

For Lease

# United Pipe & Supply

13019 41st Avenue NE, Marysville



## Warehouse /Office / Showroom Project North Marysville 16,000 SF Available ~ Ready for Occupancy

- Located just east of State Avenue & South of 134th Street NE
- Immediate I-5 Access @ 116th Street NE
- \$0.48 PSF Warehouse / \$1.00 PSF Office / Showroom plus NNN
- \$0.05 PSF Fenced Yard area - over 1 acre available

### Features

- L-I Zoning, Light Industrial
- Excellent for Light Manufacturing or Wholesale Business
- Grade Level Loading - 8 doors
- Concrete Tilt-Up Construction
- Large Open with Private Offices and Conference Room
- Abundant Parking
- Heavy Power Available
- Energy Efficient Lighting
- 22' - 24' Clear Height
- Approximately 160' wide by 150' deep
- Available Late February 2011
- Sublease to 2017



## **NAI** Puget Sound Properties

Commercial Real Estate Services, Worldwide.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.  
United Pipe & Supply DO 0126

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