

# 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

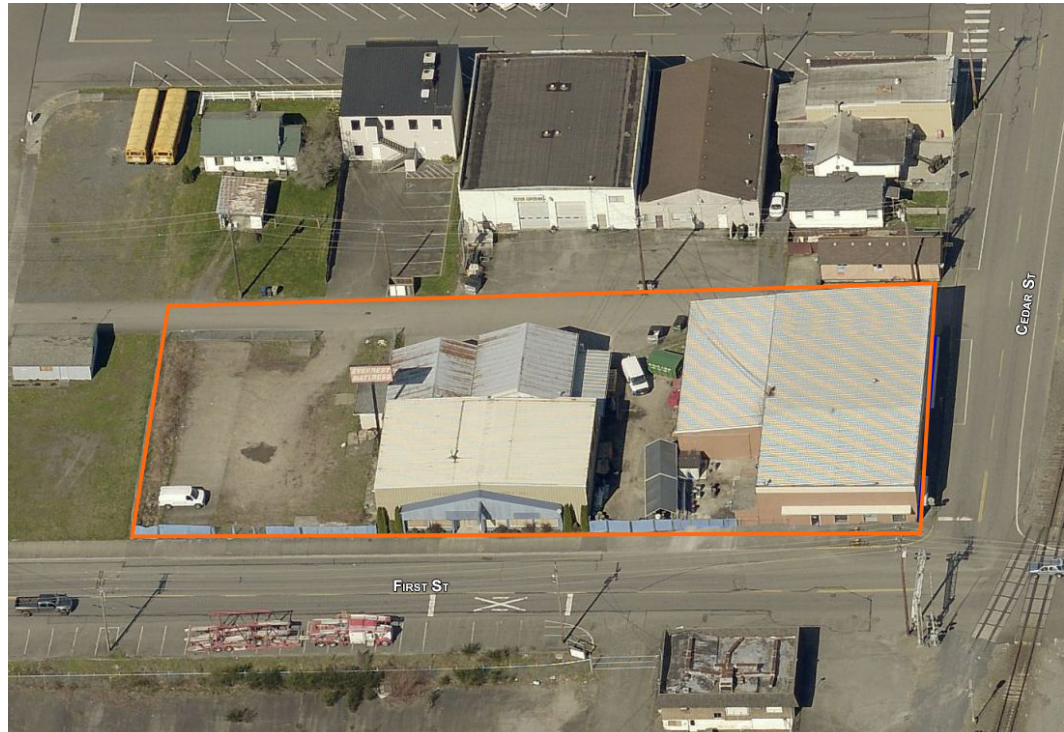
Heavy 480v 3 phase power  
distributed throughout

Excellent I-5 visibility access  
via full interchange

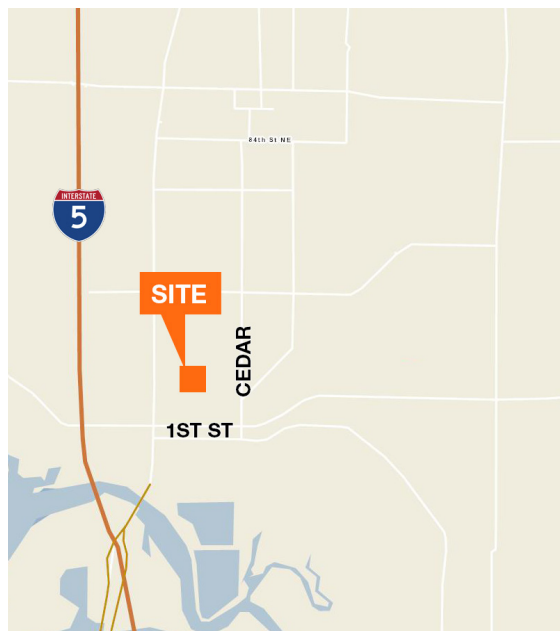
Additional land for parking  
or expansion

