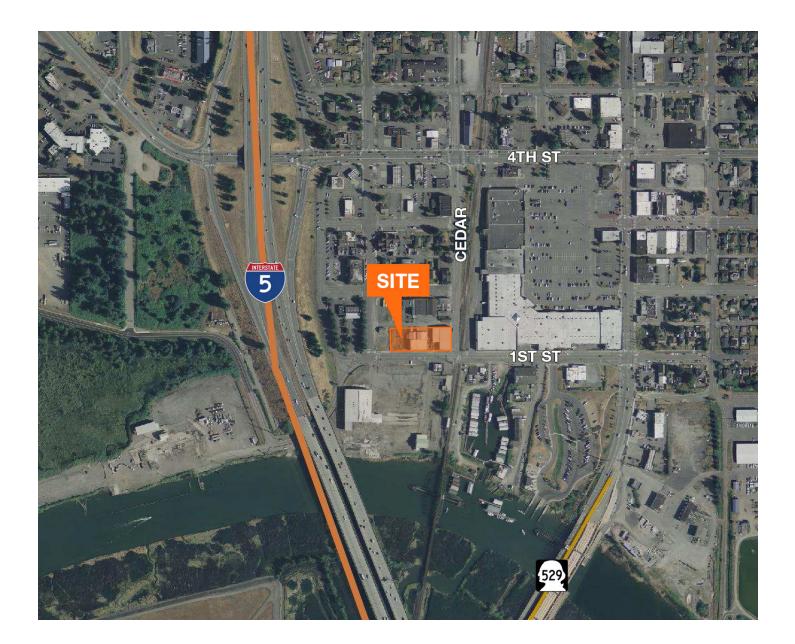
Contact

Brian Kenworthy Senior Vice President 425.450.1131 briank@kiddermathews.com



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POLARIS MARYSVILLE WA

1217 First St / 103 Cedar St, Marysville, WA

Total Available Size	18,941 SF
Office Space	3,650 SF
Warehouse Space	15,291 SF
Lease Rate	\$9,524/mo
Sales Price	\$1,498,700.00

Property Summary and Comments

Datail	Descri	
Detail	Descri	

-			
Project Type	Retail/Industrial	Construction Type	Metal/Wood/Block
Loading Doors-Grade		Zoning	Downtown Commercial
Loading Doors-Dock High		Year Built	
Parking	25+	Land Area	47,043 SF
Ceiling Height	18' - 22'	Year Area	
Sprinklers		Rail	No
Heating/A-C (Office)	Gas	Number of Floors	2
Heating (Warehouse)	Gas	Elevator	
Electrical Reported as	Heavy		
Tax Year	2016	Taxes	\$12,587.10
AV Building	\$812,400	AV Land	\$256,600
		AV Total	\$1,069,000

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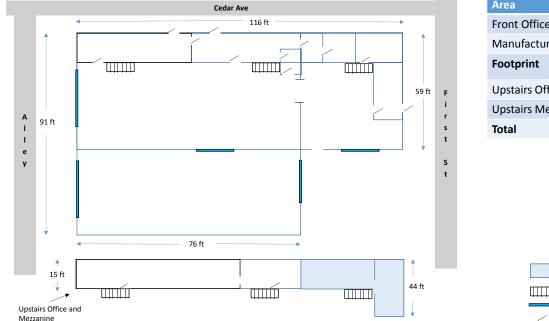


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Site Plan

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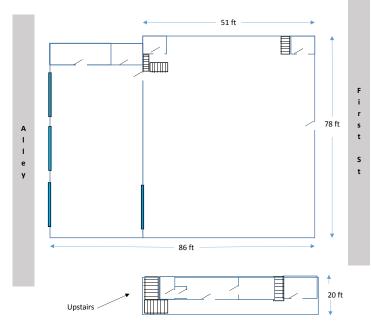
103 Cedar Ave



Area	Sqft
Front Office	1140
Manufacturing	8136
Footprint	9276
Upstairs Office	1140
Upstairs Mezz	832
Total	11248

	Mezzanine
	Stairs Roll up/Sliding Door
/	Door

1217 First St



Area	Sqft
Manufacturing	6323
Alley Office/Storage	350
Footprint	
Footprint	6673
Upstairs Office	6673 1020

Stairs Roll up/Sliding Door Door

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