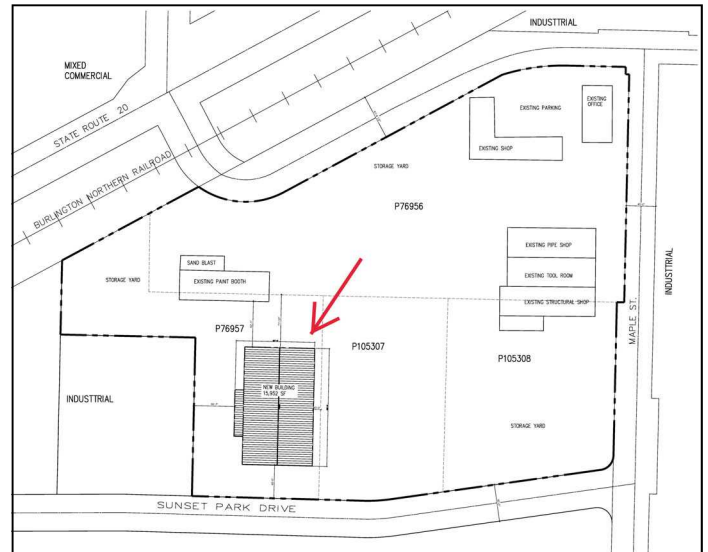


SUNSET PARK DR—NEW BUILD SEDRO WOOLLEY, WA

FOR LEASE

- New 15,920 +/- sf building
- Delivery timing March 2024
- Designed with one roll-up door at each end, roll-ups can be added where needed
- Located just off SR 20 in the former Snelson campus
- Zoned I: Industrial
- \$1.25 per month NNN (\$0.18 estimate)



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



LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

P37183

WEST STATE STREET

20 19

SURVEY ...
AF 201805160003

P71

q.

SHORT PLAT
2653 2

P77008

P77012

P77010

SURVEY
AF 200406040120

18

SEDRO ACRES
PLAT NO. 4170

13

P76956

SEDRO ACRES
PLAT NO. 4170

P122696

P77007

P77006

P77005

P77011

AF200412210111

8003

BINDING SITE PLAN OF
SUNSET INDUSTRIAL PARK

S/P SW 01-93

P76957

ACRES
P105308

14

P7346

22

23

24

25

TRACT X

8

6

2

4

10

12

14

16

18

9

7

3

5

11

13

15

17

19

10

8

4

6

12

14

16

18

20

11

9

5

7

13

15

17

19

21

12

10

6

8

14

16

18

20

22

WEST STATE STREET

20 19

SURVEY ...
AF 201805160003

P71

q.

SHORT PLAT
2653 2

P77008

P77012

P77010

SURVEY
AF 200406040120

18

SEDRO ACRES
PLAT NO. 4170

13

P76956

SEDRO ACRES
PLAT NO. 4170

P122696

P77007

P77006

P77005

P77011

AF200412210111

8003

BINDING SITE PLAN OF
SUNSET INDUSTRIAL PARK

S/P SW 01-93

P76957

ACRES
P105308

14

P7346

22

23

24

25

TRACT X

8

6

2

4

10

12

14

16

18

9

7

3

5

11

13

15

17

19

10

8

4

6

12

14

16

18

20

11

9

5

7

13

15

17

19

21

12

10

6

8

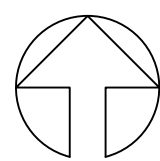
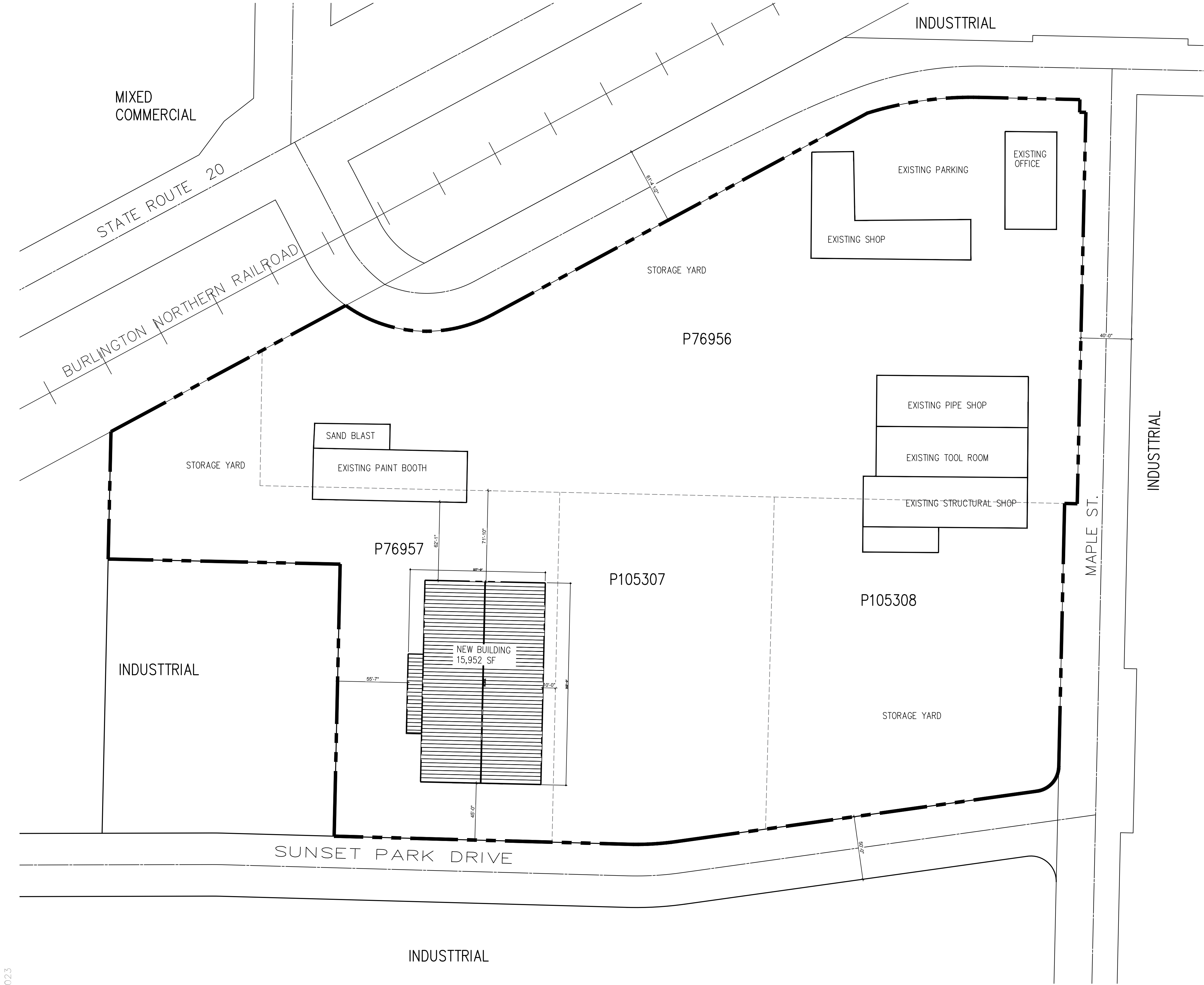
14

