

6330 – 6332 MARINE DRIVE  
MARYSVILLE, WASHINGTON

FOR SUBLEASE  
131,406 SF



**COMMERCE**  
REAL ESTATE SOLUTIONS • COMRE.COM  
INDEPENDENTLY OWNED AND OPERATED

BE AEROSPACE FACILITY



TOM WILSON  
(425) 201 1212  
tom.wilson@comre.com

CUSHMAN & WAKEFIELD | COMMERCE  
10500 NE 8<sup>th</sup> Street, Suite 1125  
Bellevue, Washington 98004  
(425) 455 4500  
[www.comre.com](http://www.comre.com)

©2013, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.

# BE AEROSPACE BUILDING

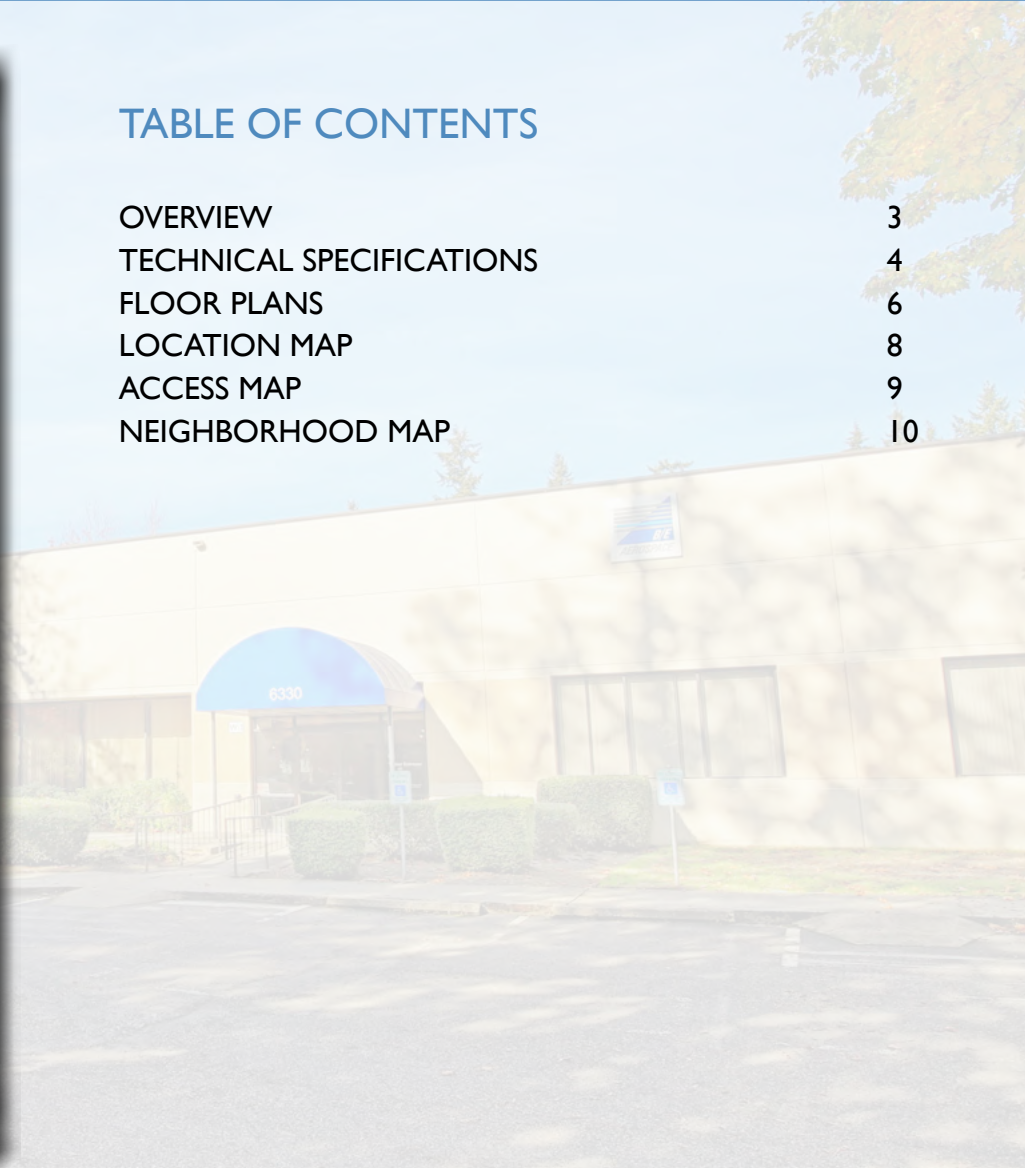
6330 – 6332 31ST AVENUE (MARINE DRIVE), MARYSVILLE, WASHINGTON

