PANATTONI
NORTHSOUND INDUSTRIAL PARK

14201 40TH AVE NE, MARYSVILLE, WA



CLICK HERE TO VISIT THE WEBSITE

New industrial site in a qualified opportunity zone for lease

Deliverable with up to 6,000 amps of 480v 3-phase power service

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PANATTONI®

Colliers



±337,026
divisible to ±85,000 SF

382′ x 844′
building dimension

36′
clear height

312
car parks

102
trailer stalls

84
dock high doors

4
drive-in doors

185′
loading bay

ESFR
sprinkler system

50′ x 56′
column spacing

Deliverable up to **6,000** amps
480v 3-phase power

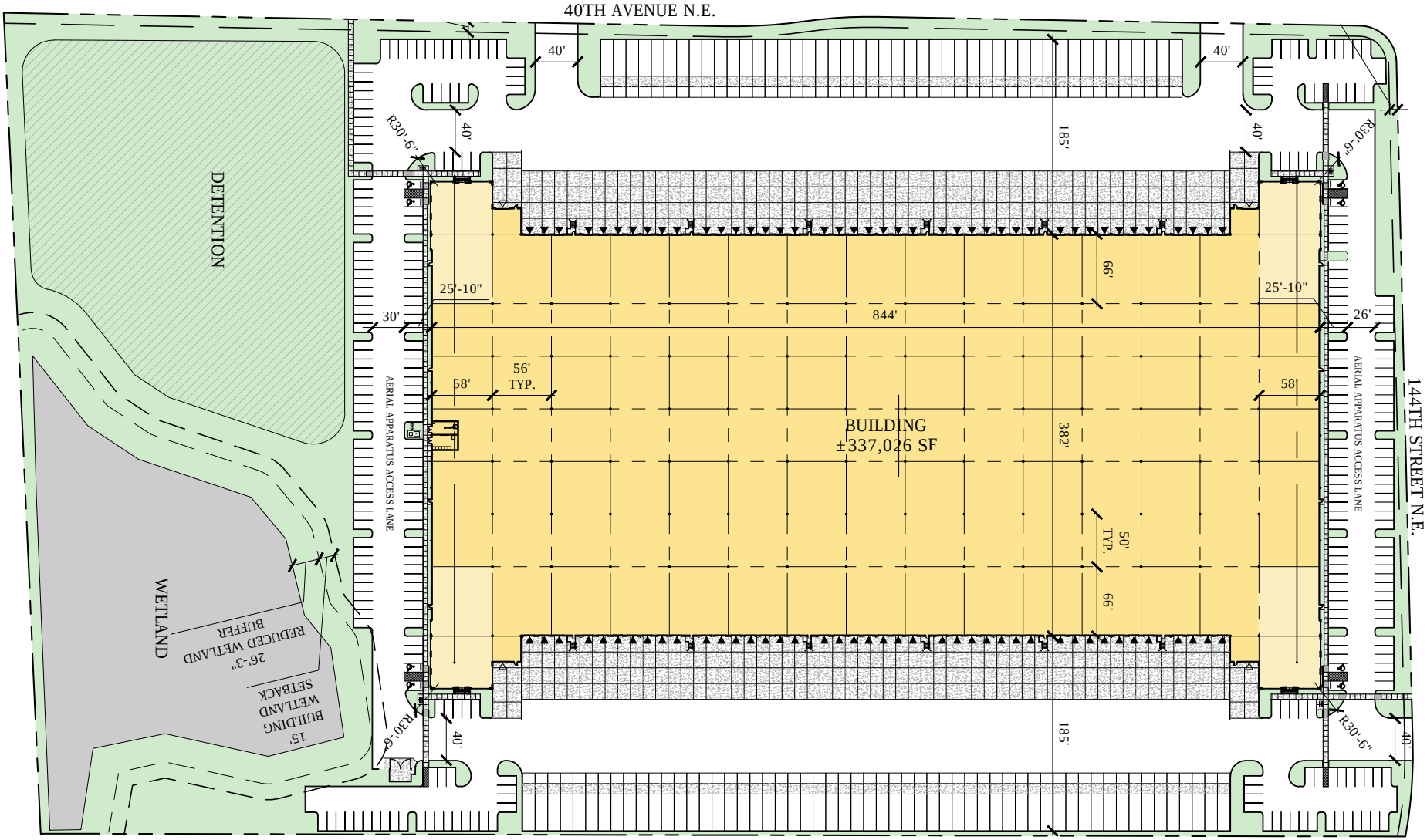
7″
reinforced slab with 4,000 PSI rating for both interior slab and exterior concrete aprons

Qualified Opportunity Zone

[Learn More]

