

## Astrea Industrial Park

3707 124th Street NE  
Unit 3  
Marysville, WA

Unit 3 - 4,672 SF available

± 4,128 SF warehouse  
± 272 SF office  
± 272 of 2nd floor  
mezzanine space

Well located industrial park with  
I-5 freeway visibility

Fenced and paved yard  
area available

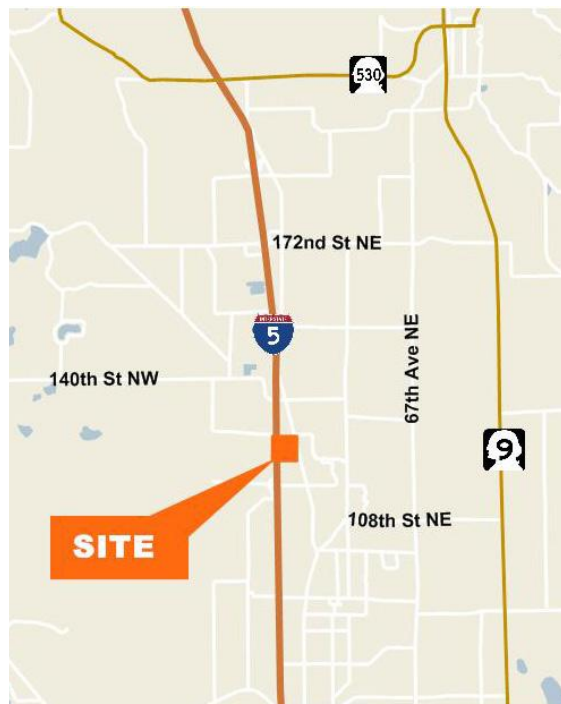
Great neighbors

Quick freeway access

Aggressive lease rates



### Location

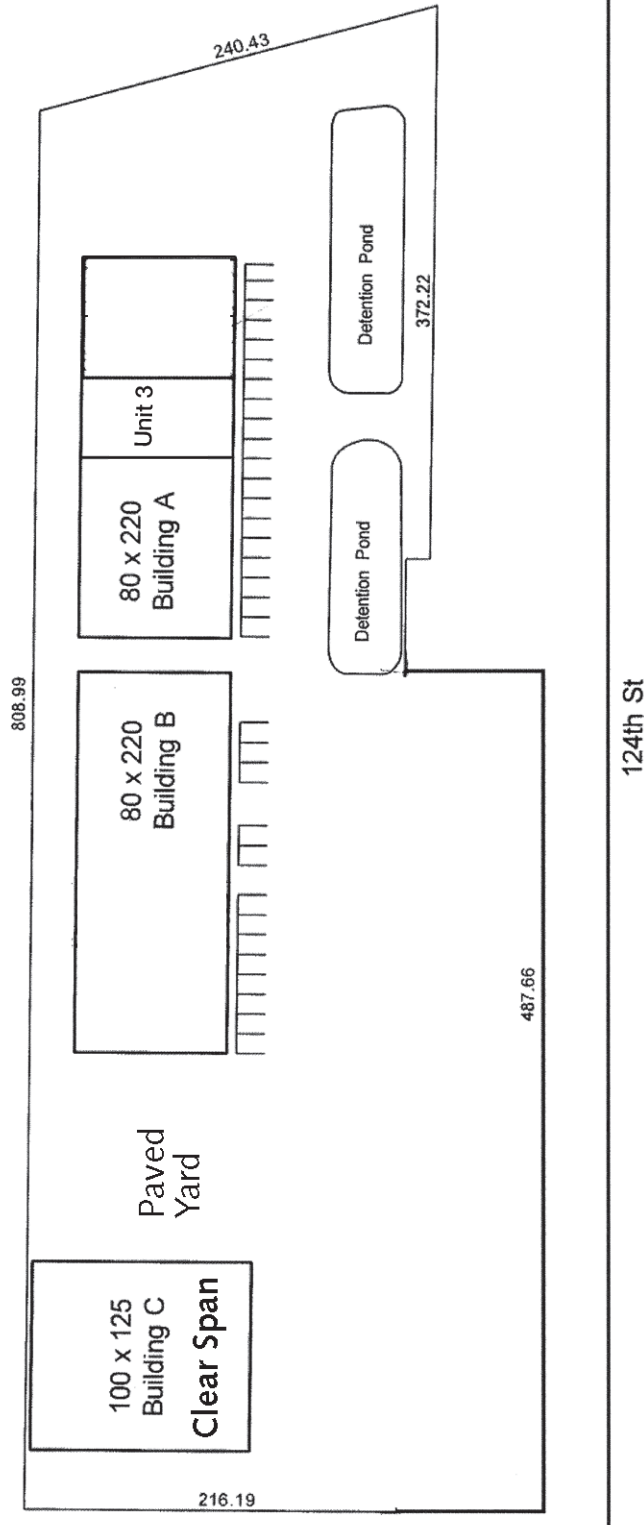


### Contact

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## Astrea Industrial Park

Site plan

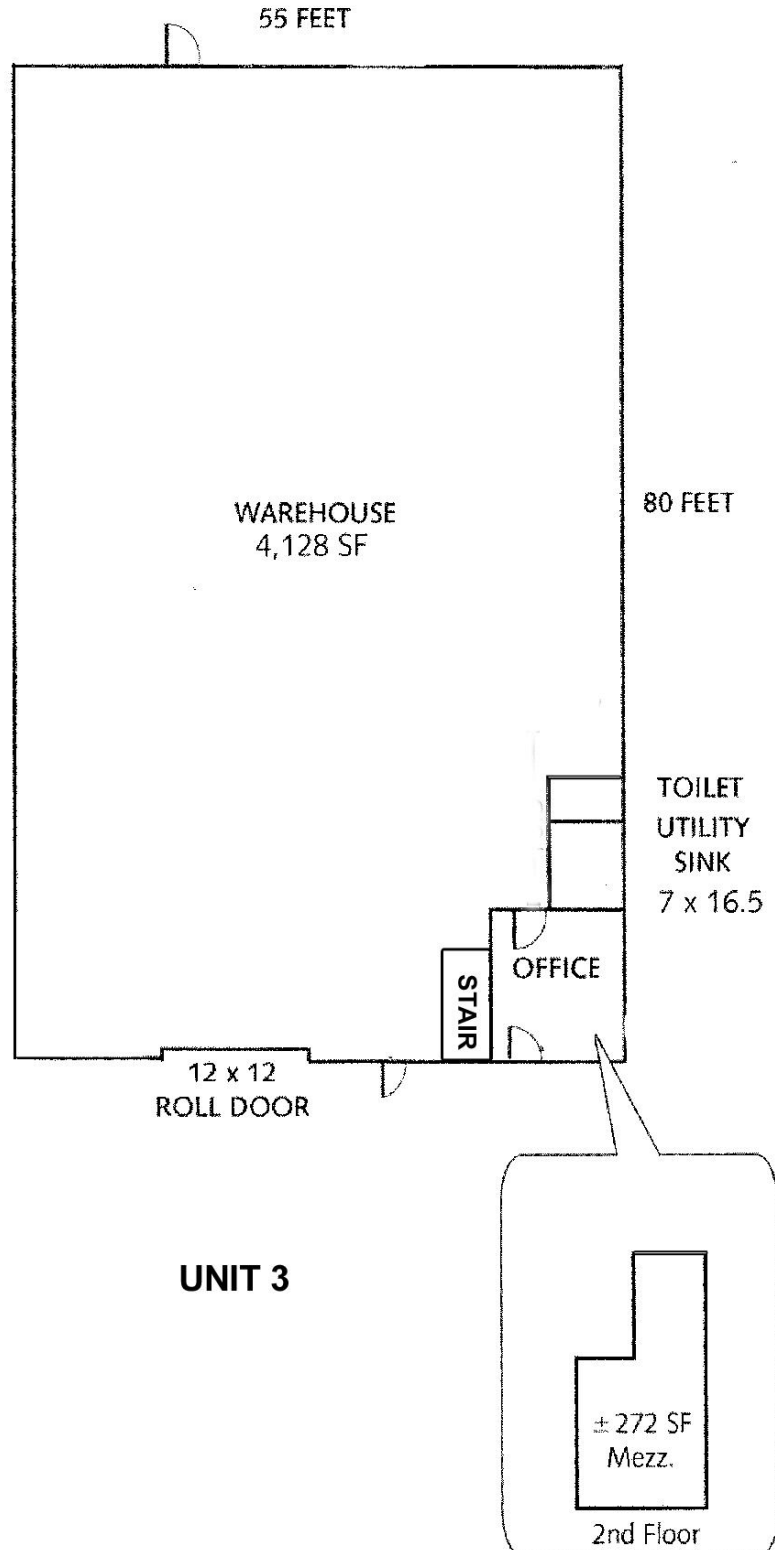


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## Astrea Industrial Park

Floor plan - Unit 3



**UNIT 3**

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## Astrea Industrial Park

### ASTREA INDUSTRIAL PARK, UNIT 3

3707 124th Street NE, Unit 3, Marysville, WA

Space Available for Lease		Lease Breakdown	
Total Available Space	17,600 SF	Office	\$1.10/SF, NNN
Office Space	272 SF	Warehouse	\$0.54/SF, NNN
Mezzanine	272 SF	Triple Net Expenses	\$0.13/SF (est.)
Warehouse	4,128 SF		
Total Building Size	17,600 SF		

### Property Summary and Comments

Great location, just off I-5 ±4,128 warehouse; ±272 office; ±272 mezzanine space. Fenced and paved yard available. Well located Industrial Park with I-5 visibility and quick freeway access.

### Detail Description

Project Type		Construction Type	Metal
Loading Doors-Grade	Yes	Zoning	Light Industrial
Loading Doors-Dock High		Year Built	1997
Parking		Land Area	3.93 acres/171,191 SF
Ceiling Height	18'-24'	Yard Area	Yes
Column Spacing		Building Dimensions	80' x 220'
Sprinklers	Yes	Rail	No
Heating/A-C (Office)		Number of Floors	1
Heating (Warehouse)	Gas	Elevator	N/A
Electrical Reported as	Heavy	Other	Yard available

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