16

18

20

22



SITE PLAN

SCALE: 1"=40'-0"



PROJECT TEAM

OWNER:
MINA PROPERTIES IV LLC
1418 MARKET STREET
KIRKLAND, WA 98033

CONTRACTOR:
SEA CON, LLC
165 NE JUNIPER STREET
ISSAQUAH WA, 98027
BOB POWER
(425) 837-9720

SHEET INDEX

A1.0 SITE PLAN
A2.0 FLOOR PLAN
A3.0 ELEVATIONS
A4.0 CROSS SECTION

PARCEL NUMBER
P76956, P105308, P105307 & P76957

LOT SIZE AREA:
309,712 SF
7.11 ACRES

LEGAL DESCRIPTION
(3.2300 ac) LOT 13, SEDRO ACREAGE, AS PER PLAT
RECORDED IN VOLUME 3 OF PLATS, PAGE 35,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

(1.2800 ac)(SWFC) LOT 25, BINDING SITE PLAN NO.
SW-01-93 SUNSET INDUSTRIAL PARK, RECORDED
IN VOLUME 11 OF SHORT PLATS, PAGES 83 AND
84, UNDER AUDITOR'S FILE NO. 9406100051,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

(1.0600 ac)(SWFC) LOT 24, BINDING SITE PLAN NO.
SW-01-93 SUNSET INDUSTRIAL PARK, RECORDED
IN VOLUME 11 OF SHORT PLATS, PAGES 83 AND
84, UNDER AUDITOR'S FILE NO. 9406100051,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

(1.5400 ac)(SWFC) LOT 23, BINDING SITE PLAN NO.
SW-01-93 SUNSET INDUSTRIAL PARK, RECORDED
IN VOLUME 11 OF SHORT PLATS, PAGES 83 AND
84, UNDER AUDITOR'S FILE NO. 9406100051,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

These drawings and specifications are the confidential and proprietary property of Sea Con LLC and shall not be copied or reproduced without written authorization.

Reproduction of these documents for reuse by others is not authorized.