131,406 SF  
AVAILABLE



## TABLE OF CONTENTS

OVERVIEW	3
TECHNICAL SPECIFICATIONS	4
FLOOR PLANS	6
LOCATION MAP	8
ACCESS MAP	9
NEIGHBORHOOD MAP	10



TOM WILSON  
(425) 201 1212  
tom.wilson@comre.com

CUSHMAN & WAKEFIELD | COMMERCE  
10500 NE 8<sup>th</sup> Street, Suite 1125  
Bellevue, Washington 98004  
(425) 455 4500  
[www.comre.com](http://www.comre.com)

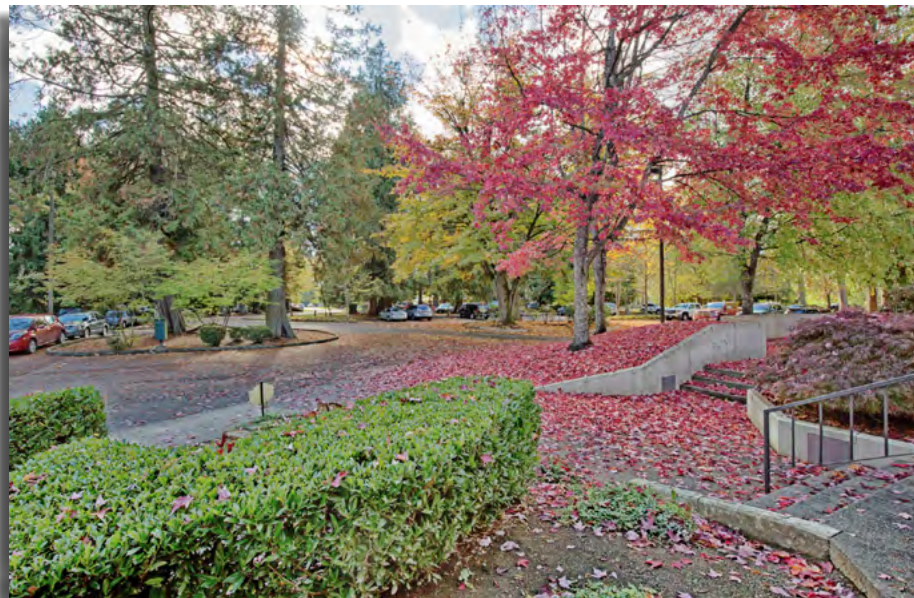
©2013, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.

# BE AEROSPACE BUILDING

6330 – 6332 31ST AVENUE (MARINE DRIVE), MARYSVILLE, WASHINGTON

131,406 SF  
AVAILABLE

## OVERVIEW



## OPPORTUNITY

Outstanding highly improved office, flex and production space in a business campus setting consisting of two connected buildings available for sublease through October 31st, 2020.

