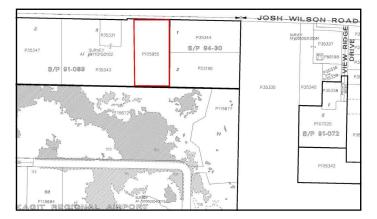
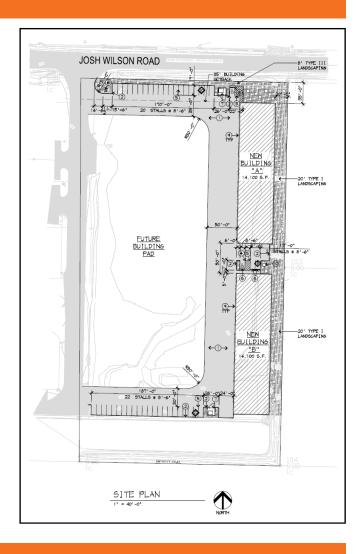
15316 JOSH WILSON RD BURLINGTON, WA

FOR LEASE

- Two new 14,100 +/- sf buildings
- Divisible to ten 60'x23.5' bays—1,410 +/- sf each, available as single bays or multiple bays
- Delivery timing is approximately June 2024
- 125A/208V, 3 phase power available
- Reznor heat, lighting, and sheetrocked walls, sprinkled
- (1) 3'x7' man door, (1) 12'x14' rollup per bay
- Located near the Skagit Regional Airport with direct I-5 access
- Zoned BR-LI: Bayview Ridge Light Industrial
- \$1.25 psf NNN (NNN estimated at this time)





Clay Learned, CCIM, SIOR Learned Commercial, Inc. 108 Gilkey Road, Burlington, WA 98233 360.757.3888 clay@claylearned.com



SITE PLAN NOTES

INDEX OF DRAMINGS

S COMEN SHEET

2332 =

LANDSCAPE PLAN

New Industrial Building For:
MINA PROPERTIES
Skagit County, WA
Skagit County, WA

SITE PLAN 22c-4412 A1.1













FUTURE BUILDING PAD

LANDSCAPING CALCULATIONS
REQUIRED LANDSCAPING.
REGERT LINES OTHER THAN STREET FRONTAGE
20 TIPE I LANDSCAPING

⊕E

STREET FRONTAGE 8' TYPE III LANDSCAPING

-20' TYPE I LANDSCAPING

BUILDING "B" 14.100 5.F.

↑

<u>→</u>

187'-0" 22 STALLS # 8'-6"





E

SITE PLAN

SCOPE OF MORE CONTROL BUILDINGS CONTROL BUILDINGS ALM MONEY IN THE RESOLUTION SITE INFORMENTS. EACH BUILDING IS IN, TO SE IN MEN NO ME PLANED TO BE SINGLE STORY.	TAX PARCEL NO.: P105455	LESAL DESCRIPTION TOWN TITLE INSURANCE BY STEWAY TITLE GUNRANT COPRANT, FILE NO. 19-3626-TO, 155UED 10/14/2020:	LOT 4, 9HORT PLAT NO. 91-0091, APROVID APRIL 6, 1942, NUTRING STORED FOR THE 6, 1942, NUTRING STORED FOR THE 78, 1942, NUTRING STORED FOR THE 78, 1942, NUTRING STORED FOR THE 79, 1942, NUTRING STORED FOR THE MORTH STORED TO THE MORTH STORED FOR THE MORTH STORED	A HOWNER TO MOUTH OF THE A

-8' TYPE 111 LANDSCAPING

JOSH WILSON ROAD

PROJECT CRITERIA

FOR REVIEW

For:

CODES 2018 INTERNITIONL BUILDING CODE (180, 2018 INTERNITIONL FIET CODE (1NC) 2018 INTERNITIONL FIET CODE (1NC) 2018 UNIFIER FLUE INC.
2018 INTE 2018 INTE 2018 INTE 2018 INTE 2018 INTE

8	(JWC)	
BUILDING CODE (1BC)	NTERNATIONAL MECHANICAL CODE (NTERNATIONAL FIRE CODE (1FC) NIFORM PLUMBING CODE (UPC)	
5 9NIG	B INTERNATIONAL MECHANICAL CODE B INTERNATIONAL FIRE CODE (IFC) B UNIFORM PLUMBING CODE (UPC)	
L 80.1	7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
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25 INTERNATIONAL	NTERNI NTERNI NTERNI	
0 0 0 N	000	