165 NE Juniper Street, Suite 100
Issaquah, WA 98027
Phone: 425-837-9720 Fax: 425-837-1585

601 West State Street
Sedro Woolley, WA 98284

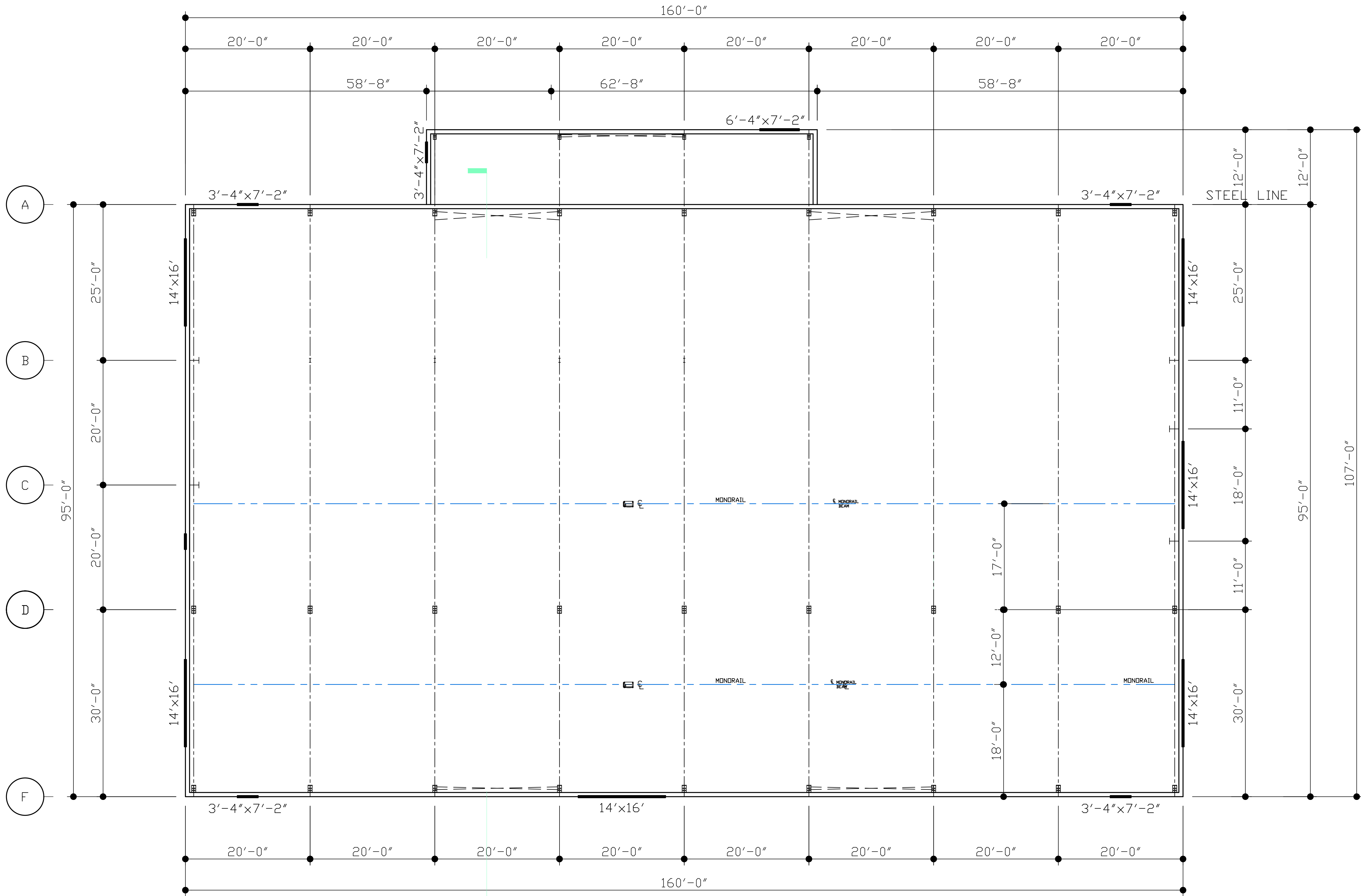
SHEET TITLE:
Site Plan Layout

REVISIONS		05.31.23
2	Owner Changes	

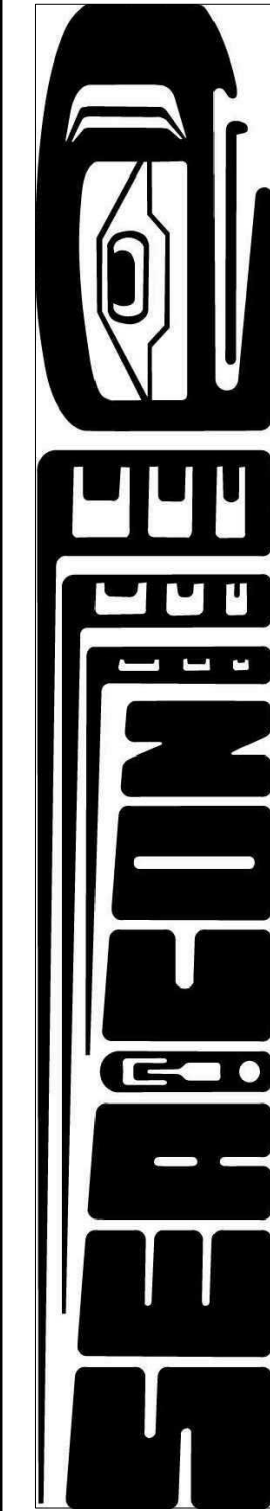
* SHEET PROVIDED FOR REFERENCE ONLY *
REFER TO BUILDING PERMIT SET
SUBMITTAL FOR MOST CURRENT DRAWING.

SHEET

A1.0



1 BUILDING FLOOR PLAN
1/8" = 1'-0"



165 NE Juniper Street, Suite 100
Issaquah, WA 98027
Phone: 425-837-9720 Fax: 425-837-1585

601 West State Street
Sedro Woolley, WA 98284

FLOOR PLAN

SHEET TITLE:

REVISIONS		
1	Review Changes	04.22.22
2	Owner Changes	05.31.23

SHEET

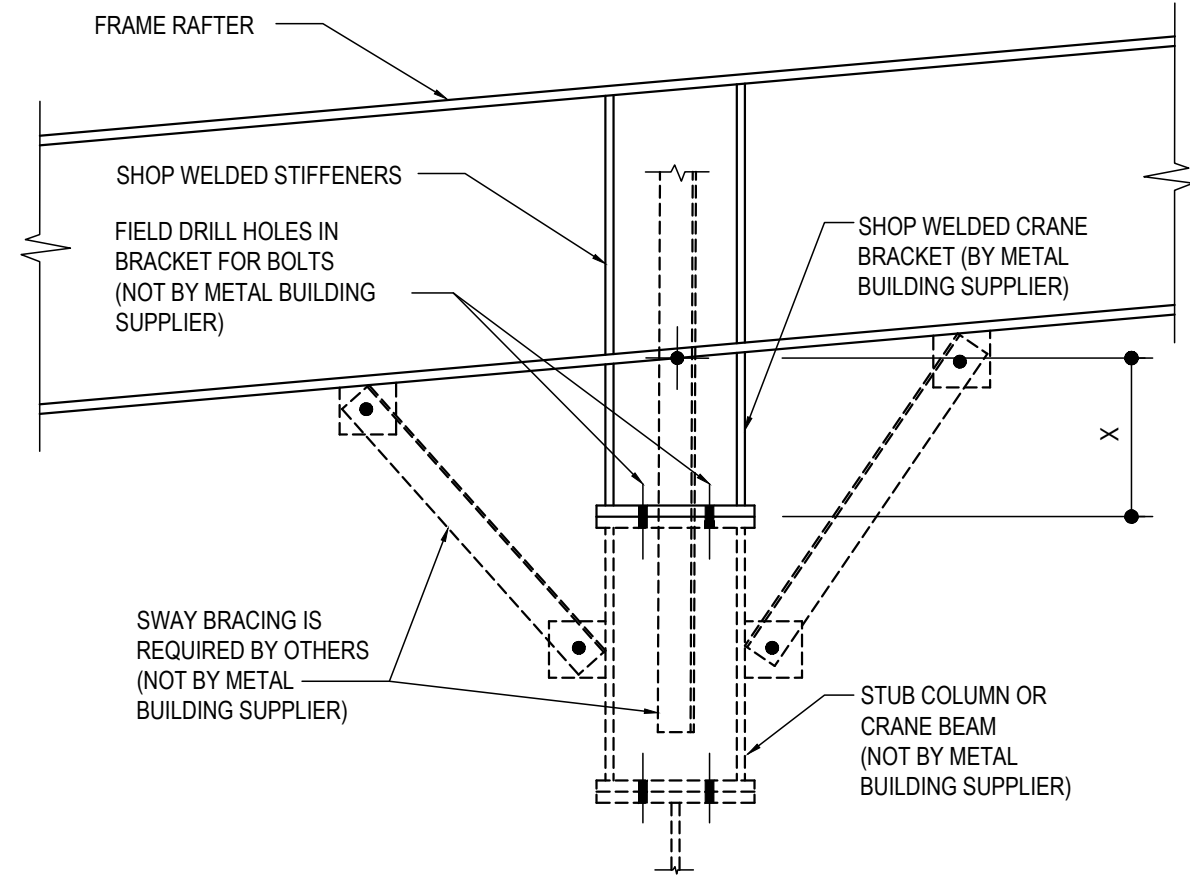
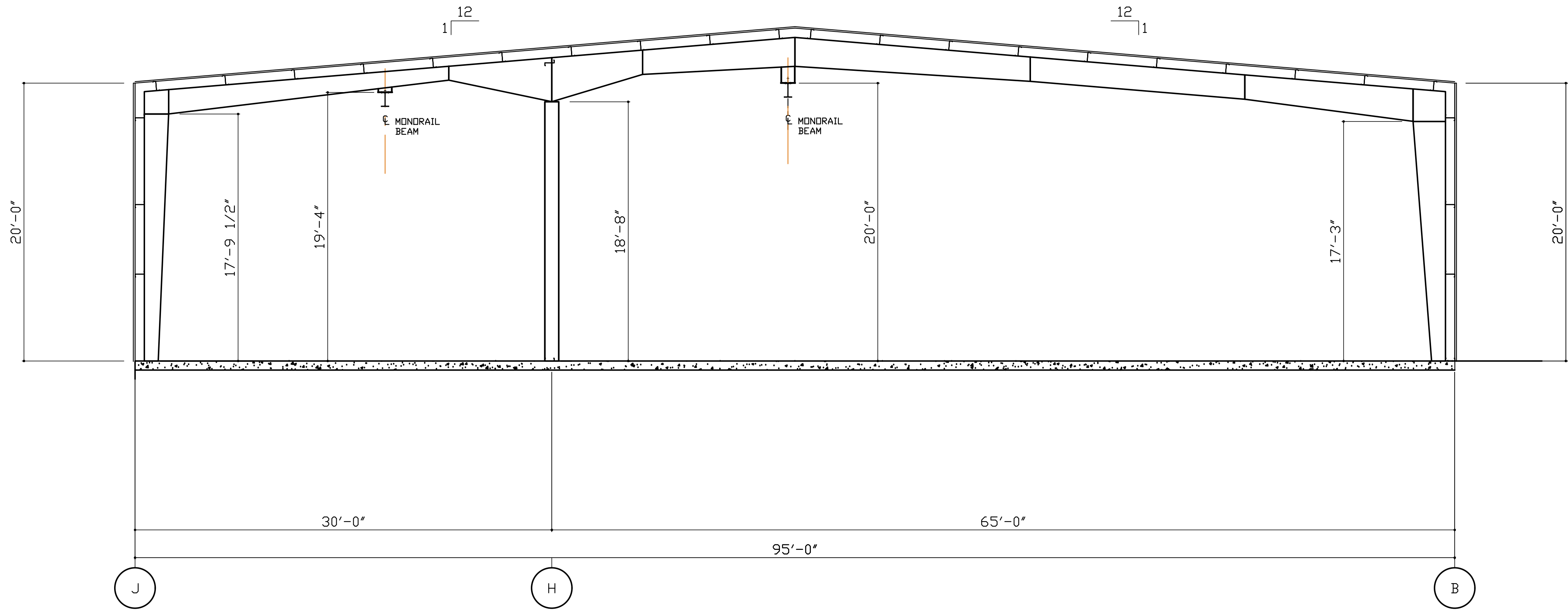
A2.0

* SHEET PROVIDED FOR REFERENCE ONLY *
REFER TO BUILDING PERMIT SET
SUBMITTAL FOR MOST CURRENT DRAWING.

PRELIMINARY
NOT FOR CONSTRUCTION

These drawings and specifications are the confidential and proprietary property of Sea Con LLC and shall not be copied or reproduced without written authorization.
Reproduction of these documents for reuse by others is not authorized.

