



CASCADE INDUSTRIAL CENTER

WELCOME TO ARLINGTON & MARYSVILLE

Ideally located between Seattle, Washington and Vancouver, B.C., the cities of Arlington and Marysville offer abundant available land and supporting infrastructure. Your manufacturing business can succeed and grow here alongside supply chain companies supporting Snohomish County's booming technology and aerospace industries.

In both Arlington and Marysville you'll find a dynamic combination of excellent city services and transportation access, community charm and stunning natural environment. We offer attractive business incentives along with a prosperous retail and jobs base with room to expand for investors. Come join us.



KEY BUSINESS ADVANTAGES

- No city B&O tax
- One-stop permit center
- Excellent transportation and freight delivery access via adjacent freeway and railway, nearby airports and seaport
- Regional business development resources
- Educated employment base and university center in nearby City of Everett
- No state corporate or personal income tax
- No sales tax on manufacturing equipment and computer hardware/software



HEALTHY ECONOMY

- Arlington's median household income rose 8.58% between 2018 and 2019
- Marysville's median household income rose 5.34% between 2018 and 2019
- Snohomish County has highest concentration of manufacturing jobs west of the Rocky Mountains
- Manufacturing is 20% of the Snohomish County workforce, twice the state average
- 46% of Washington state's aerospace workers are employed in Snohomish County
- International trade is associated with 60% of Snohomish County jobs



Arlington is the 10th largest
Marysville is the 2nd largest
City in Snohomish County



Arlington: 20,000 Residents
Marysville: 70,000 Residents



683 Acres of Parks & Trails



Highly Skilled Workforce

Learn more @ cascadiustrialcenter.com and marysvillewa.gov/CIC



QUALITY OF LIFE

- Affordable housing (median home value considerably lower than county average and Seattle area)
- Moderate climate, abundant outdoor recreational opportunities
- Excellent city parks, public safety and family-friendly community spirit



MANUFACTURING INDUSTRIAL CENTER

- Available land plus developing infrastructure = business-ready environment
- Transportation assets including immediate access major highways, Arlington and Paine Field airports and the BNSF main line and spur ready to serve industrial activity
- Industrial & Manufacturing Property Tax Exemption
- Pay no state, county or city property tax on new building or improvements for 10 years if you meet these criteria:
 - Building/improvements at least 10,000 sf with minimum value of \$800,000
 - Create at least 25 new full-time jobs paying at least \$23/hour
 - Use falls within SIC Division D Manufacturing as defined by the US Department of Labor





CASCADE INDUSTRIAL CENTER

A long-term joint effort by the cities of Arlington and Marysville, the Cascade Industrial Center (CIC) includes just over 4,000 acres of manufacturing and industrial-zoned land with more than 1,700 developable acres. As Snohomish County's hub for manufacturing innovation, the CIC supports a wide range of mechanized and technology-driven industries. The area expects to add 20,000 additional family-wage jobs over the next decade, helping residents keep close to home and boosting our local economy.



ASSETS & ADVANTAGES

- Manufacturing tax incentives
- Predictable and efficient permitting process
- Industry-friendly business climate
- Coordinated infrastructure investments
- Multi-modal transportation access: freeway and major highways, BNSF main line and spur tracks, Arlington municipal and Paine Field regional airports, Port of Everett international deep-water seaport
- Planned Action Sites in Arlington, superfast permitting process



NEW MARYSVILLE BUSINESS INVESTORS

- [Casting Operations](#)
- [Evans Manufacturing](#)
- [Eviation Aircraft](#)
- [NorthPoint Business Park](#)
- [Salacia Processing](#)
- [SMARTCAP](#)
- [Vashon Aircraft](#)



