

Steiner Property

Up to 182 acres
16001 51st Ave NE
Marysville, WA

Approximately 182.62 acres of available industrially zoned land in 8 parcels

Property is entitled and serviced by all utilities

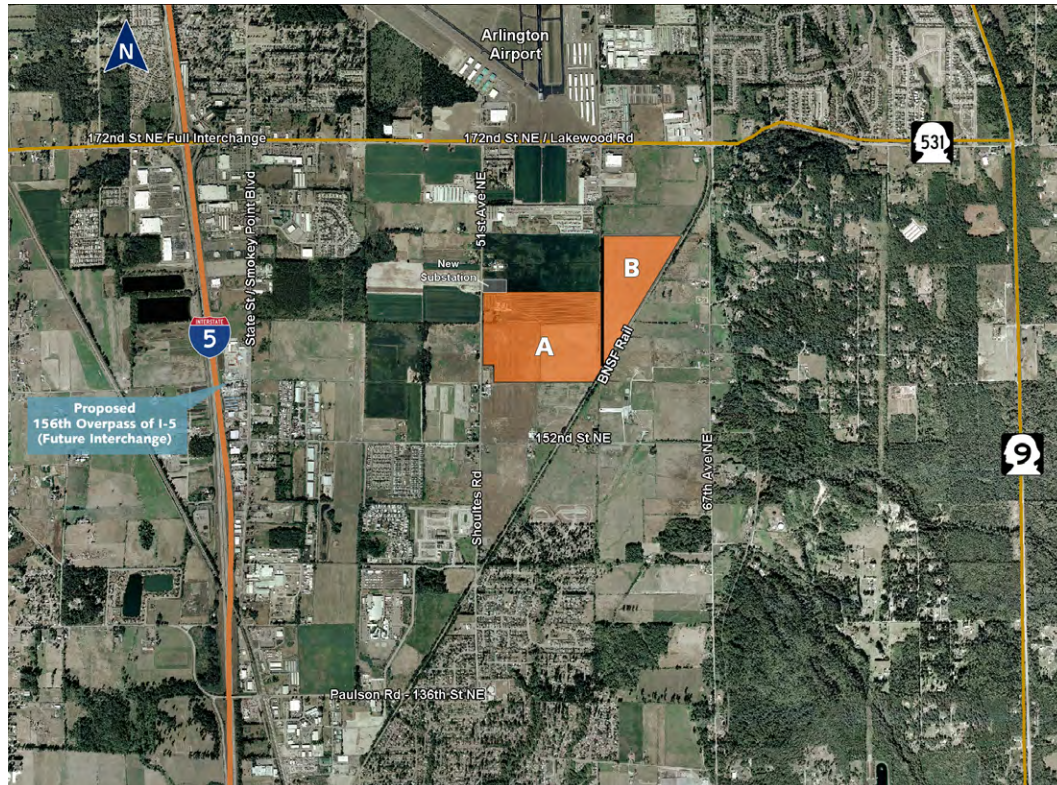
Rail available contiguous to site (BNSF)

Close to Arlington and Paine Field airports

Nearest large site to the Port of Seattle and the Port of Everett

Extremely flat buildable land and a quick permitting process make for easy development

\$8,995,000 (\$1.13 PSF)



Location



Contact

Brian Kenworthy
Senior Vice President
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Steiner Property