Call Listing Brokers for rates

Northsound Industrial Park - Site Plan




14201
Available 425 453 4545





Northsound Industrial Park - Office Buildout

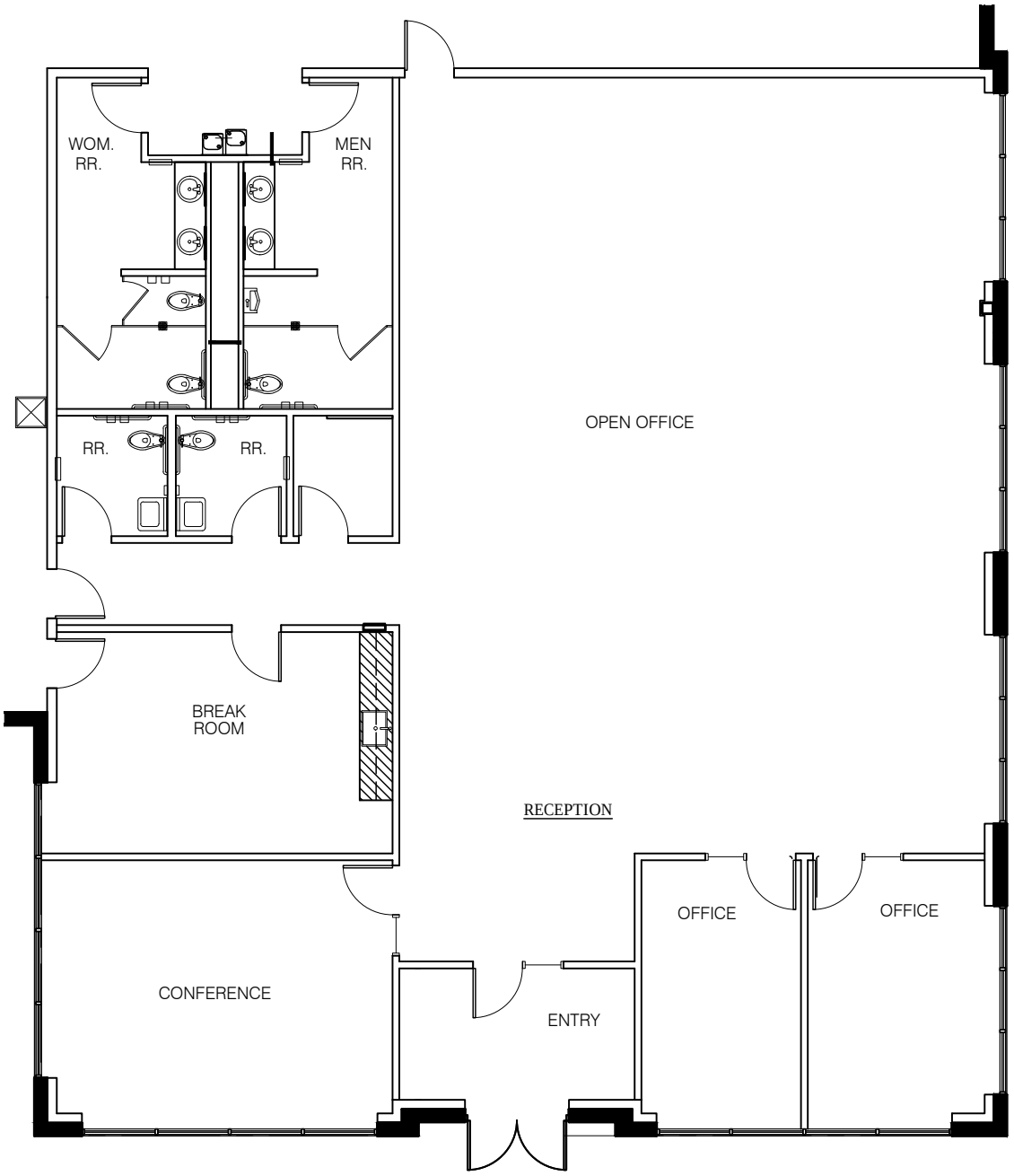
Suite 100: 3,153 SF

(SW corner of the building)

- Two private offices
- Conference room
- Open bull pen area
- Break Room
- Office/warehouse restroom sets