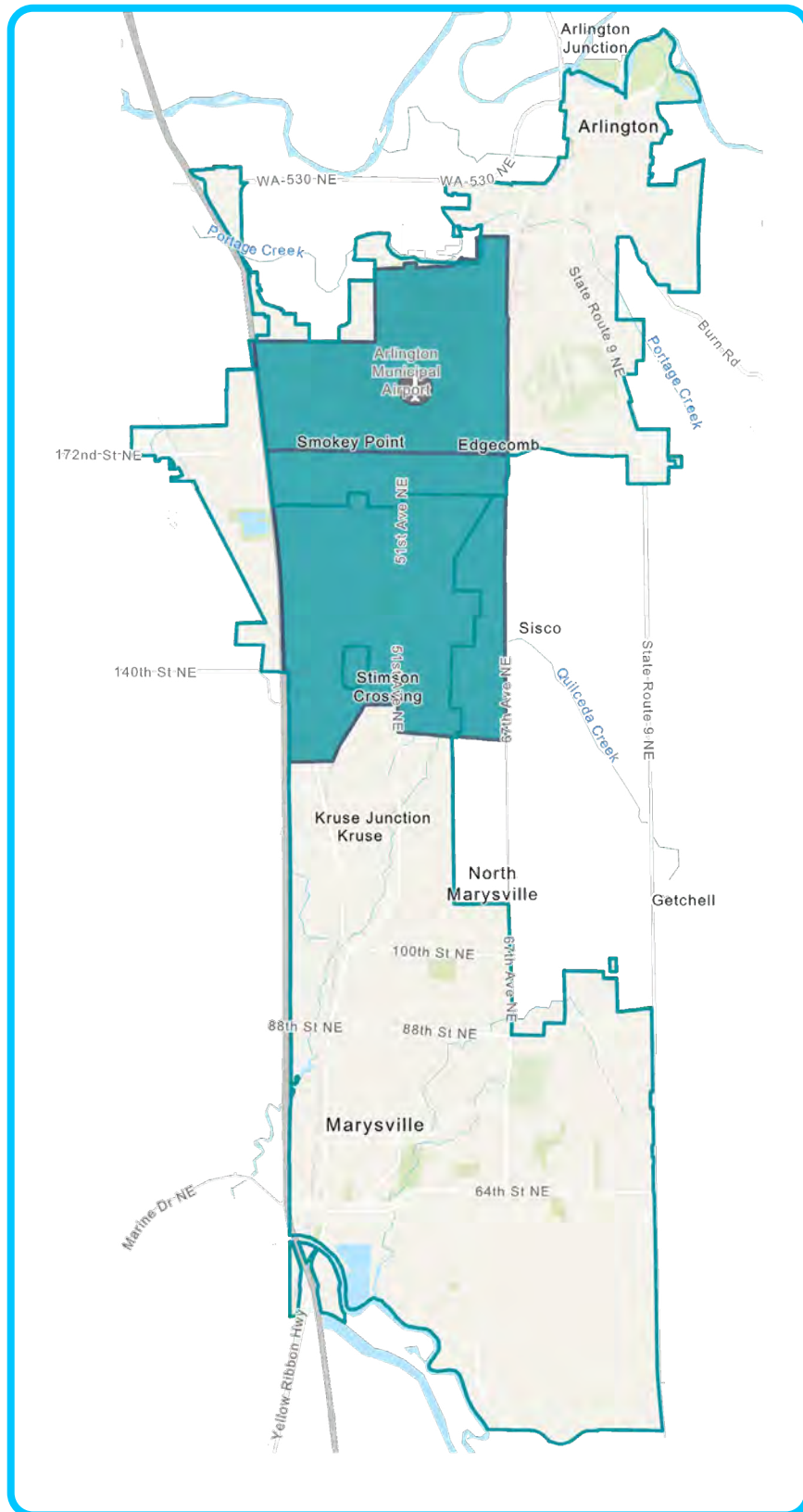
INDUSTRIAL & MANUFACTURING PROPERTY TAX EXEMPTION

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View available properties and current development in CIC.
[Arlington](#) [Marysville](#)



CASCADE INDUSTRIAL CENTER





TAX INCENTIVES

TAX INCENTIVES INCLUDE:

- City and county property tax exemption for eligible businesses
- No city B&O tax for qualifying industries
- Reduced state B&O tax for qualifying industries
- Opportunity Zones

WASHINGTON STATE TAX INCENTIVES

The State of Washington offers an assortment of tax incentives. Those used most frequently by businesses in Arlington and Marysville are highlighted below.