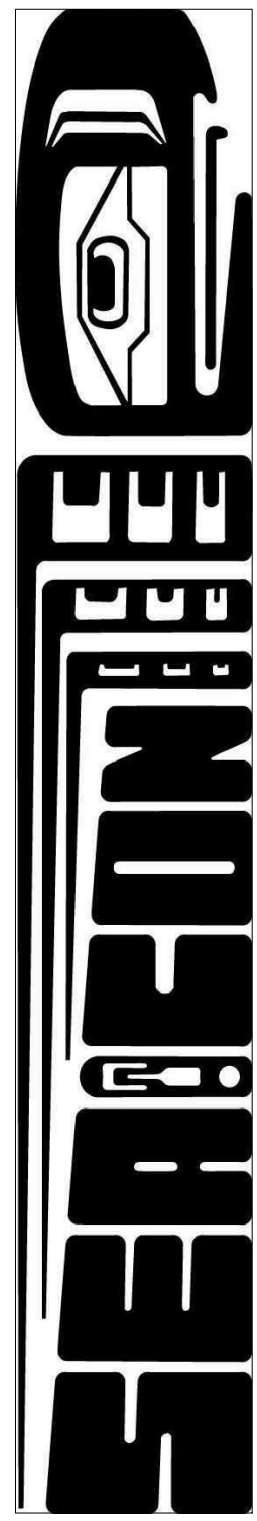
2 CROSS SECTION B-B
3/16" = 1'-0"



UNDERHUNG / MONRAIL
CRANE ATTACHMENT POINT
RUNWAY BEAM, STUB/CRANE BEAM, SWAY
BRACING AND CONNECTIONS (NOT BY MBS)

AH1720

These drawings and specifications are the confidential and proprietary property of Sea Con LLC and shall not be copied or reproduced without written authorization.
Reproduction of these documents for reuse by others is not authorized.



165 NE Juniper Street, Suite 100
Phone: 425-837-9720
Isaiah, WA 98027
Fax: 425-837-1585

601 West State Street
Sedro Woolley, WA 98284

CROSS SECTION

SHEET TITLE:

REVISIONS

1	Review Changes	04.22.22
2	Owner Changes	05.31.23

SHEET

A4.0

* SHEET PROVIDED FOR REFERENCE ONLY *
REFER TO BUILDING PERMIT SET
SUBMITTAL FOR MOST CURRENT DRAWING.

PRELIMINARY
NOT FOR CONSTRUCTION

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 525 W State St, Sedro Woolley, WA 98284

CITY, STATE

Sedro Woolley, WA

POPULATION

21,177

AVG. HH SIZE

2.63

MEDIAN HH INCOME

\$58,364

HOME OWNERSHIP

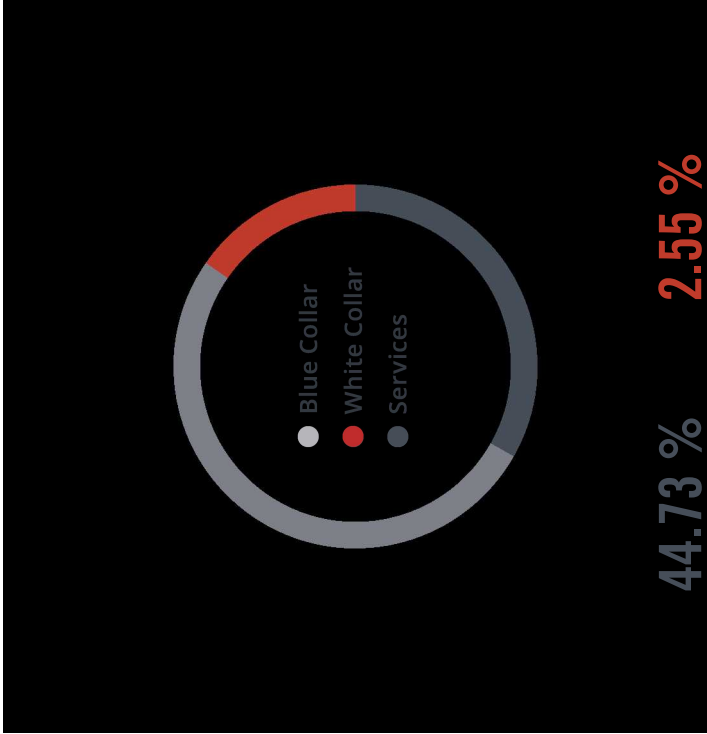
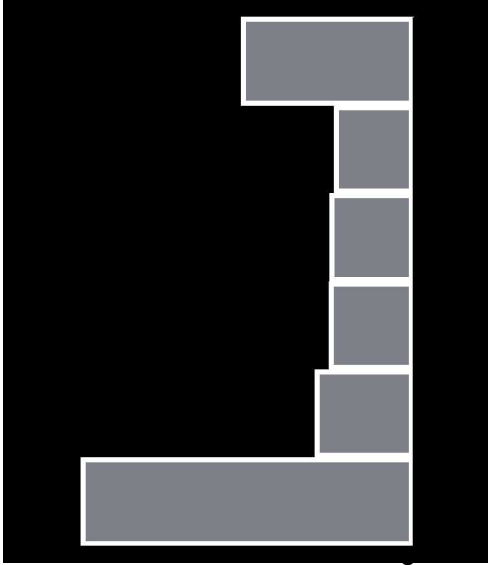