Zoned downtown commercial

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



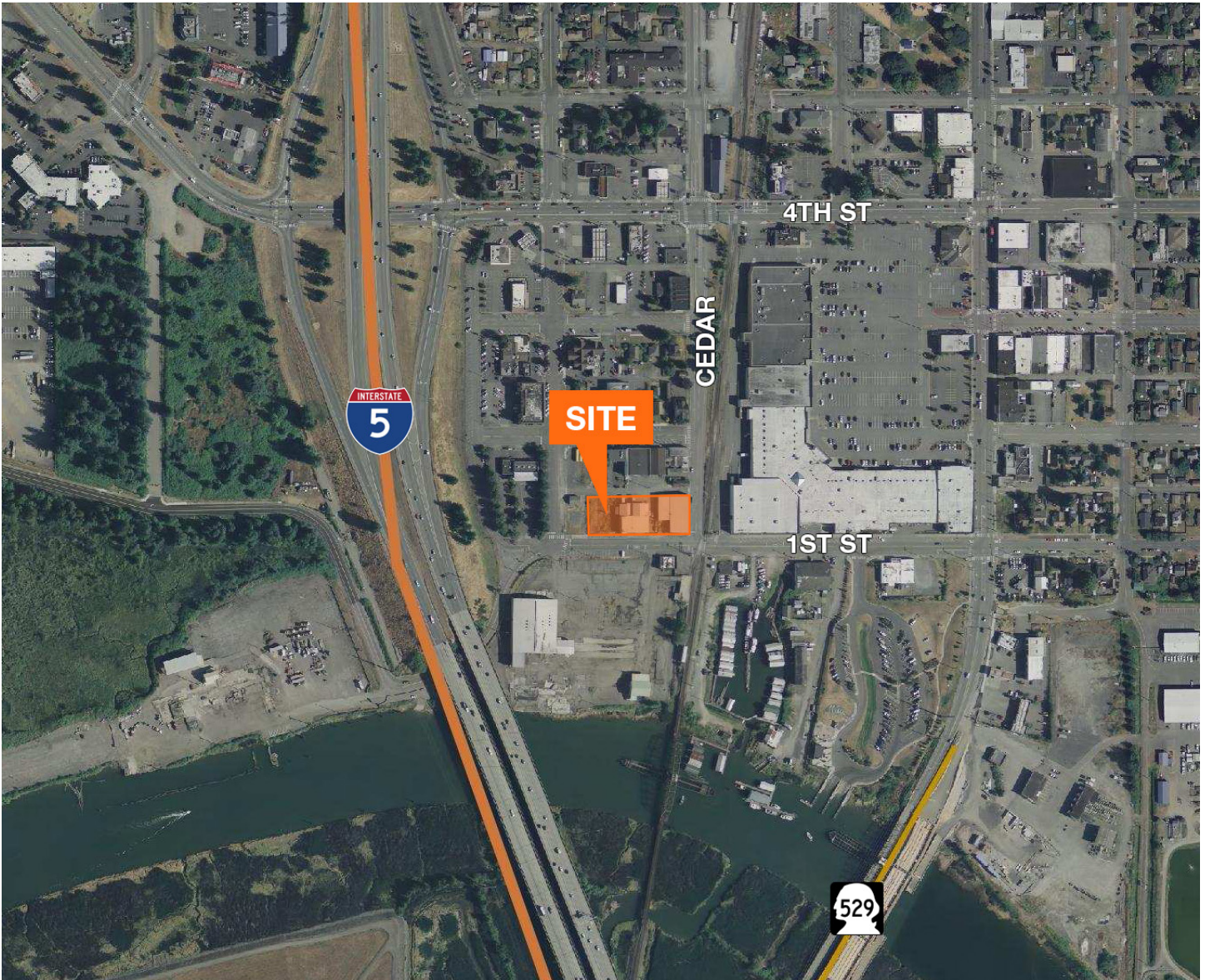
### Location



### Contact

**Brian Kenworthy**  
Senior Vice President  
425.450.1131  
briank@kiddermathews.com

## Polaris Marysville WA



### Contact

**Brian Kenworthy**  
Senior Vice President  
425.450.1131  
briank@kiddermathews.com

## Polaris Marysville WA

### POLARIS MARYSVILLE WA

1217 First St / 103 Cedar St, Marysville, WA

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

### Property Summary and Comments

### Detail Description

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

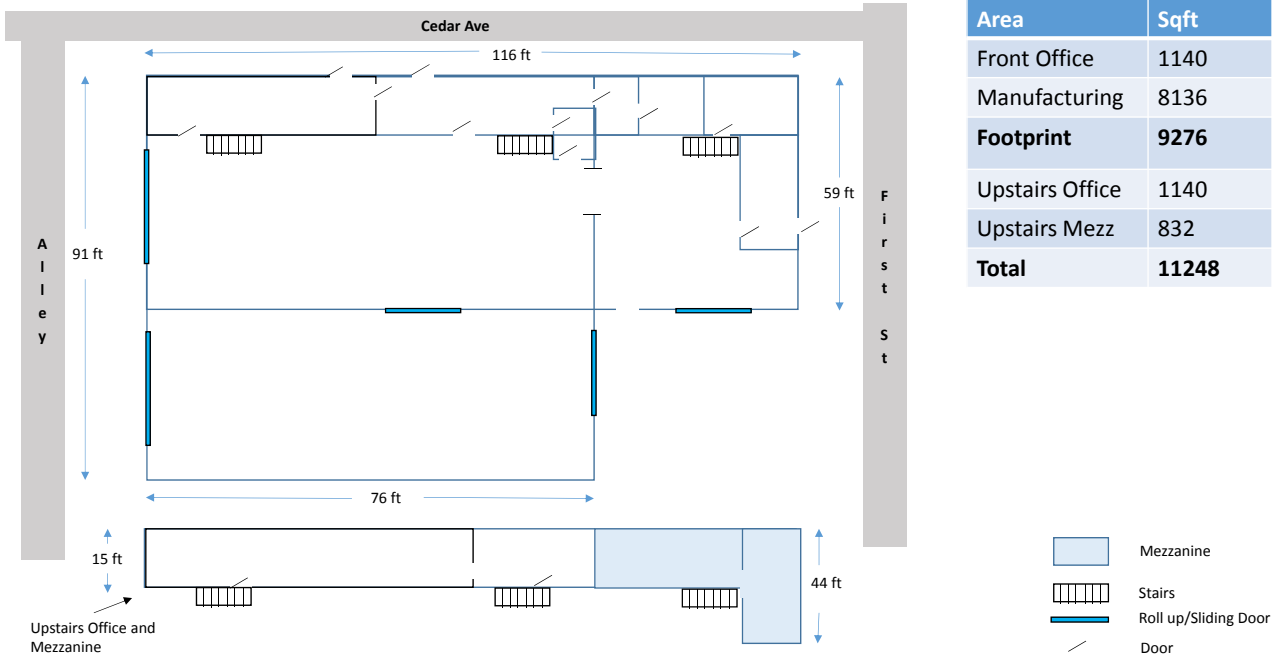
## Contact

**Brian Kenworthy**  
Senior Vice President  
425.450.1131  
briank@kiddermathews.com

## Polaris Marysville WA

Site Plan

### 103 Cedar Ave



### 1217 First St