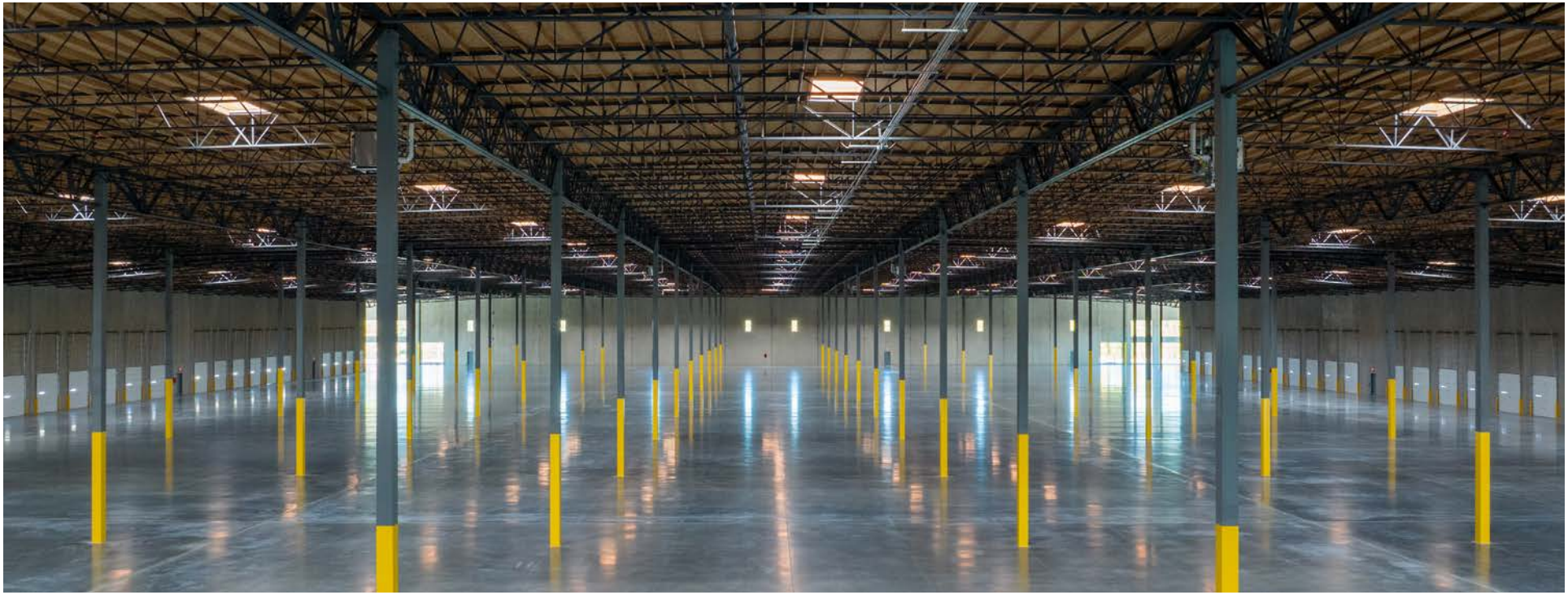






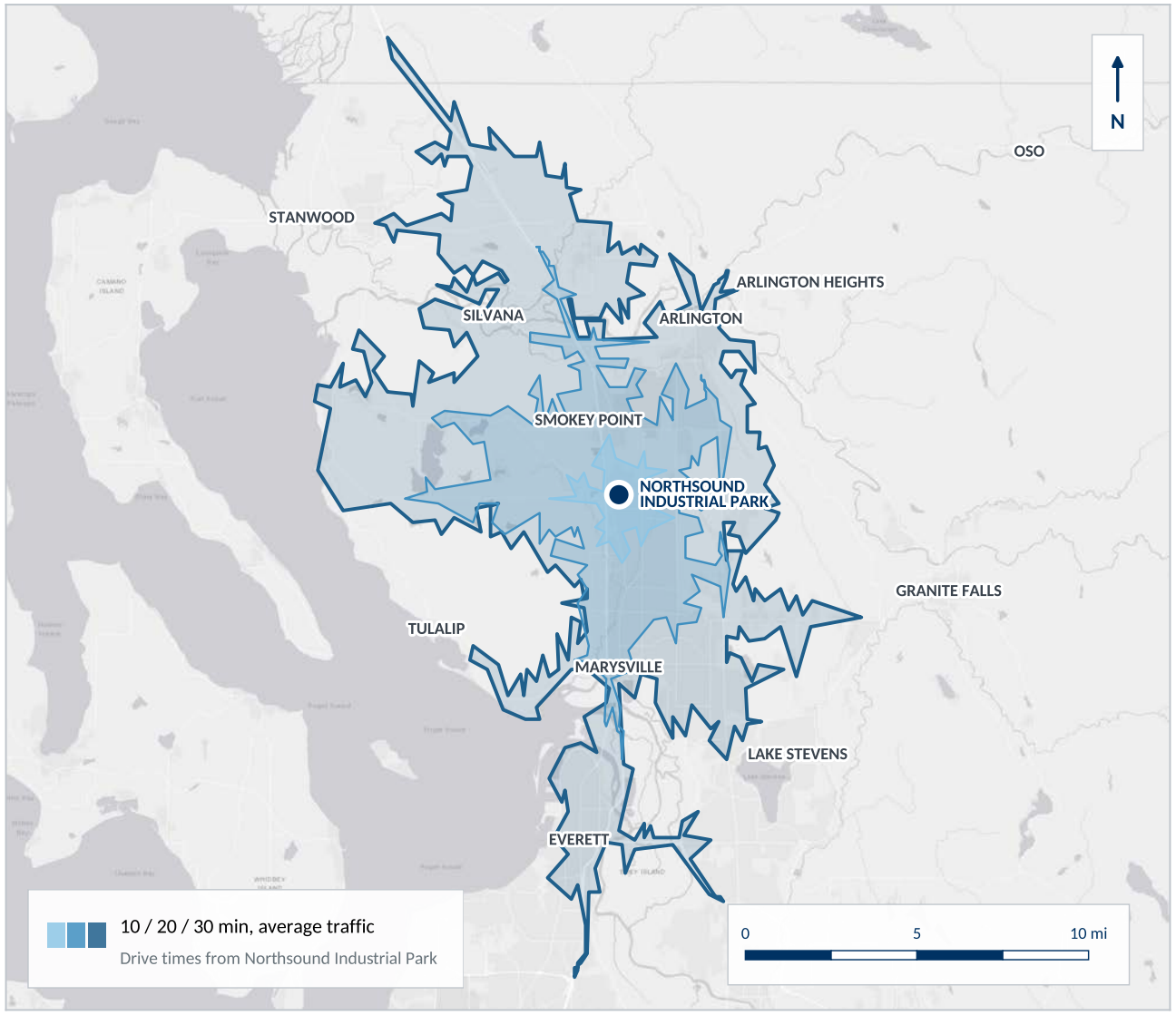






Drive Time Analysis

10, 20 and 30 minute drive times in average traffic - Snohomish County, Washington



Northsound Industrial Park

14201 40th Ave NE, Marysville, WA 98271

DRIVE TIME	POPULATION
10 minutes	7,800
20 minutes	56,800
30 minutes	**145,200**
30 min, evening rush	83,800
30 min, no traffic	412,200

WITHIN 30 MINUTES, AVERAGE TRAFFIC

145,200 residents

57,000 housing units

132 square miles of drive-time coverage

Drive times modeled on the OpenStreetMap road network (Valhalla routing, passenger vehicle). Average-traffic and evening-rush areas apply TomTom Traffic Index 2025 Seattle congestion levels (+44.9% all-day, +82.6% evening rush) to free-flow travel times; these are estimates, and actual suburban reach is likely somewhat larger. Population and housing units: 2020 U.S. Census, block level. Basemap: Esri, HERE, Garmin, USGS, NGA, EPA, NPS. Information is deemed reliable but not guaranteed.

Prepared October 2026

Truck Drive Time Analysis

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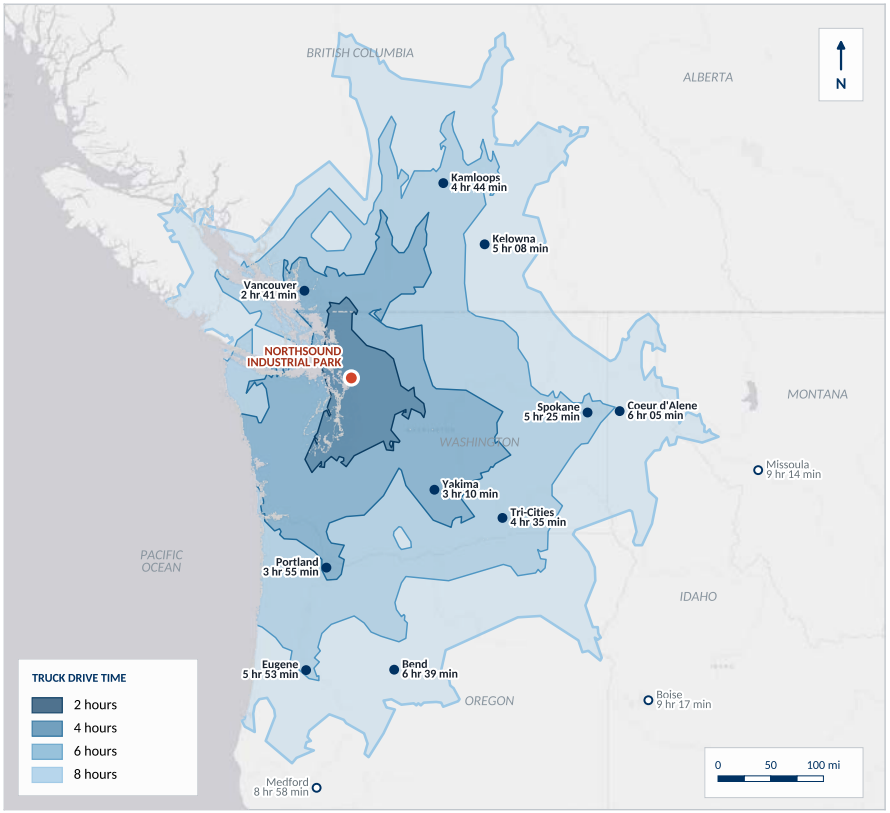
8-Hour Truck Reach