GENDER & AGE



49.86 %

50.14 %



Employed

Unemployed

EDUCATION

High School Grad: 28.75 %

Some College: 29.38 %

Associates: 7.14 %

Bachelors: 13.62 %

RACE & ETHNICITY

White: 76.25 %

Asian: 0.44 %

Native American: 0.70 %

Pacific Islanders: 0.05 %

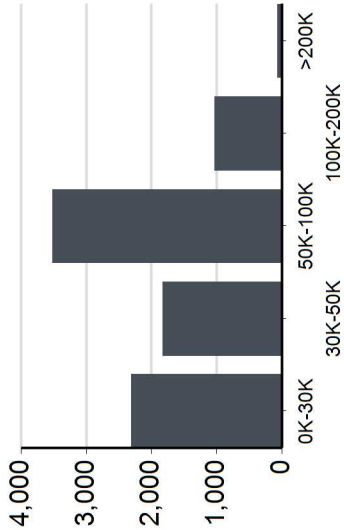
African-American: 0.04 %

Hispanic: 13.57 %

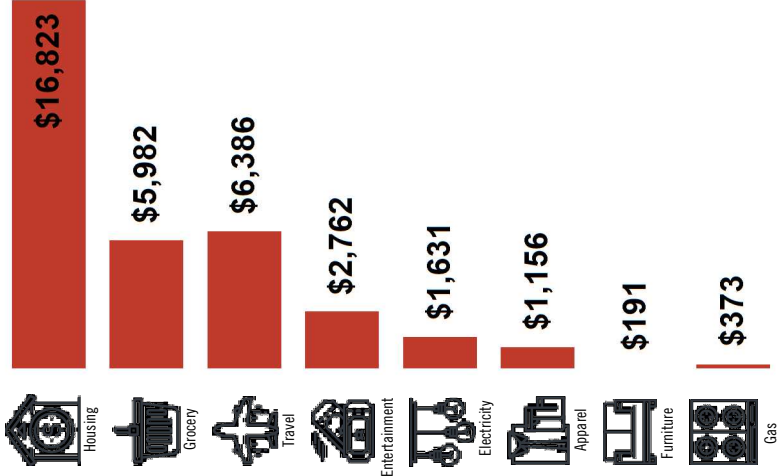
Two or More Races: 8.95 %



INCOME BY HOUSEHOLD



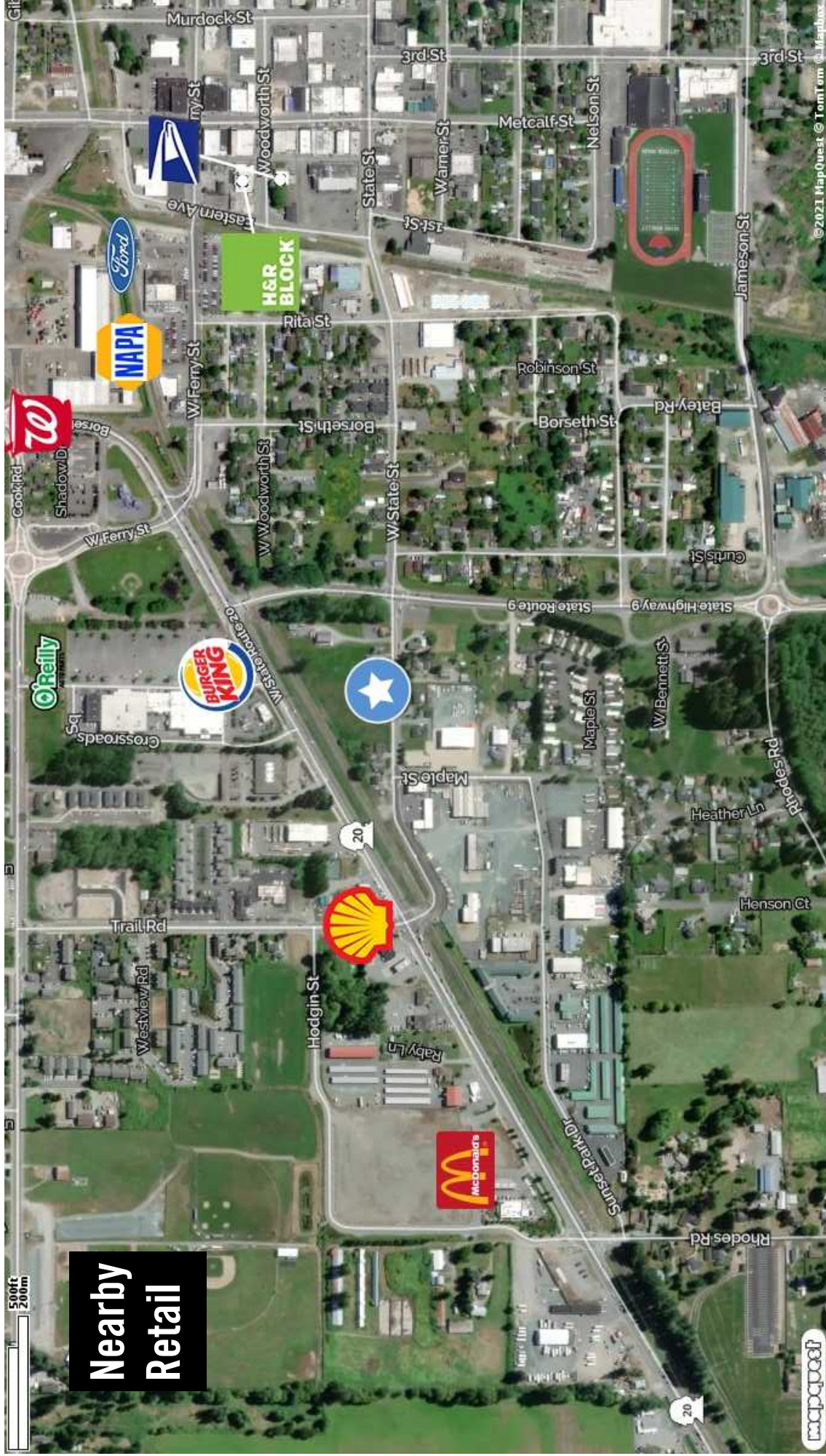
HH SPENDING



Sunset Park Dr

Learned Commercial, Inc.