AEROSPACE FIRMS INCENTIVES

- Reduced B&O tax rate for aerospace manufacturing.
- Credit against the B&O Tax for preproduction development expenditures.
- Credit against the B&O Tax for property/leasehold taxes paid on aerospace manufacturing facilities.
- Sales & Use Tax exemption for computer hardware/software and peripherals.



AGRICULTURE & FOOD PROCESSING INCENTIVES

- B&O Tax exemption/deduction for manufacturers of fresh fruits and vegetables, seafood, and dairy products.



JOB TRAINING FINANCIAL SUPPORT

- The Job Skills Program offers customized training through the Community College system with 50% cost share by the State.
- The Customized Employment Training Program provides a credit against the B&O Tax for 50% of training costs.



HIGH TECHNOLOGY FIRMS INCENTIVES

- Manufacturers of solar energy systems/components have a reduced B&O Tax rate. Additionally, installed equipment for the generation of alternative energy is exempt from the Sales Tax.



Industrial and Manufacturing Property Tax Exemption

Pay no county or city property tax on new construction or improvements for 10 years when you meet these criteria:

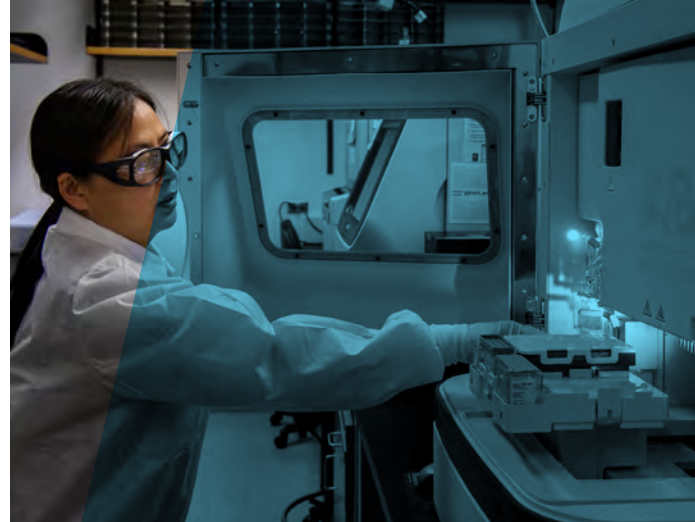
- Building/improvements at least 10,000 sf with minimum value of \$800,000
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Industrial and Manufacturing Property Tax Exemption Documents

Find these documents online:

[Arlington](#)
[Marysville](#)

- Application for Property Tax Exemption
- RCW 84.25 Targeted Urban Areas – Exemption
- Frequently Asked Questions



OPPORTUNITY ZONE - AN INVESTMENT OPPORTUNITY

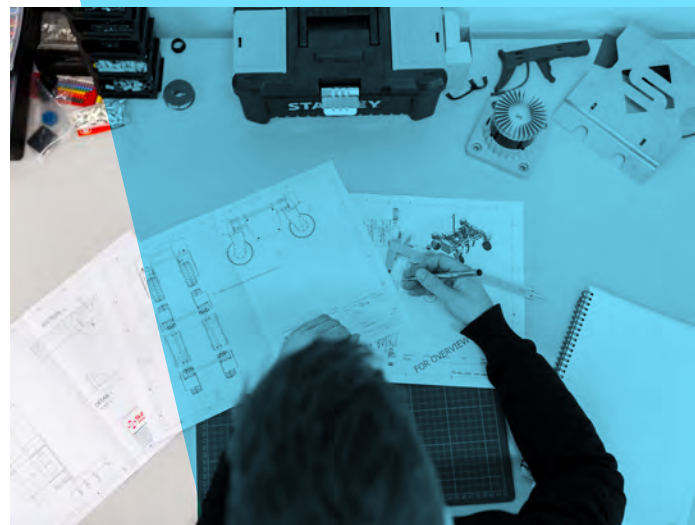
The City of Arlington Census Tract 535.09 and City of Marysville Census Tract 528.03 have been selected as areas that are eligible for investment using the Opportunity Zone tax incentive program.