Northsound Industrial Park · 14201 40th Ave NE, Marysville, WA



TRUCK DRIVE TIME TO KEY MARKETS — Markets in bold are within 8 hours

Vancouver, BC	125 mi	**2 hr 41 min**	**Kelowna, BC**	277 mi	**5 hr 08 min**	Medford, OR	497 mi	8 hr 58 min
Yakima, WA	177 mi	**3 hr 10 min**	**Spokane, WA**	312 mi	**5 hr 25 min**	Missoula, MT	521 mi	9 hr 14 min
Portland, OR	221 mi	**3 hr 55 min**	**Eugene, OR**	332 mi	**5 hr 53 min**	Boise, ID	539 mi	9 hr 17 min
Tri-Cities, WA	261 mi	**4 hr 35 min**	**Coeur d'Alene, ID**	338 mi	**6 hr 05 min**			
Kamloops, BC	257 mi	**4 hr 44 min**	**Bend, OR**	368 mi	**6 hr 39 min**			

Truck drive times modeled on the OpenStreetMap road network (Valhalla truck profile: heavy-truck road restrictions, speeds capped at 60 mph, ferries avoided except where no road alternative exists, e.g. Vancouver Island). Drive-time bands interpolated from about 500 modeled truck routes. Times are continuous driving at free-flow speeds and exclude traffic congestion, rest breaks, weigh stations, mountain-pass closures and border wait times. Basemap: Esri, HERE, Garmin, USGS, NGA, EPA, NPS. Information is deemed reliable but not guaranteed.

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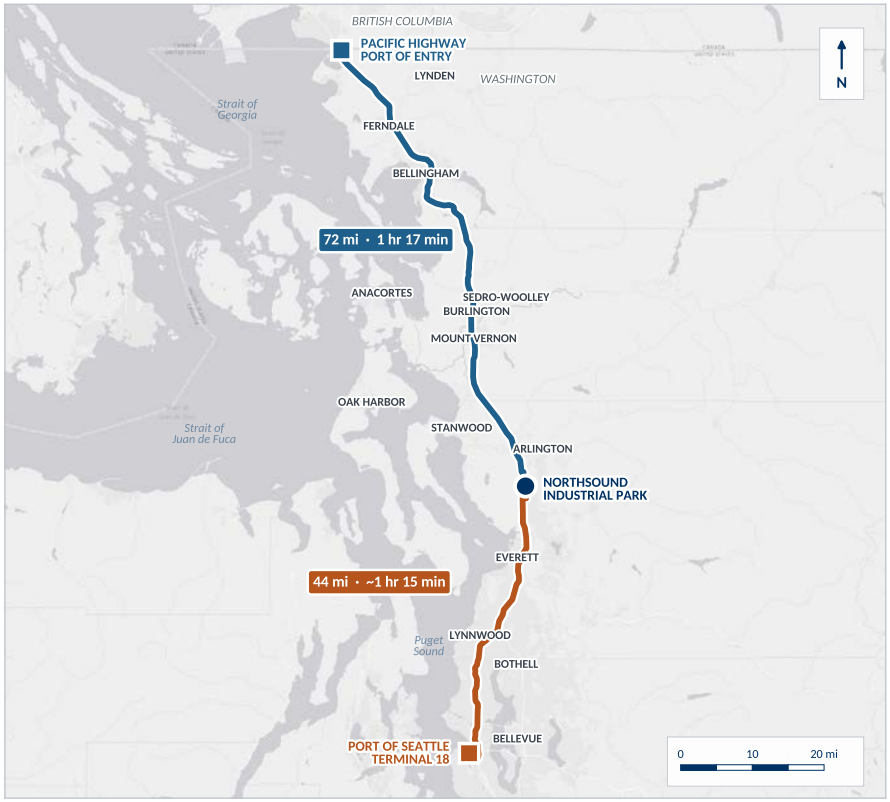
Truck Drive-Time Analysis

Northsound Industrial Park · 14201 40th Ave NE, Marysville, WA



CANADA BORDER

Pacific Highway Port of Entry

SR 543, Blaine, WA · commercial truck crossing

72 mi
truck route distance

Truck drive time	**1 hr 17 min**
Weekday peak	minor added delay

Route: I-5 North to SR 543

Excludes border inspection and queue time.