ZOLO MINERAMINAL DOLLANDO CONE (150, 2018) INTERNATIONAL MECHANICAL CODE (176, 2018) INTERNATIONAL FIRE CODE (176) 2018 UNIFORM PLIMBING CODE (176)	BUILDING CRITERIA SCRING. WX. HEIGHT. SCACHANCT. F-1,5-1 COMMICTION TYPE. 175 FIRE STRINGLES. 175 FIRE ALMSH.
2018 INTERNATIONAL 2018 INTERNATIONAL 2018 UNIFORM PLUMB:	BUILDING CRITZONING. ZONING. MAX. HEIGHT: CCCUPANCT: CONSTRUCTION TYPE: CONSTRUCTION TYPE

-20' TYPE I LANDSCAPING

©₽

DING CRITICAL	ZONING: BR-LI	EIGHT: 50'		UCTION TYPE: VB		LARM: TBD	ALLOWABLE BUILDING AREA:	CALCULATION GOES HERE	TOTAL DIVINO AND
21718	CONING:	MX. HISH.	OCCUPANCY:	CONSTRUCTION TYPE:	FIRE SPRINKLERS.	FIRE ALARM.	LLOWABLE BU	ALCULATION .	TO IT IS INTO

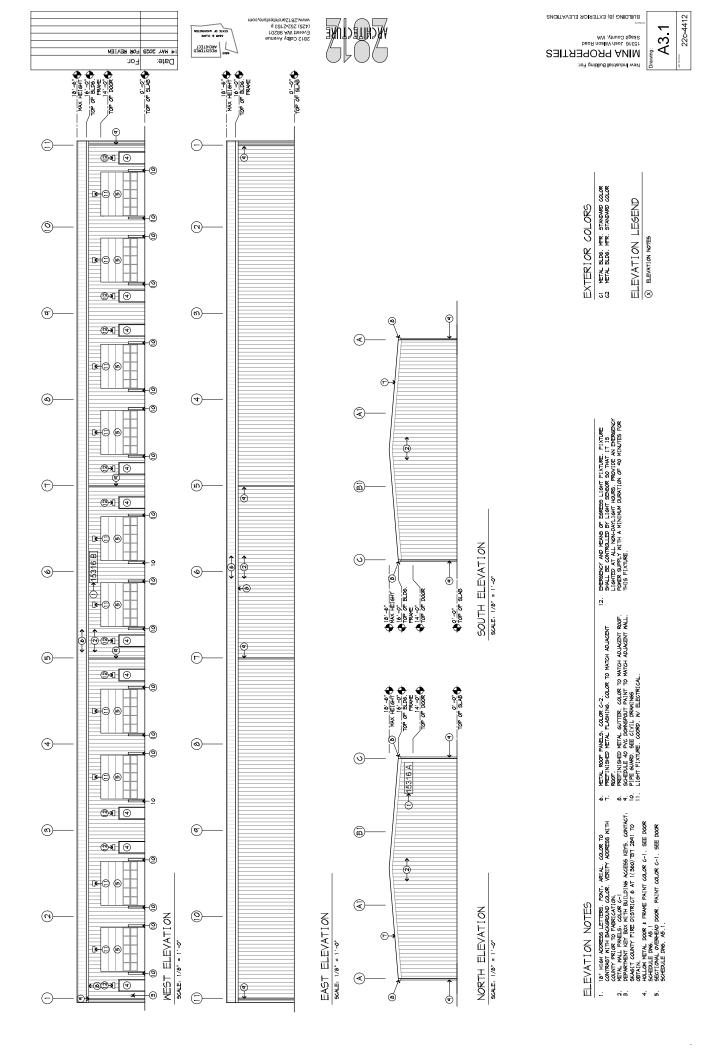
Š	14, 100 5.1 28, 200 5.1 1.00 5.1
ALLOWABLE BUILDING ANEAS: CALCULATION GOES HERE	TOTAL BUILDING AREA: BUILDING (A) BUILDING (B) TOTAL AREA

	¥			
PARKING CALCULATIONS	S.F. OF BLD6.	28, 200 5. F. / 1, 000 = 28 STALLS	28 STALLS	MRKING PROVIDED: 46 STALLS
SALO	- KKING - 88.	7,000	Ö	WIDED,
ARK I NG	EQUIRED PARKING: STALL PER 1.000	200 S.F.	TOTAL REQUIRED:	RKING PR
0	₩ "	8	9	₹









Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 I 360-757-3888



15316 Josh Wilson Road

15316 Josh Wilson Rd Burlington, WA 98233

Clay Learned clay@claylearned.com 360-770-1388



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 15316 Josh Wilson Rd, Burlington, WA 98233