[Find more details for Opportunity Zones here.](#)



STREAMLINED PERMITTING

Predictable and efficient permitting process, with some areas that are pre-evaluated for impacts for an expedited review process.





WASHINGTON STATE TAX STRUCTURE



TAX STRUCTURE

- No corporate income tax
- No personal income tax
- No unitary tax (VAT)
- No inventory tax
- No tax on interest, dividends or capital gains
- No sales and use tax on manufacturing equipment



RETAIL SALES & USE TAX 2022

State of Washington	6.5%
Snohomish County	2.7%
City of Arlington	0.092%
City of Marysville	0.1%
TOTAL	9.4%

Sales and Use Tax is Washington's principal revenue source. Businesses making retail sales collect Sales Tax from their customers. Retail sales include sale of tangible personal property as well as services including construction, installation and repair. Major exemptions include purchases for resale, interstate and foreign sales, and manufacturing/processing equipment. Use Tax is applied on taxable items purchased in another state and brought to Washington if that state did not collect Sales Tax; Use Tax rates are the same as Sales Tax.

More information: [Department of Revenue](#).



BUSINESS & OCCUPATION TAX (B&O)

In place of a corporate income tax, Washington levies a B&O tax on the gross receipts of business activity occurring in the State. The primary rate classifications are:

CLASSIFICATION	RATE
Manufacturing (general)	0.484%
Manufacturing (aerospace – incl. parts, assemblies, and tooling)	0.2904%
Wholesaling	0.484%
Retailing	0.471%
Aerospace Product Development	0.9%
Services	1.5%

Complete information on the B&O tax and additional rate categories can be found through the [Department of Revenue](#).



PROPERTY TAX

Typical 2022 property tax rate for Arlington is \$.75 per \$1,000 of assessed value. Typical 2021 property tax rate for Marysville is \$1.58 per \$1,000 of assessed value. Rate may vary depending on property location within the city. Property taxes are assessed and collected by Snohomish County, then distributed to help fund the county, school/hospital/library districts, cities and the state.

More information: [Snohomish County Assessor](#).



TRANSPORTATION & LOGISTICS



HIGHWAYS

The Cascade Industrial Center (CIC) is adjacent to the Interstate 5 freeway, providing direct trucking links for the entire West Coast. State highway SR 531 runs directly through the CIC, while SR 9 and SR 528 offer additional transportation access to Arlington and Marysville's CIC. Interstate 90, the major east-west freeway for the north U.S., terminates in nearby Seattle.



RAIL

The BNSF Railway owns the freight rail network in Snohomish County, including a rail spur that directly serves the CIC.



PORTS

The Puget Sound region has multiple deep-water port facilities offering service to worldwide destinations. The closest is the [Port of Everett](#), which offers the second largest export customs district in Washington state – fifth largest on the U.S. West Coast – supporting \$2B worth of exports annually. The Port of Everett operates Foreign Trade Zone #85 and is also home to the largest public marina on the West Coast.



AIR SERVICE

Arlington Municipal Airport, within the CIC, is a convenient option for corporate, cargo and recreational pilots. Paine Field in nearby City of Everett is a full-service general aviation airport with commercial passenger service. Seattle-Tacoma International Airport (Sea-Tac) is the region's primary airport with worldwide commercial passenger and cargo services.



BUS SERVICE

Community Transit offers bus service along Smokey Point Boulevard immediately west of the CIC. Community Transit will extend its Swift bus rapid transit service between Everett, Marysville and Arlington, directly serving the CIC; planning for the new Gold Line begins in 2022. Sound Transit offers regional express bus service serving Marysville and Smokey Point.





