

# TWIN LAKES LOGISTICS

203,892 S.F.

**FOR LEASE**

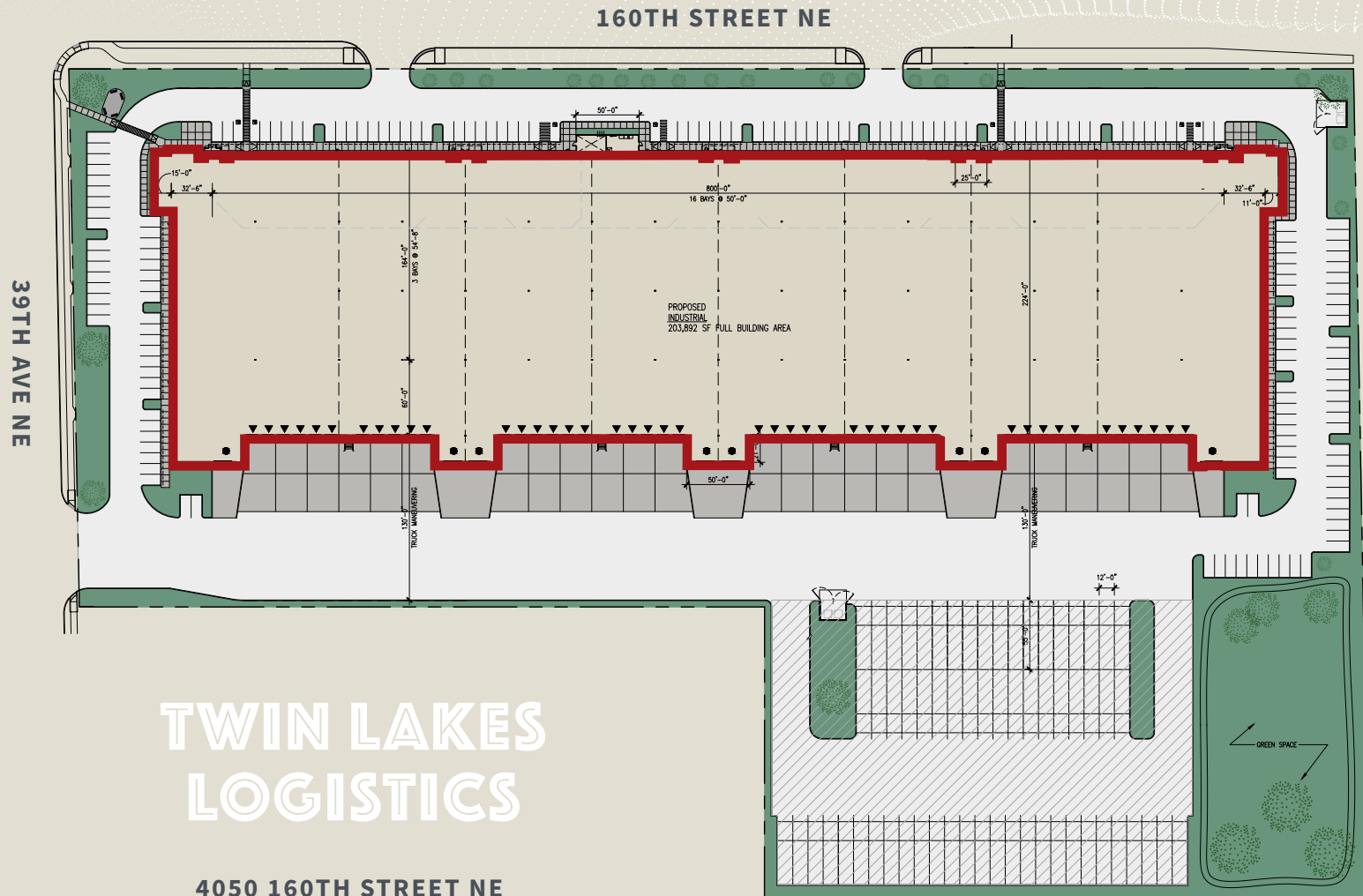


4050 160TH STREET NE  
MARYSVILLE, WA 98271

[www.twinlakeslogistics-industrial.com](http://www.twinlakeslogistics-industrial.com)



# PROPERTY SITE PLAN



**TWIN LAKES  
LOGISTICS**

**4050 160TH STREET NE  
MARYSVILLE, WA 98271**



# PROPERTY FEATURES

Availability	Q1 2024
Building Size	203,892 SF divisible to 22,500 SF
Height	36’ Clear Height
Car Parking	182 Car Park Stalls
Trailer Parking	63 Trailer Stalls (1.6 acres of yard)
Dock High	44 Dock High Doors
Grade Level	8 Grade Level Doors
Electrical	4,000 Amps of 480/277v 3 phase electrical
Sprinklers	ESFR Sprinklers for high-pile storage
Building Size	891’ x 224’ Building Dimensions
Spacing	50’ x 54’ 8” Column Spacing
Truck Court	130’ Deep Truck Court
Zoning	General Commercial & Arlington-Marysville Aerospace Manufacturing Zone (City of Marysville)
Power	Snohomish County PUD
Natural Gas	Puget Sound Energy
Water/Sewer	City of Marysville





## SITE ADVANTAGES

# TWIN LAKES LOGISTICS



**Economic Alliance Snohomish County** - helping to create economic growth and opportunities in Snohomish County



**Cascade Industrial Center** - Snohomish County's north end regional employment center offering potential tax savings



**Opportunity Zoning** - Snohomish County opportunity zones provide business advantages



**General Commercial Zoning** - allows for warehousing and wholesale trade along with light manufacturing



**Port of Everett** - supporting Snohomish County businesses through Port operations



**Affordability** - Snohomish County overall cost of living index is 12.2% lower than Seattle



**Paine Field Airport** - providing convenient commercial flights to the west coast



**Amenities and Services** - retail and services nearby on Smokey Point Blvd



**Excellent Access** - great access to I-5 north and south



CLICK ADVANTAGES TO  
LEARN MORE



# GETTING THERE

US-Canadian Border 73 miles

Bellingham 49 miles

Port of Everett 12 miles

Boeing/Paine Field 21 miles

I-405/I-5 24 miles

Port of Seattle 41 miles

Kent Valley 57 miles

SeaTac 56 miles

Port of Tacoma 71 miles

5

531

531

N

Arlington  
Airport

Project Roxy-  
Amazon 2.3 M SF

Smoky Point Blvd

160th Street NE

39th Ave

Yard Area

156th Street NE

TWIN LAKES  
LOGISTICS

Fully funded Single Point  
Interchange estimated to  
begin 2025



# TWIN LAKES LOGISTICS



[www.twinlakeslogistics-industrial.com](http://www.twinlakeslogistics-industrial.com)

**BRENT JACKSON**

+1 425 449 2715

[brent.jackson@jll.com](mailto:brent.jackson@jll.com)

**GABE SMITH**

+1 206 450 0898

[gabe.smith@jll.com](mailto:gabe.smith@jll.com)

**ALEC GOODWIN**

+1 424 421 9245

[alec.goodwin@jll.com](mailto:alec.goodwin@jll.com)

**CHRIS SPOFFORD**

+1 206 607 1731

[chris.spofford@jll.com](mailto:chris.spofford@jll.com)



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.