## HIGHLIGHTS

- 130,000 + sf flex space, lab, production space, office and warehouse
- Easy access to/from I-5
- 15 minute drive to Everett/Paine Field area
- Adjacent to parks and trails

### CONNECTED

	OFFICE/ASSEMBLY (West Building, 6330 31st)	MANUFACTURING (East Building, 6332 31st)
Building Type:	Flex	Industrial Warehouse
Available SF:	71,098 RSF	60,308 RSF
Available:	February 1st 2016	February 1st 2016
Rental Rate:	\$50,000 per month, NNN	\$42,500 per month, NNN
Parking:	304 stalls (ratio 4.28:1,000 SF)	217 stalls (ratio 3.62:1,000 SF)
Stories:	1	1

TOM WILSON  
(425) 201 1212  
tom.wilson@comre.com

CUSHMAN & WAKEFIELD | COMMERCE  
10500 NE 8<sup>th</sup> Street, Suite 1125  
Bellevue, Washington 98004  
(425) 455 4500  
[www.comre.com](http://www.comre.com)

©2013, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.

# BE AEROSPACE BUILDING

6330 – 6332 31ST AVENUE (MARINE DRIVE), MARYSVILLE, WASHINGTON

131,406 SF  
AVAILABLE

## TECHNICAL SPECIFICATIONS

<b>ADDRESS</b>	<b>6330 &amp; 6332 31st Ave. (Marine Drive) Marysville, WA</b>
<b>LOCATION</b>	Two blocks from exit 199 from I-5 and Highway 528. 11 miles north of Paine Field in Everett
<b>ACCESS</b>	Easy access from I-5
<b>SIZE</b>	<b>West Building-</b> 71,098 RSF <b>East Building-</b> 60,308 RSF
<b>FLOORS</b>	<b>West Building:</b> One (1) Floor <b>East Building:</b> One (1) Floor
<b>AGE</b>	<b>West Building:</b> Built 1981 <b>East Building:</b> Built 1981
<b>HVAC</b>	<b>West Building:</b> Qty. 10 RTU's, (4X 10T, 4X20T, 2X5T) <b>East Building:</b> Qty. 11 RTU's, (7X25T, 4X2.4T)
<b>ELECTRICAL</b>	Primary electrical service to each building: Manufacturing side: 6400A 3ph Office area: 4800A 3ph
<b>SPRINKLER CAPACITY</b>	.3gpm/sqft 10" fire Line feeding the building from City Of Marysville
<b>LOADING</b>	<b>West Building:</b> Two Dock high doors <b>East Building:</b> Three Dock high doors



TOM WILSON  
(425) 201 1212  
tom.wilson@comre.com

CUSHMAN & WAKEFIELD | COMMERCE  
10500 NE 8<sup>th</sup> Street, Suite 1125  
Bellevue, Washington 98004  
(425) 455 4500  
[www.comre.com](http://www.comre.com)

©2013, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.

# BE AEROSPACE BUILDING

6330 – 6332 31ST AVENUE (MARINE DRIVE), MARYSVILLE, WASHINGTON

131,406 SF  
AVAILABLE



## TECHNICAL SPECIFICATIONS

<b>FLOOR LOAD</b>	<ul style="list-style-type: none"><li>• 2500 PSI for all slabs on grade or footings</li><li>• 3000 PSI for all others.</li></ul>
<b>WALLS</b>	Rated walls are the primary hallways and egress points
<b>LIGHTING</b>	Current lighting in the Manufacturing area is Octron XP fluorescent lamp, 5000K, 4' troughers Lighting in the office area is 3500K, 4' troughers
<b>WATER SERVICE</b>	10" dedicated City of Marysville, 4 risers, 2X each building 6" City of Marysville waterline, 60psi, no wastewater treatment on site.
<b>CEILING HEIGHT</b>	Clear height to ceiling grid: Manufacturing area: 12' Office area : 8'

TOM WILSON  
(425) 201 1212  
tom.wilson@comre.com

CUSHMAN & WAKEFIELD | COMMERCE  
10500 NE 8<sup>th</sup> Street, Suite 1125  
Bellevue, Washington 98004  
(425) 455 4500  
[www.comre.com](http://www.comre.com)

©2013, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.