CITY, STATE

Burlington, WA

POPULATION

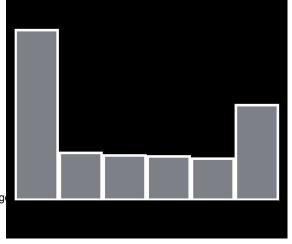
14,220

AVG. HHSIZE

2.50

Blue Collar White Collar Services 1.32 % **Employed** Unemployed





MEDIANHHINCOME

\$55,871

HOME OWNERSHIP



EDUCATION

20.27 % High School Grad:

> 34.25 % Some College:

> > 7.39 % Associates:

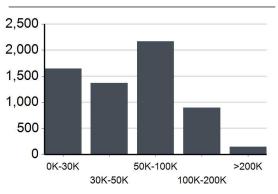
22.74 % Bachelors:

RACE & ETHNICITY

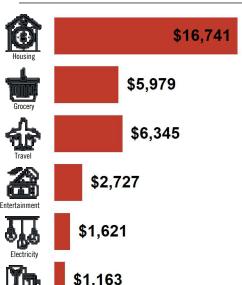
White: **68.32** % 1.26 % Asian: 0.44 % Native American: 0.00 % Pacific Islanders: 0.33 % African-American: Hispanic: 17.53 % Two or More Races: 12.11 %



INCOME BY HOUSEHOLD



HH SPENDING











\$370

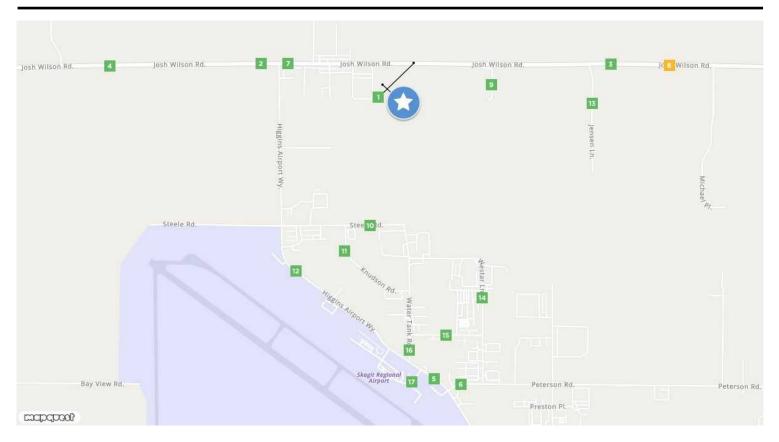
Catylist

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

Moody's

Traffic Counts



Josh Wilson Rd	1
View Ridge Dr	
Year: 2021	4,389 est
Year: 2016	4,371
Year: 2011	3,262
Peterson Rd	6
Higgins Airport Way	
Year: 2021	1,921 est
Year: 2015	2,082
Year: 2011	1,639
Year: 2011 Knudson Rd	1,639
	,
Knudson Rd	,

'ear: 2011	3,262		
Peterson Rd	6	Josh Wilson Rd	7
liggins Airport Way		Higgins Airport Way	
'ear: 2021	1,921 est	Year: 2021	4,969 est
'ear: 2015	2,082	Year: 2009	3,917
'ear: 2011	1,639	Year: 2007	5,160
(nudson Rd	11	Flightline Rd	12
Steele Rd		Higgins Airport Way	
'ear:	0 est	Year:	0 est
'ear: 1997	50	Year: 1997	50
Vater Tank Rd	16	Airnort Dr	17

Josh Wilson Rd Higgins Airport Way Year: 2021

Year: 2015

3,153 est

3,100

Wilson Rd	3	_
Michael Pl		
Year: 2021	4,542 est	,
Year: 2015	4,618	,
Year: 2011	3,984	,
Wilson Rd	8	
Michael Pl		
Year: 2021	5,545 est	,
Year: 2007	5,160	,
Year: 2004	5,477	
Jensen Ln	13	
Josh Wilson Rd		
Year:	0 est	,
Year: 1997	50	,

Josh Wilson Rd	4	Higgins Airport Way	5
Bay Meadows Ln		Airport Dr	
Year: 2021	2,914 est	Year: 2021	1,302 est
Year: 2015	2,896	Year: 2015	1,291
Year: 2011	2,781	Year: 2011	978
View Ridge Dr	9	Steele Rd	10
Josh Wilson Rd		Knudson Rd	
Year:	0 est	Year:	0 est
Year: 2001	70	Year: 1997	50
Westar Ln	14	Ashten Rd	15
Ashten Rd		Westar Ln	
Year:	0 est	Year:	0 est
Year: 1997	50	Year: 1997	50

Water Tank Rd	16
Higgins Airport Way	
Year:	0 est
Year: 1997	20

Airport Dr	17
Higgins Airport Way	
Year:	0 est
Year: 1997	50

Clay Learned clay@claylearned.com 360-770-1388



14.16.180 Bayview Ridge Light Industrial (BR-LI).

(1) Purpose. The purpose of the Bayview Ridge Light Industrial zone is to allow light manufacturing, limited commercial uses, offices associated with permitted uses identified below, wholesale, warehousing, distribution and storage, equipment storage and repair, uses requiring rail access, more direct access to SR 20 and/or access to high capacity utilities such as fiber optics, high voltage electric lines and gas lines, and other uses compatible with a light manufacturing district.