PORT OF SEATTLE

Terminal 18, Harbor Island

Northwest Seaport Alliance container terminal

44 mi
truck route distance

Average traffic	**~1 hr 15 min**
Off-peak	57 min
Weekday peak	~1 hr 35 min

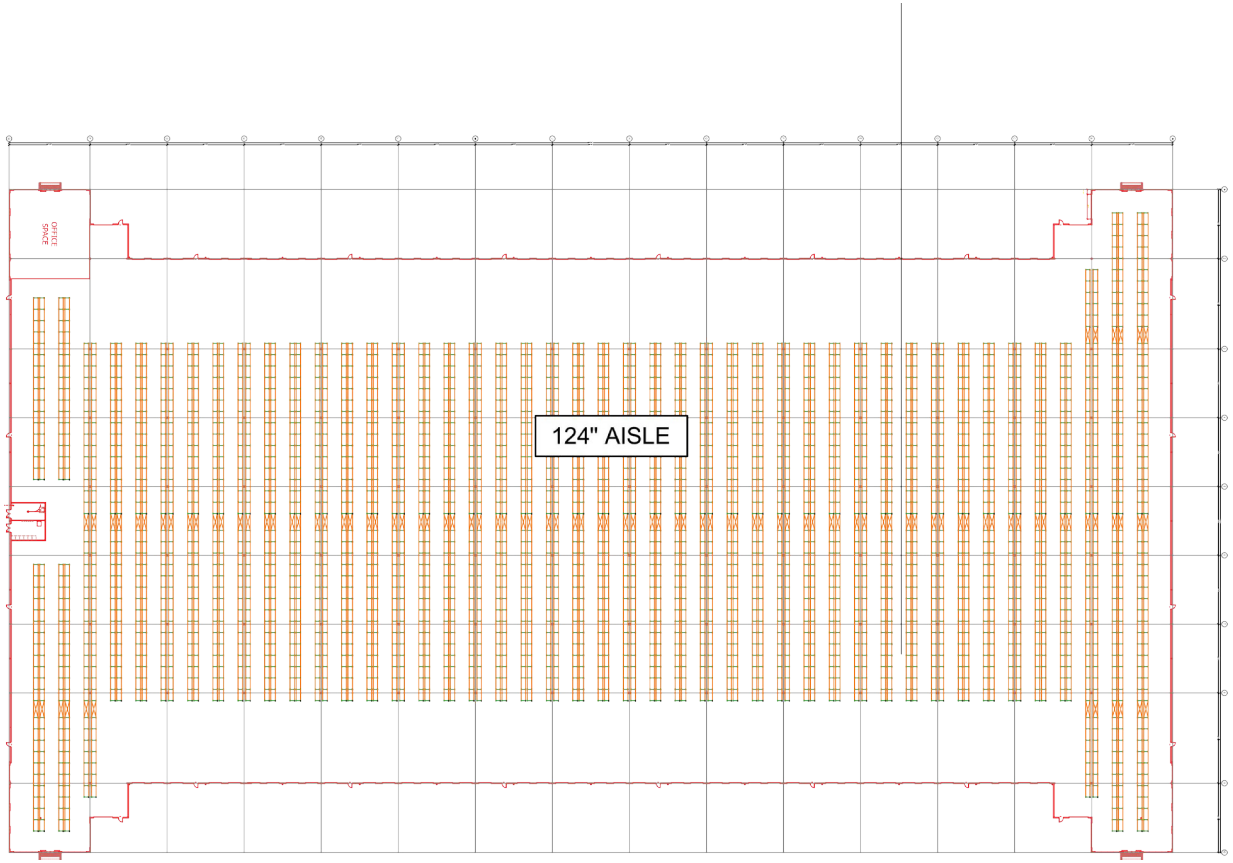
Route: I-5 South to Spokane St

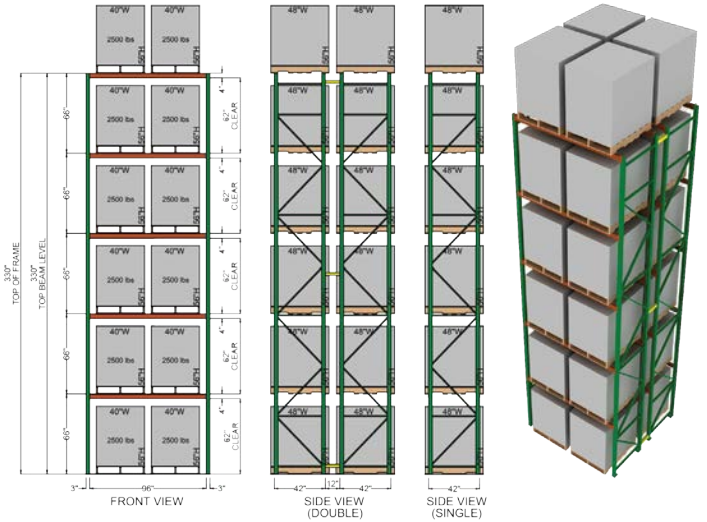
Excludes terminal gate and queue time.

Truck routes and off-peak times modeled on the OpenStreetMap road network (Valhalla truck profile: heavy-truck speeds, dimensions and road restrictions). Traffic estimates apply TomTom Traffic Index 2025 Seattle congestion levels (+44.9% all-day average, +82.6% peak) to the portion of each route within the Everett-Seattle corridor (about 33 of the 44 miles to Terminal 18). The border route lies north of that corridor and is shown at off-peak speeds. Estimates only. Basemap: Esri, HERE, Garmin, USGS, NGA, EPA, NPS. Information is deemed reliable but not guaranteed.

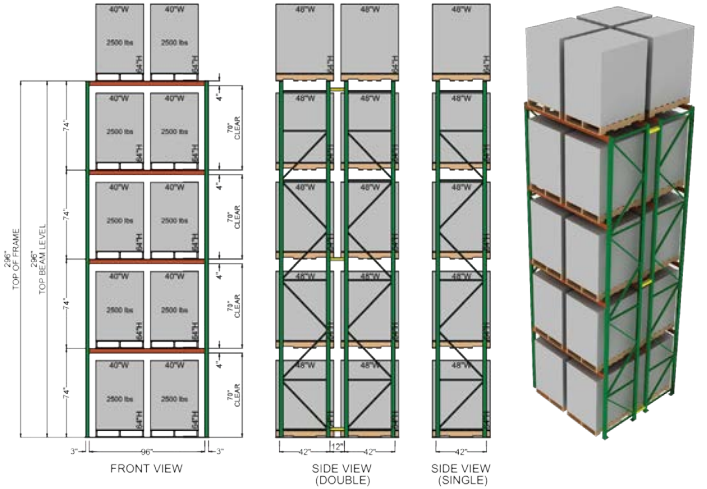
Prepared October 2026

Conceptual Racking Plan





56" Tall Pallet
34,704 Total Pallet Positions



64" Tall Pallet
28,818 Total Pallet Positions

*Conceptual racking shown is not existing and this conceptual plan is only provided for informational purposes