# BE AEROSPACE BUILDING

6330 – 6332 31ST AVENUE (MARINE DRIVE), MARYSVILLE, WASHINGTON

131,406 SF  
AVAILABLE

## FLOOR PLANS

### Office/Assembly Space (West)



TOM WILSON  
(425) 201 1212  
tom.wilson@comre.com

CUSHMAN & WAKEFIELD | COMMERCE  
10500 NE 8<sup>th</sup> Street, Suite 1125  
Bellevue, Washington 98004  
(425) 455 4500  
[www.comre.com](http://www.comre.com)

©2013, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.

# BE AEROSPACE BUILDING

6330 – 6332 31ST AVENUE (MARINE DRIVE), MARYSVILLE, WASHINGTON

131,406 SF  
AVAILABLE

## FLOOR PLANS

### Manufacturing Facility (East)



TOM WILSON  
(425) 201 1212  
tom.wilson@comre.com

CUSHMAN & WAKEFIELD | COMMERCE  
10500 NE 8<sup>th</sup> Street, Suite 1125  
Bellevue, Washington 98004  
(425) 455 4500  
[www.comre.com](http://www.comre.com)

©2013, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.

# BE AEROSPACE BUILDING

6330 – 6332 31ST AVENUE (MARINE DRIVE), MARYSVILLE, WASHINGTON

131,406 SF  
AVAILABLE

## ELEVATIONS

Office/Assembly Space (West)

Manufacturing Facility (East)



North Elevation



North Elevation



East Elevation

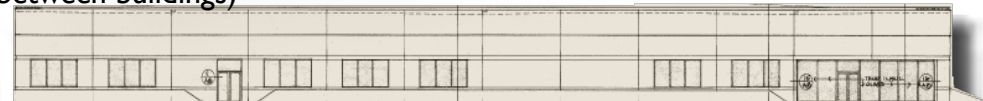


West Elevation

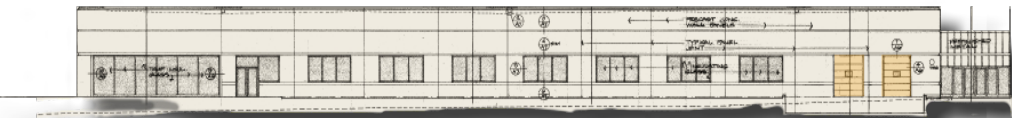
(Enclosed connections between buildings)



West Elevation



East Elevation



South Elevation



South Elevation

Dock Doors

Dock Doors

TOM WILSON  
(425) 201 1212  
tom.wilson@comre.com

CUSHMAN & WAKEFIELD | COMMERCE  
10500 NE 8<sup>th</sup> Street, Suite 1125  
Bellevue, Washington 98004  
(425) 455 4500  
[www.comre.com](http://www.comre.com)