(2) Permitted Uses.

- (a) The following uses are permitted only when they abut Peterson Road:
 - (i) Retail food markets and convenience stores, including farmers markets, with a maximum <u>building footprint</u> of 15,000 square feet.
 - (ii) Small retail businesses, including eating and drinking establishments, with a maximum <u>building footprint</u> of 5,000 square feet.
 - (iii) Vehicle fueling and charging stations, including vehicle repair garages and car washes.
- (b) Agricultural and food processing, storage and transportation.
- (c) Agricultural uses, on an interim basis until industrial development; provided, that residences shall not be allowed as an accessory use in conjunction with agriculture.
- (d) Bulk commodity storage and rail/truck trans-shipment terminals.
- (e) Cold storage facilities.
- (f) Commercial <u>uses</u>, including offices associated with <u>permitted uses</u>, but excluding principally retail <u>uses</u> such as the sales of goods or services. Incidental retail sales of consumer goods and services are permitted as <u>accessory uses</u> under Subsection (3) of this Section. No large-scale retail centers such as <u>department</u> stores, malls, shopping centers, and other similar facilities commonly referred to as "big box" retail establishments.
- (g) Construction contractors, contractors' services, utility services (equipment and supply yards for contractors and utility providers), and building services (cleaning, maintenance, security, landscaping, etc.).
- (h) Historic sites open to the public.
- (i) Repealed by Ord. O20140005.
- (j) Lumber yards.
- (k) Manufacture, processing, treatment, storage, blending, fabrication, <u>development</u>, assembly or packaging of any product from natural or synthetic materials.
- (I) Mini-storage.
- (m) Parks, courtyards, plazas, and public spaces.
- (n) Printing, publishing, and broadcasting.
- (o) Rail terminals and intermodal truck/rail storage and shipping facilities.
- (p) Repair, sales, rental, and storage facilities for equipment, including heavy equipment, farm equipment, marine equipment, boats, airplanes, trucks, and recreational vehicles.
- (q) Research, development and testing facilities.
- (r) Retail and wholesale nurseries/greenhouses.

- (s) Security services and armored car depots and services.
- (t) Telephone and Internet call centers and server farms; web hosting facilities and other communication centers.
- (u) Trails and primary and secondary trailheads.
- (v) Vocational educational and training centers.
- (w) Warehousing, distribution and storage facilities.
- (x) Wholesale businesses with incidental retail trade permitted as accessory uses under Subsection (3) of this Section.
- (y) Maintenance, drainage.
- (z) Net metering system, solar.
- (aa) Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (bb) Recycling drop box facility.
- (cc) Marijuana production/processing facility at least 1,000 feet from a residential zone.
- (dd) Vehicle charging and vehicle fueling station.
- (ee) Temporary events.
- (3) Accessory Uses. Accessory uses are intended to provide goods and services primarily to complement and support permitted, administrative, and special uses in the BR-LI zone.
 - (a) Day care centers primarily serving employees and residents located in the Bayview Ridge Subarea.
 - (b) Electrical generating facilities producing less than 50 megawatts of electricity and electrical substations and gasworks serving permitted, accessory, administrative, or special uses.
 - (c) Incidental retail sales of products manufactured, processed, distributed, produced, or assembled on-site; provided, that the <u>floor area</u> allocated to retail sales of products distributed on-site shall not be greater than 10 percent of the gross <u>floor area</u> of the <u>building</u> occupied by the distribution facility and in no event shall said retail sale area be greater than 2,000 square feet of gross floor area.
 - (d) Outdoor storage of materials in quantities less than 50 cubic yards that may have a potential health hazard. Does not include storage of hazardous materials.
 - (e) Outdoor storage of processed and unprocessed natural materials, waste materials or other similar materials used in conjunction with a permitted, accessory or special use provided the same in quantities that total less than 500 cubic yards.
 - (f) Owner operator/caretaker quarters.
 - (g) Recreational facilities primarily serving facilities and employees located in the Bayview Ridge Subarea.
- (4) Administrative Special Uses.
 - (a) Expansion of existing major public uses up to 3,000 square feet.
 - (b) Minor public uses.
 - (c) Minor utility developments.
 - (d) Outdoor storage of materials in quantities greater than 50 cubic yards that may have a potential health hazard. Does not include storage of hazardous materials.