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



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

 Catylist Research

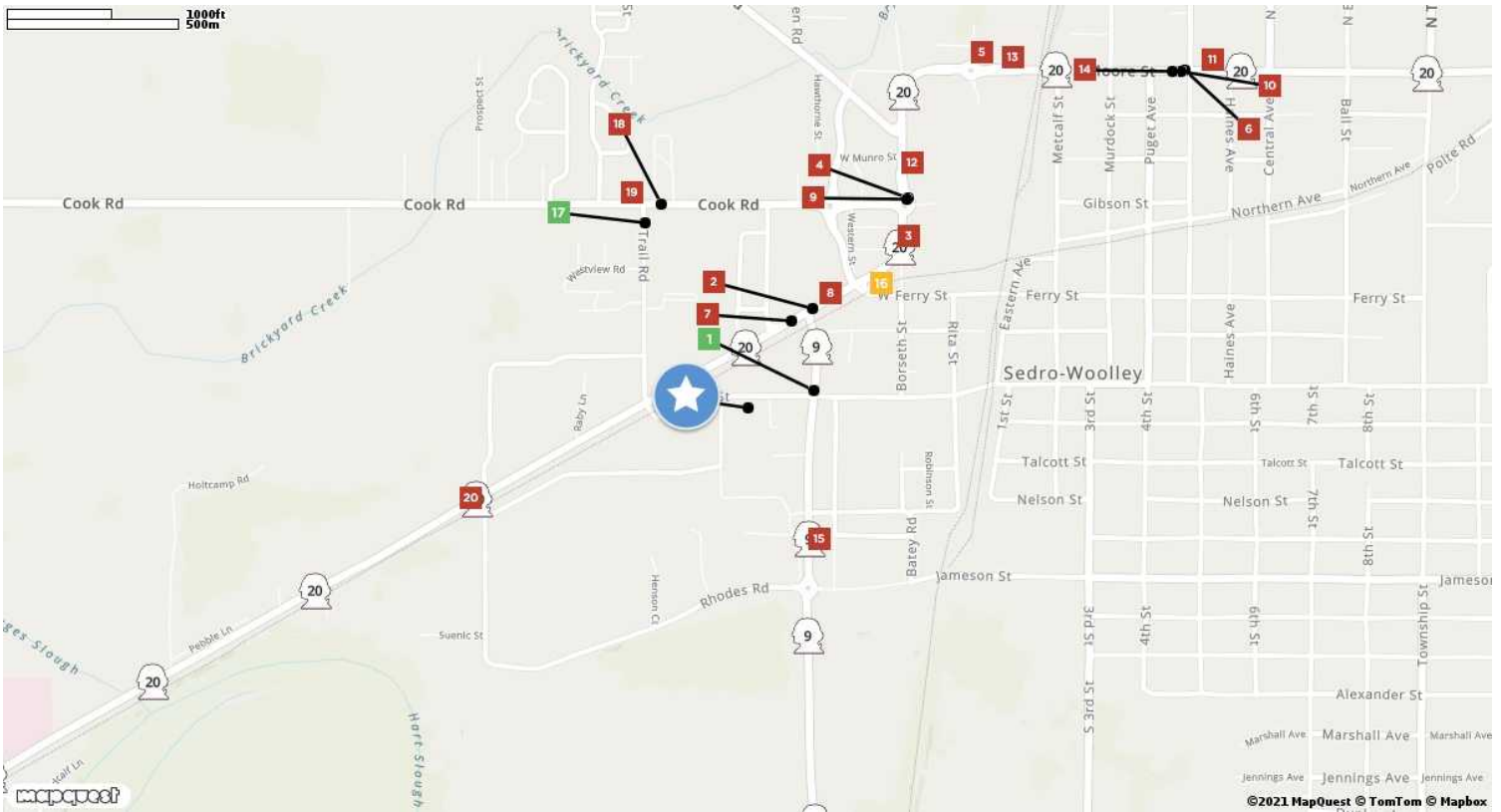
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Sunset Park Dr

Learned Commercial, Inc.