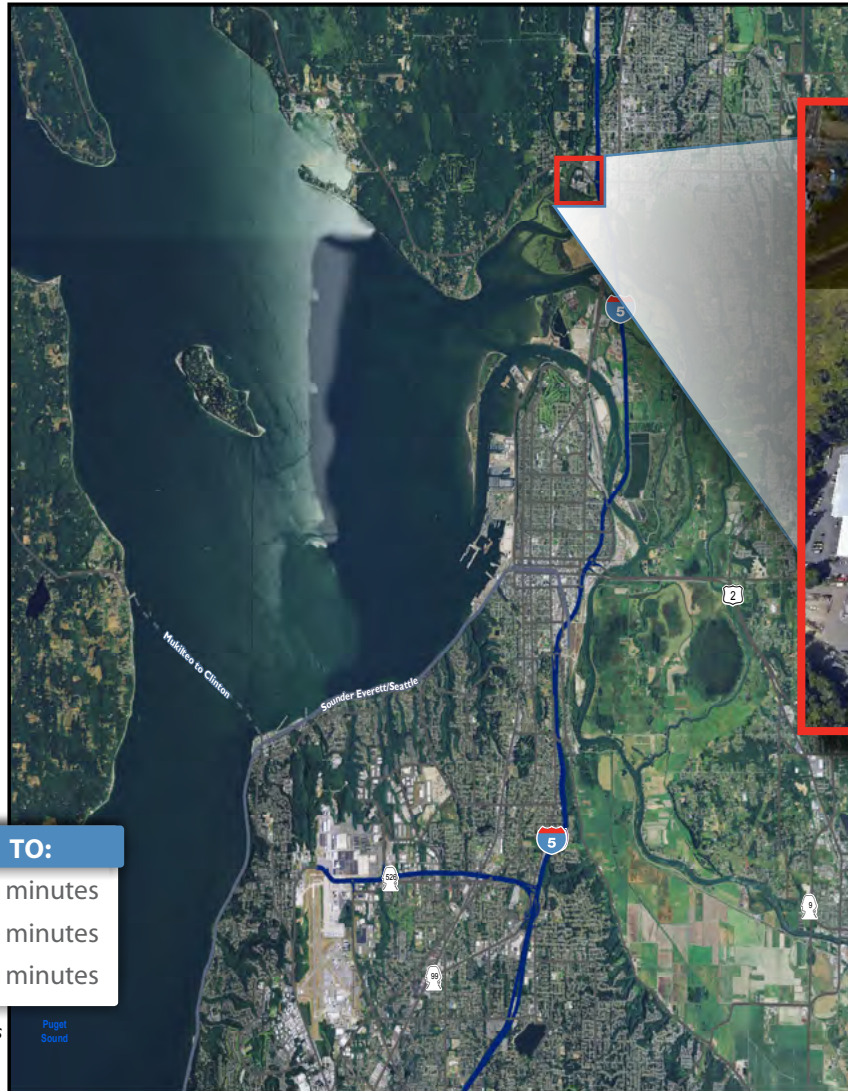
©2013, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.

# BE AEROSPACE BUILDING

6330 – 6332 31ST AVENUE (MARINE DRIVE), MARYSVILLE, WASHINGTON

131,406 SF  
AVAILABLE

## LOCATION MAP



### TRAVEL TIME TO:

Boeing	18 minutes
Seattle	45 minutes
Bellevue	40 minutes

\*Source Google Maps

Puget  
Sound

TOM WILSON  
(425) 201 1212  
tom.wilson@comre.com

CUSHMAN & WAKEFIELD | COMMERCE  
10500 NE 8<sup>th</sup> Street, Suite 1125  
Bellevue, Washington 98004  
(425) 455 4500  
[www.comre.com](http://www.comre.com)

©2013, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.

# BE AEROSPACE BUILDING

6330 – 6332 31ST AVENUE (MARINE DRIVE), MARYSVILLE, WASHINGTON

131,406 SF  
AVAILABLE

## SITE PLAN



TOM WILSON  
(425) 201 1212  
tom.wilson@comre.com

CUSHMAN & WAKEFIELD | COMMERCE  
10500 NE 8<sup>th</sup> Street, Suite 1125  
Bellevue, Washington 98004  
(425) 455 4500  
[www.comre.com](http://www.comre.com)

©2013, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.

# BE AEROSPACE BUILDING

6330 – 6332 31ST AVENUE (MARINE DRIVE), MARYSVILLE, WASHINGTON

131,406 SF  
AVAILABLE

## NEIGHBORHOOD MAP



TOM WILSON  
(425) 201 1212  
tom.wilson@comre.com

CUSHMAN & WAKEFIELD | COMMERCE  
10500 NE 8<sup>th</sup> Street, Suite 1125  
Bellevue, Washington 98004  
(425) 455 4500  
[www.comre.com](http://www.comre.com)

©2013, Commerce Real Estate Solutions. Disclaimer: The above information is given with the obligation that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through Commerce Real Estate Solutions. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other encumbrances, withdrawal without notice, and to any special listing conditions imposed by the seller. Prospective buyers should conduct their own due diligence. Some aerial photography by DigitalGlobe or Aerials Express.