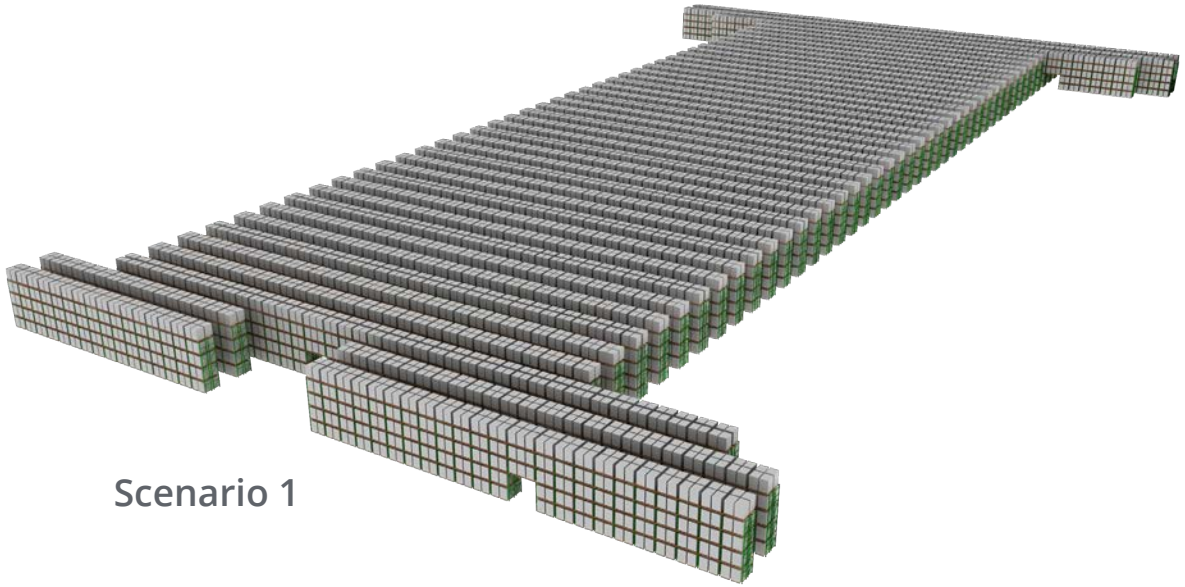
Conceptual Plan Provided By:

RAYMOND | WEST
INTRALOGISTICS SOLUTIONS

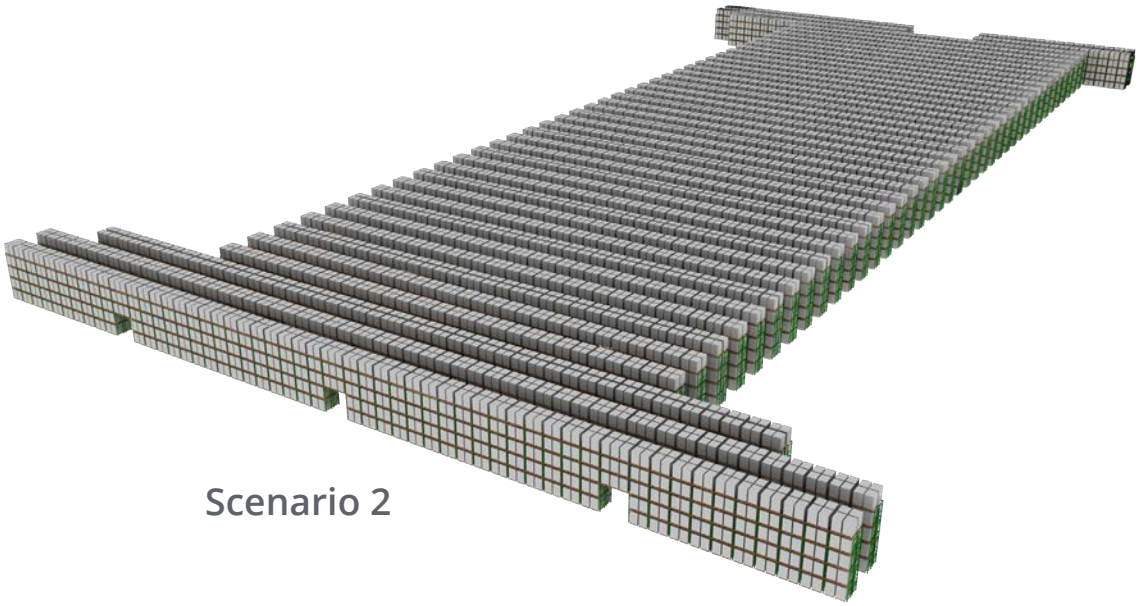
FOR MORE INFORMATION, CONTACT:
Greg Hanoian
562.447.5891
greg.hanoian@raymondwest.com

DISCLAIMER: No warranty or representation is made to the accuracy of the conceptual racking plan or rendering racking plan. No liability of any kind is to be imposed on the broker or owner herein, and shall not be held responsible for any decisions made based on such information.

Conceptual Racking Floor Plan



Scenario 1



Scenario 2

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Conceptual Plan Provided By:

RAYMOND | WEST
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Zoning
– Light Industrial
– City of Marysville