PROPERTY SUMMARY

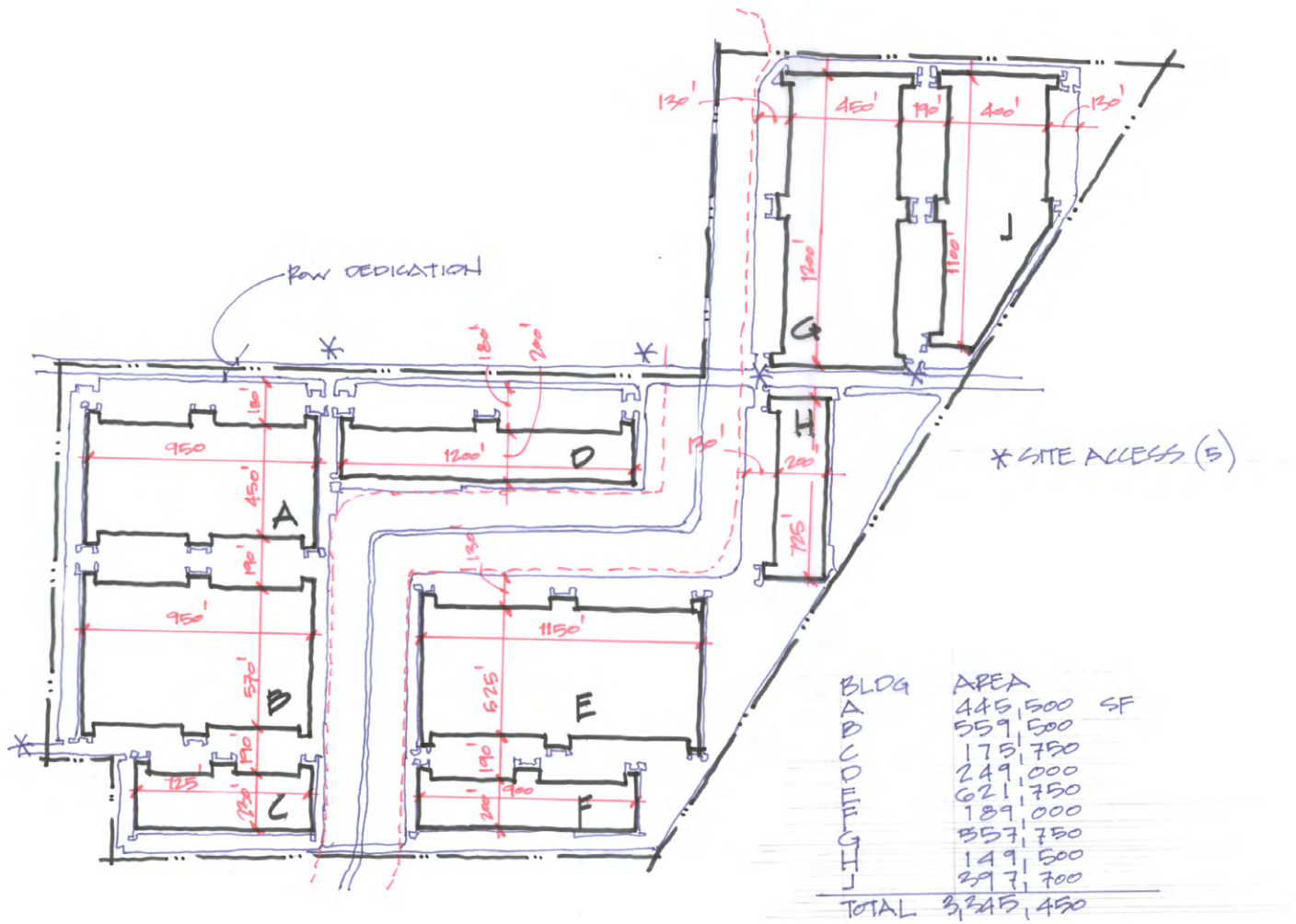
- Approximately 182.62 acres of available industrially zoned land within the city limits of Marysville, WA. Parcel A is six lots totaling 115.54 acres, and Parcel B is two lots totaling 67.08 acres.
- Property is entitled and serviced by all utilities. A new substation was just constructed contiguous to site in October 2010, with 56 megawatts of capacity (initially only 28 megawatts will be used). The Snohomish County PUD is currently negotiating the location of another 56 megawatt substation just north of the property. It is likely that they would move this additional substation to the site of a large user in the area.
- Snohomish County PUD “High Line Power” contiguous to the north and to the east.
- Rail available contiguous to site (BNSF).
- Arlington Airport (5,333 ft runway-Jet capable) is 1 minute to the North.
- Paine Field Airport (Boeing Production Facility) is approximately 20 minutes away and Sea-Tac Airport is approximately 1 hour and 15 minutes away.
- 156th Street NE/Interstate 5 freeway overpass (and future expansion to a full interchange) is currently in Limited Improvement District (LID) formation phase with construction projected to start next year.
- The City of Marysville is pursuing a regional surface water pond just south of the site to facilitate off site surface water handling.
- Nearest large site to the Port of Seattle and the Port of Everett.
- Extremely flat buildable land and a quick permitting process make for easy development.
- Wetlands, environmental phase 1, and soils studies completed.
- Excellent skilled workforce and labor pool.

Contact

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CONCEPTUAL SITE PLAN



Possible Building Configurations

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