CASCADE INDUSTRIAL CENTER



INFRASTRUCTURE IMPROVEMENTS

156TH STREET NE FREEWAY INTERCHANGE (\$42M)

Conversion of the current overcrossing to a full freeway interchange will provide direct transportation access to the Cascade Industrial Center. The project is fully state-funded. Preliminary work is estimated to begin in 2025 with construction complete in 2031.

CASCADE INDUSTRIAL CENTER ROAD GRID (EST. \$70M)

The city proposes to build a new five-lane east-west arterial aligning 156th Street NE and 152nd Street NE, connecting to the new freeway interchange at 156th Street NE. A secondary three-lane arterial at 160th Street NE and roadway widening and improvements to connecting 51st Avenue NE would add traffic capacity and improve access for the industrial area.

SR 531 WIDENING (\$39M)

SR 531 (172nd Street NE) will be fully widened between I-5 and 67th Avenue NE, adding much-needed capacity with links to the CIC. This project is fully state-funded. The project is currently in the design phase with an unknown construction state date.

I-5/4TH STREET & 88TH STREET NE IMPROVEMENTS (\$35M)

The Tulalip Tribes are leading the planning for these freeway interchange improvements. The state has allocated \$35 million toward these projects that are currently in the design phase. The project schedule calls for construction starting in 2023 with tentative completion in 2024.

I-5/SR 529 INTERCHANGE AND NORTHBOUND CORRIDOR IMPROVEMENTS (\$84M)

This state-funded project will build a full freeway interchange at I-5 and SR 529, providing a new southern entry point to Marysville and alternative to the highly congested interchange at SR 528 (4th Street). Traffic using the new interchange will avoid at-grade railroad crossings that cause significant delays on the downtown road system. The northbound freeway corridor improvements will add a peak-use hard shoulder lane between Everett and Marysville. Construction is scheduled to begin in 2022 with tentative completion in 2024.



UTILITY PROVIDERS

ELECTRICITY

Electricity in Arlington and Marysville is provided by Snohomish County Public Utility District No. 1 (PUD). The PUD is publicly-owned by the residents of the county. The PUD purchases 80% of its power from the Bonneville Power Administration (BPA), an entity of the US Department of Energy. BPA power is generated by hydroelectric dams, a renewable resource. The PUD has power purchase agreements for biomass, wind and solar-generated electricity. 100% of the power supplied by the PUD comes from renewable resources; no fossil fuel. General Service – Medium Load rates range from \$0.07-09/kWh.

NATURAL GAS

Arlington is serviced by Cascade Natural Gas. Distribution of natural gas in Marysville is provided by Puget Sound Energy (PSE), a regional, investor-owned utility. Natural gas is sourced primarily from Canada. PSE is taking an active interest in renewable power for distribution in counties where they also provide electricity. They operate three wind farms which generate 773 megawatts of electricity. A 500 kW solar project is located at one of the windfarms. Gas rates are based on a variable cost of gas plus a delivery charge of \$0.31527 per therm.

WATER

The City of Arlington (pop. 20,000) provides 1.5 to 2.5 million gallons per day of the highest quality drinking water ([per Dept of Health data](#)) to 5,700 connections within its water service area, which includes 56% of the CIC. Fire protection, provided through more than 1,200 hydrants and multiple fire sprinkler systems with flows in some locations far exceeding 3,500 gpm, helps keep insurance rates low (the City has a fire protection rating of Class 4). Our costs of service are competitive across the Puget Sound region and are spread equitably among customers.

The City of Marysville provides more than 6.6 million gallons per day of quality drinking water to more than 22,175 connections throughout the City (pop. 70,000) and within the [Coordinated Water Study Plan \(CWSP\)](#) Area, as well as providing necessary fire flows, at rates that are competitive in the Puget Sound region.