Electric
– Snohomish County PUD

Natural Gas
– Puget Sound Energy

Water/Sewer
– City of Marysville

About Panattoni Development

34
Years

28
Offices

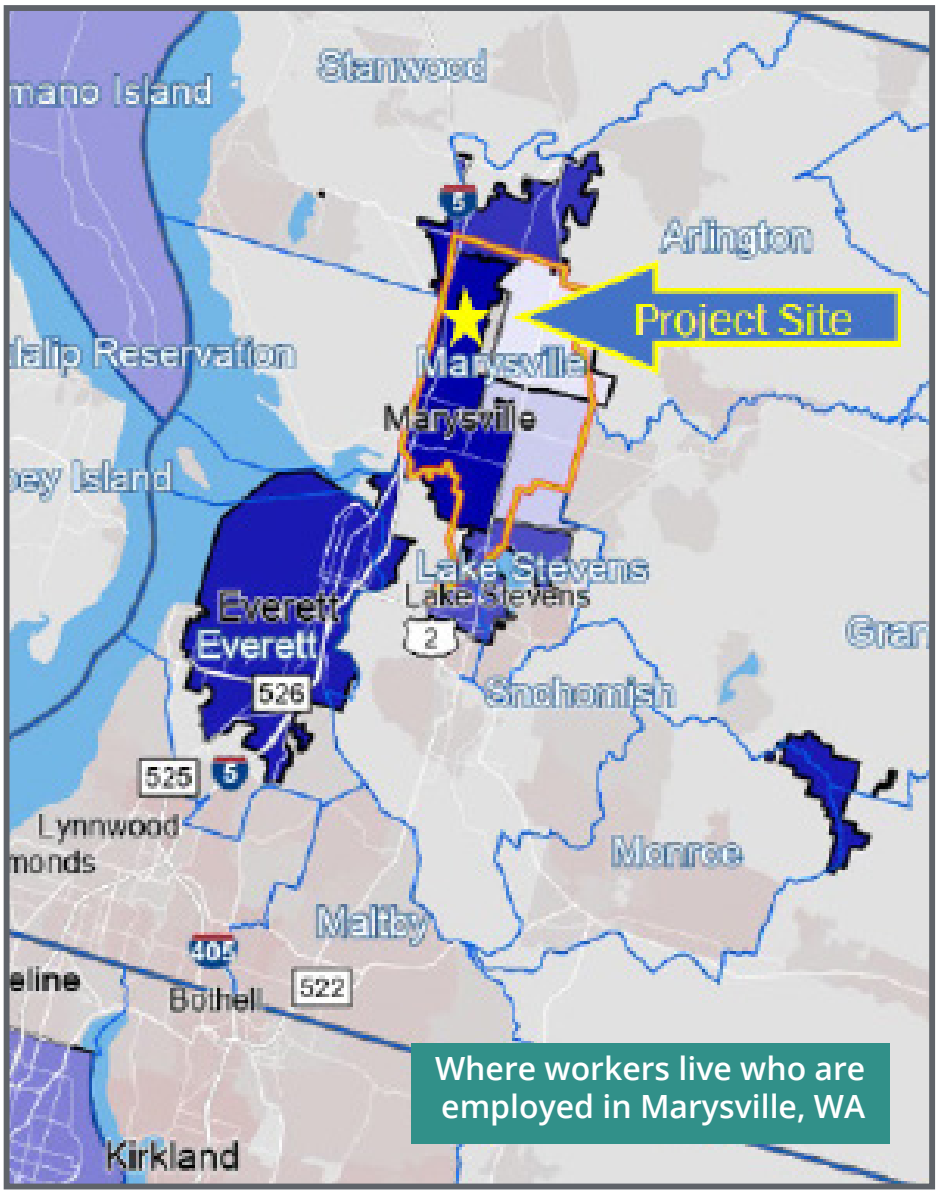
422
Million SF developed

2,500
Clients

PANATTONI®

Marysville, WA CCD[1] - Workforce Analysis

- Marysville, WA population (July 2021): 71,144 (+0.7%)[2]
- March 2022 county unemployment rate: 2.3% (2nd lowest)
- Total jobs in the CCD: 15,999
  - » % in trade, transp. & utilities: 24% (3,870)
  - » % in goods producing industries: 24% (3,841)
- Residents employed within the CCD: 3,836
- Residents employed outside the CCD: 34,479
- % of all residents employed under age 30: 23%
- Non-residents employed within the MSA: 12,163 (76%)
- Average commute time: 32 minutes
- Top 3 cities outside the CCD that residents commute to work:
  - » Everett (Population: 8,035)
  - » Seattle (Population: 5,662)
  - » Arlington (Population: 1,528)
- Top 3 origins for workers employed, but not living in the CCD:
  - » Everett (Population: 1,213)
  - » Arlington (Population: 765)
  - » Lake Stevens (Population: 719)
- Median household income of residents in the CCD (in 2020 dollars): $83,239

