



Arlington-Marysville Manufacturing Industrial Center

Market Study

A Market Study was completed for the Arlington-Marysville Manufacturing Industrial Center in August 2016. An inter local agreement was signed by both cities to jointly complete this document. The market study effort was coordinated with the Puget Sound Regional Council (PSRC) and the Economic Alliance of Snohomish County. The two cities are working together to have the Arlington-Marysville MIC recognized as a Regional Manufacturing and Industrial Center by the Puget Sound Regional Council.

This market study has an upwards projection of 25,000 jobs by 2040 for the MIC. The low vacancy rate and high rents in the region overall, and Everett Paine Field specifically, and robust demand for industrial spaces, may accelerate construction in more affordable, alternative locations like the Arlington-Marysville MIC.

Current Development

The Triple T Warehouse opened in 2016. This is a local business with the need to expand its business and did so in Marysville. There is 94,735 square feet of warehousing and 16,050 square feet of office/support space for a total square footage of 110,785.

156th St NE was extended east of Smokey Point Blvd. for a new 115 bed Behavioral Health facility and has given access to a larger area of undeveloped land. The City of Marysville has created a regional drainage system which developers/users can buy into to handle storm water drainage needs. Both projects listed above have taken advantage of this storm drainage system. The Marysville City Council approved a 2017/2018 Budget which included funding for new streets extending 156th St NE east to 51st St NE, improving 51st NE to a new 160 St NE which will go west to Smokey Point Blvd. This improvement is being done in anticipation of the new interchange being built at I-5 and 156th St NE and to provide access to the industrial area.

Implementation of Engrossed Senate Bill 5761

Marysville, Arlington and Snohomish County have implemented by Ordinance the property tax exemption for industrial and manufacturing construction. A web site has been created with information about the property tax exemption and an application form to apply. This information has been given to several companies looking at Marysville to develop. This web site includes a link to the Manufacturing Resources Roadmap which helps developers to assess site feasibility, determine permit requirements and estimate costs and timelines for developing in Marysville. This Manufacturing Site Feasibility site was put together with the assistance of the Washington State Department of Commerce. Visit www.marysvillewa.gov/mic for additional information.