The City uses American Water Works Association (AWWA) meter factors to determine monthly meter rates for meters larger than 5/8-inch. The flat meter fee is established by AWWA (nationally-recognized standard) and helps equitably distribute service costs that are not related to volume of water used, such as bill production, customer service, water service inspections and meter reading, maintenance and replacement.

Utility	Provider	Rates	Website
Electricity	Snohomish County PUD	\$0.07-09/kWH (est.)	www.snopud.com
Natural Gas	Cascade Natural Gas Puget Sound Energy	Variable rates	www.cngc.com www.pse.com
Water	City of Arlington City of Marysville	Varies by volume & location	www.arlingtonwa.gov www.marysvillewa.gov
Wastewater	City of Arlington City of Marysville	Varies by volume & location	www.arlingtonwa.gov www.marysvillewa.gov

QUALITY OF LIFE

In Arlington and Marysville, you'll find affordable housing (compared with county average and greater Seattle area), a moderate climate with abundant outdoor recreational opportunities, and excellent city parks, public safety and family-friendly community spirit.



WORKFORCE HOUSING

Here you'll find a wide range of housing options in a variety of attractive neighborhoods. Housing costs are about 25% lower than the greater Seattle regional average.



MEDIAN PROPERTY VALUE (2019)

Arlington	\$323,200
Marysville	\$378,300
Seattle-Tacoma-Bellevue, WA Metro Area	\$503,000



AVERAGE RENT (2019)

Arlington/Marysville	\$1,886
Seattle	\$2,554



PROPERTY TAXES

Arlington/Marysville residents pay an average of \$2,000-3,000 in annual property taxes. Seattle residents pay an average of at least \$3,000 in annual property taxes.





LIFESTYLE & RECREATION

- Ride or walk the Ebey Waterfront Trail
- Tour the Qwuloolt Estuary
- Raft the Stillaguamish River
- Hit the links at Cedarcrest or Gleneagle Golf Courses
- Explore Jennings and Country Charm Nature Parks
- Access 30 miles of the Centennial Trail
- Get your kicks at Strawberry Fields Athletic Complex
- Bring Fido to Strawberry Fields for Rover off-leash park
- Drive the scenic Mountain Loop Highway
- Discover the Whitehorse Trail
- Visit the Arlington Airport
- Take part in hundreds of annual city events
- Multiple professional sports teams within 30 miles
- Hit the slopes with close proximity to Stevens and Snoqualmie Pass Ski Resorts



CULTURE

- Enjoy a show at the Marysville Opera House
- Experience a concert at the Byrnes Performing Arts Center
- Explore Native American history at the Hibulb Cultural Center
- Explore the Stillaguamish Valley Pioneer Museum
- Visit one of our local libraries



SHOPPING

- Vintage vibe on Marysville's 3rd Street
- Historic Downtown Arlington
- Seattle Premium Outlets
- Lakewood Crossing & Gateway and Smokey Point shopping centers
- Arlington Farmers Market



EDUCATION

K-12 PUBLIC SCHOOLS

- Arlington School District
- Marysville School District
- Lakewood School District
- Lake Stevens School District

HIGHER EDUCATION

Public universities & colleges

- Cascadia College – Bothell
- Central Washington University – Lynnwood
- Edmonds College – Lynnwood
- Everett Community College – Everett
- Everett University Center – Everett
 - Eastern Washington University
 - Hope International University
 - The Evergreen State College
 - Western Washington University
- Lake Washington Institute of Technology – Kirkland
- Northwest Indian College – Tulalip
- University of Washington – Bothell
- Washington State University – Everett

Private universities & colleges

- City University of Seattle – Everett
- Columbia College – Everett, Marysville
- Embry Riddle Aeronautical University – Everett

PROFESSIONAL DEVELOPMENT

- Advanced Manufacturing and Aerospace Pathway (AMTEC)
- Aerospace Joint Apprenticeship Committee (AJAC)
- Regional Apprenticeship Pathways (high school program)
- Sno-Isle Skills Center (high school program)