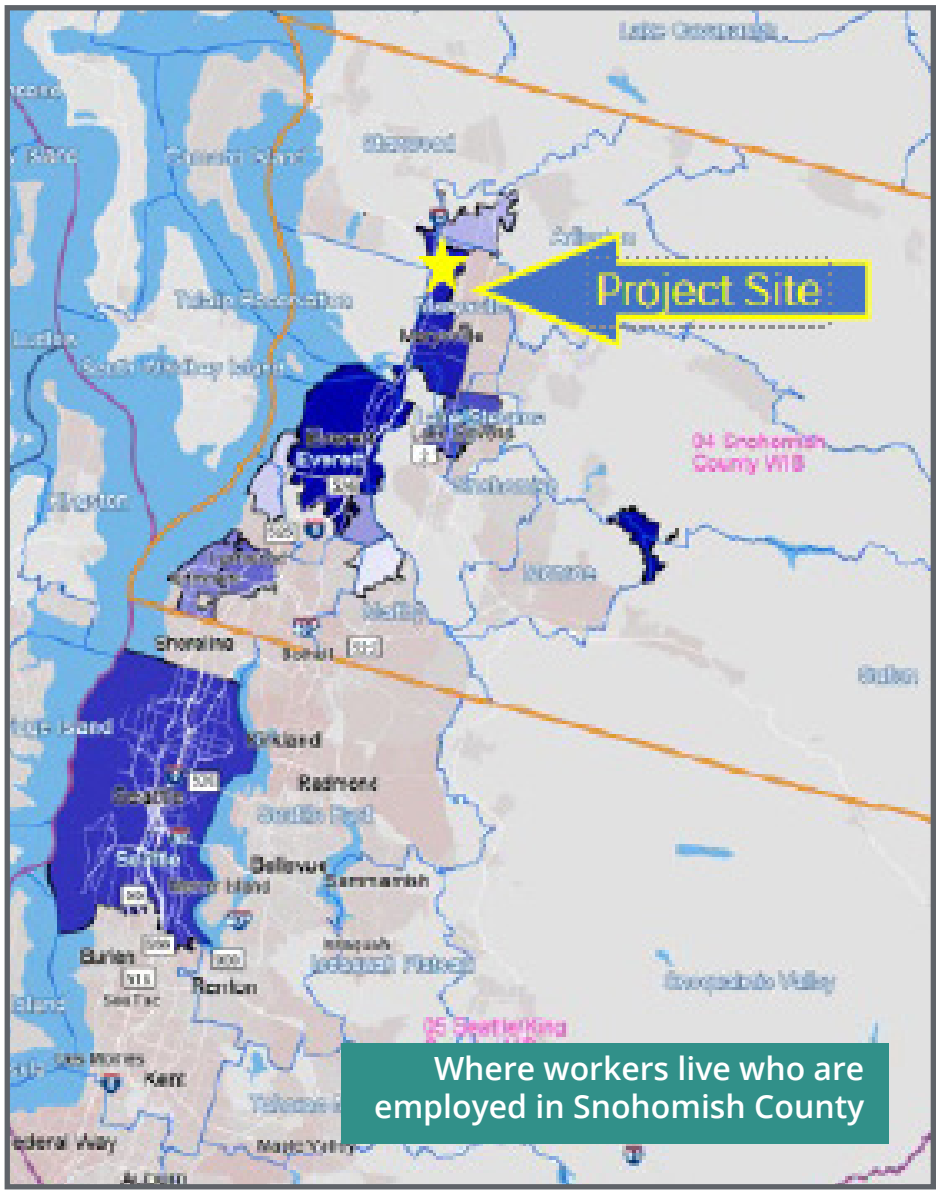


Prepared by Toyer Strategic Advisors, Inc. for Panattoni Development

Sources: U.S. Census Bureau Quick Facts, U.S. Census Bureau LEHD Origin-Destination Employment Statistics (LODES), and US Census Bureau OntheMap Application (2019 Data Release)
[1] Census County Subdivision
[2] Percent population increase since April 1, 2020

Snohomish County, WA - Workforce Analysis

- Snohomish County, WA population (July 2021): 833,540 (+0.7%)[1]
- March 2022 county unemployment rate: 2.3% (2nd lowest)
- Total jobs in the county: 289,257
  - » % in trade, transp. & utilities: 18% (51,985)
  - » % in goods producing industries: 30% (86,218)
- Residents employed within the county: 177,722
- Residents employed outside the county: 213,202
- % of all residents employed under age 30: 21%
- Non-residents employed within the county: 111,535 (39%)
- Average commute time: 33 minutes
- Top 4 cities outside the county that residents commute to work:
  - » Seattle (Population: 72,492)
  - » Bellevue (Population: 22,727)
  - » Remond (Population: 14,779)
  - » Kirkland (Population: 12,372)
- Median household income of residents in the county (in 2020 dollars): $89,273



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Sources: U.S. Census Bureau Quick Facts, U.S. Census Bureau LEHD Origin-Destination Employment Statistics (LODES), and US Census Bureau OntheMap Application (2019 Data Release)
[1] Percent population increase since April 1, 2020

Occupation Concentration

By Place of Residence for Transportation, Distribution & Logistics (CTE Cluster)

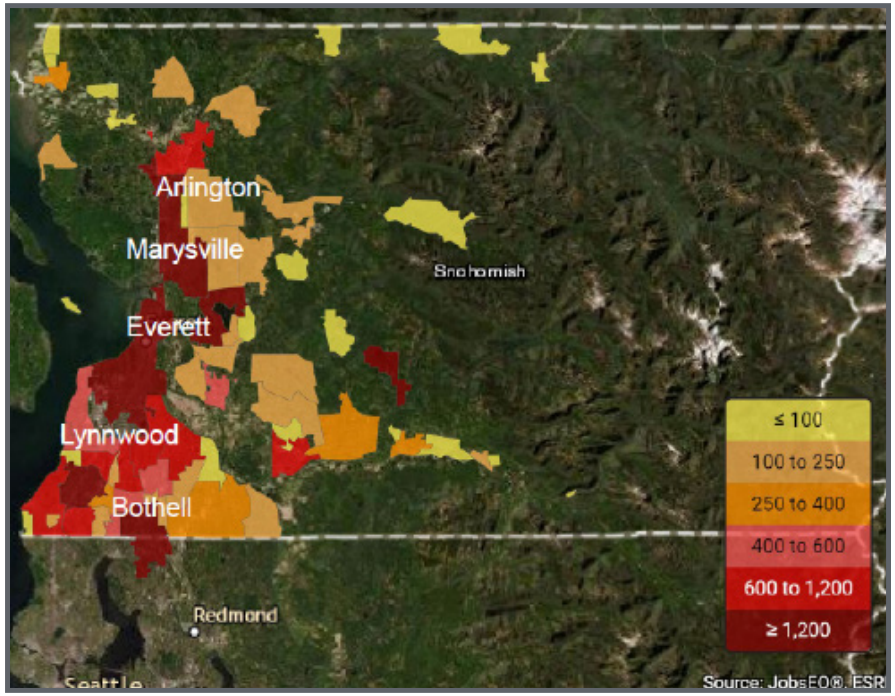
Population Density by Census Tracts

- Darker shades of blue indicate higher population densities.
- Within the six census tracts (outlined in yellow) most closely associated with Panattoni's Northsound project, there is a population >26,000 with an average population density of nearly 4,000 people per square mile.
- Panattoni's Northsound project is located in Census Tract
- 528.03 (yellow star), which has a population of 6,245.



Concentration of Workers

- Darker red areas indicate concentrations of over 1,200 workers in that area.
- In sum, North Everett, Marysville, Arlington, and Lake Stevens account for several thousand workers in the Transportation, Distribution and Logistics CTE.
- Other analysis shows that a majority of these employees are currently commuting south for employment – providing an opportunity to entice them to take jobs closer to home.



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Sources: Census Bureau, ESRI, 2020 Census Demographic Data Map Viewer
2020 Census Data for Tracts 528.05, 528.09, 528.03, 528.07, 528.08 and 528.10