- (e) Personal wireless service towers, subject to SCC <u>14.16.720</u>.
- (f) Temporary asphalt/concrete batching.
- (g) Marijuana production/processing facility within 1,000 feet of a residential zone.
- (5) Hearing Examiner Special Uses.
 - (a) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
 - (b) Major utility developments.
 - (c) On-site <u>hazardous waste treatment</u> and storage facilities that are an <u>accessory use</u> to an otherwise <u>permitted use</u> on the <u>site</u>, provided such facilities comply with the <u>State</u> Hazardous Waste Siting Standards and <u>County</u> and <u>State</u> Environmental Policy <u>Act</u> requirements and the Clean Water <u>Act</u>. No treatment or storage of <u>hazardous materials</u> shall be permitted within 500 feet of the nearest residence.
 - (d) Recreational racetracks.
- (6) Dimensional Standards.
 - (a) Setbacks.
 - (i) Front: 35 feet.
 - (ii) Side: shall be in conformance with the adopted <u>building</u> code of Skagit <u>County</u> if adjacent to other commercial/industrial zoning designations, and 50 feet if adjacent to other residential zoning designations.
 - (iii) Rear: shall be in conformance with the adopted <u>building</u> code of Skagit <u>County</u> if adjacent to other commercial/industrial zoning designations and 50 feet if adjacent to other residential zoning designations.
 - (iv) Accessory: same as principal buildings.
 - (v) Setbacks from NRL lands shall be provided per SCC <u>14.16.810</u>(7).
 - (b) Maximum height: 50 feet, except within the buffer area to a residential zone (Subsection (7) of this Section), or as limited by the Airport Environs Overlay, SCC 14.16.210, whichever is less.
 - (i) <u>Height</u> Exemptions. Flagpoles, ham radio <u>antennas</u>, <u>church</u> steeples, water <u>towers</u>, <u>meteorological towers</u>, and fire <u>towers</u> are exempt from the maximum <u>height</u>, but shall conform to the applicable Federal Aviation Administration regulations. The <u>height</u> of <u>personal wireless services</u> towers is regulated in SCC <u>14.16.720</u>.
- (7) Buffering between Industrial and Residential Zoned Land. The following measures are intended to minimize <u>impacts</u> rom noise, vibration, dust, other industrial <u>impacts</u>, and to maintain privacy and aesthetic compatibility:
 - (a) Loading Areas. Truck loading operations and maneuvering areas may not be located within 250 feet of areas zoned for residential <u>use</u>, unless the loading and maneuvering area is located on the opposite side of a <u>building</u> from a residential <u>zone</u>.
 - (b) <u>Building Height. Building height may not exceed 35 feet for those portions of a building located within 100 feet from a residential zone.</u>
 - (c) Within 250 feet of a residential zone, all outdoor lighting must be full cut-off.
 - (d) Within 100 feet of a residential zone, mechanical equipment located on the roof, facade, or external portion of a <u>building</u> shall be architecturally screened by incorporating the equipment in the <u>building</u> and/or <u>site</u> design so as not to be visible from adjacent residential <u>zones</u> or public <u>streets</u>.

- (e) Equipment or vents that generate noise or air emissions shall be located to minimize <u>impacts</u> on adjoining residentially zoned properties.
- (f) Landscaping. Type V landscaping per SCC <u>14.16.830</u> is required between BR-LI and residential zones.
- (8) Landscaping shall be provided as required by SCC 14.16.830.
- (9) Infrastructure Requirements. This <u>zone</u> is part of the Bayview Ridge <u>Urban Growth Area</u> (UGA). <u>Development</u> must comply with the UGA infrastructure requirements in <u>SCC</u> <u>14.16.215</u>, Bayview Ridge <u>Urban Growth Area</u>, and with Chapter <u>14.28</u> SCC, Concurrency.
- (10) Additional requirements related to this <u>zone</u> are found in <u>SCC 14.16.210</u>, <u>14.16.215</u>, <u>14.16.600</u> through <u>14.16.900</u>, Chapter <u>14.28 SCC</u>, and the rest of the Skagit <u>County</u> Code. (Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O201500005 § 3 (Att. 1); Ord. O201400005 § 5 Attch. 5; Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20060007 Exh. D § 3: Ord. 17938 Attch. F (part), 2000)