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

Traffic Counts

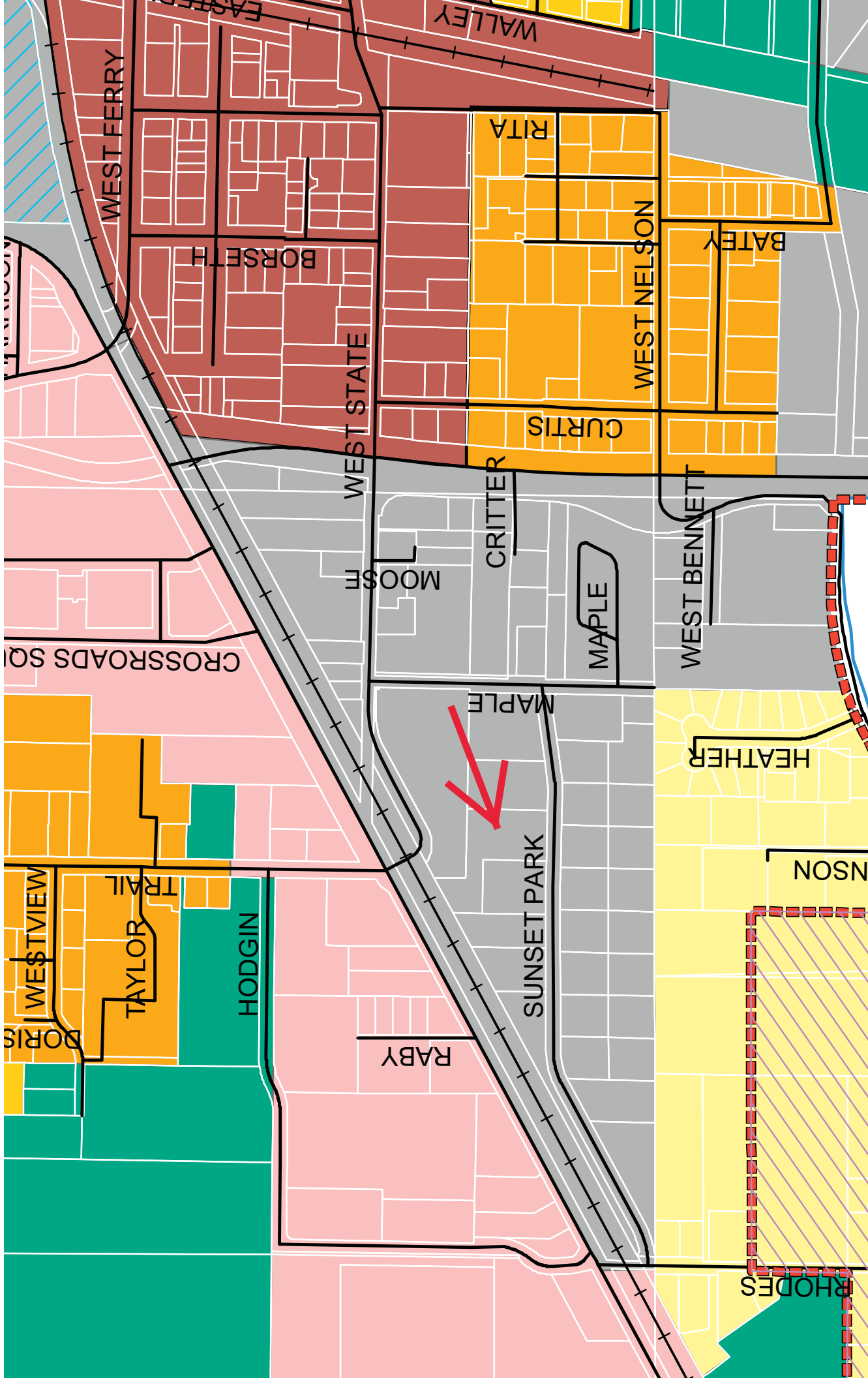


State Route 9 1 W State St Year: 2021 4,900 est Year: 2019 5,000 Year: 2018 4,900	North Cascades Highway 2 Rhodes Rd Year: 2021 13,797 est Year: 2019 13,000 Year: 2013 14,340	Borseth Street 3 N Cascades Hwy Year: 2021 13,512 est Year: 2019 11,000 Year: 2018 11,000	Borseth Street 4 Washington St Year: 2021 20,078 est Year: 2019 20,000	N Cascades Hwy 5 Year: 2021 21,100 est Year: 2019 21,000 Year: 2018 21,000
Moore Street 6 Township St Year: 2021 19,198 est Year: 2019 22,000 Year: 2018 18,000	Cascade Hwy 7 State Hwy9 Year: 2021 11,760 est Year: 2018 11,000 Year: 2017 11,000	N Cascades Hwy 8 W Ferry St Year: 2021 14,041 est Year: 2018 13,000 Year: 2017 13,000	Washington St 9 Bingham PkLoop Year: 2021 20,117 est Year: 2018 20,000	Moore St 10 Puget Ave Year: 2021 22,129 est Year: 2018 22,000
Moore St 11 Haines Ave Year: 2021 20,117 est Year: 2018 20,000	Borseth St 12 W Munroe St Year: 2021 20,157 est Year: 2017 20,000 Year: 1997 18,000	W Moore St 13 Sapp Rd Year: 2021 20,895 est Year: 2017 21,000 Year: 2012 20,000	Moore St 14 Puget Ave Year: 2021 20,446 est Year: 2017 21,000 Year: 2012 21,000	State Rte 9 15 W Nelson St Year: 2021 10,680 est Year: 2015 11,033 Year: 2014 10,473
W Ferry St 16 N Cascades Hwy Year: 2021 6,090 est Year: 2015 5,300 Year: 2010 6,500	Trail Rd 17 Cook Rd Year: 2021 3,016 est Year: 2015 3,180 Year: 2012 2,900	Cook Rd 18 Yellow Ln Year: 2021 9,685 est Year: 2015 10,580 Year: 2012 8,980	Cook Rd 19 Klinger St Year: 2021 11,304 est Year: 2015 12,040 Year: 2012 11,100	N Cascades Hwy 20 Pinto Ln Year: 2021 15,708 est Year: 2015 16,940 Year: 2013 14,810

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



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



Chapter 17.28 INDUSTRIAL (I) ZONE

Sections:

17.28.005 Intent.

17.28.010 Use restrictions.

17.28.020 Bulk restrictions.

17.28.030 Minimum lot size requirements.

17.28.040 Screening requirements.

17.28.050 General regulations on uses and property.

17.28.060 Design review.

17.28.005 Intent.

The intent of the industrial zone is to provide appropriately located areas for manufacturing, warehousing, distribution, and office uses to enhance the city's economic base in a manner that minimizes impacts to surrounding nonindustrial zones. The standards recognize the market preferences and construction techniques characteristic of this type of use. Commercial, retail, and residential uses are permitted at a limited scale so as to preserve the majority of land in this category for industrial and business uses. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004)

17.28.010 Use restrictions.

Use restrictions in the industrial (I) zone shall be as follows:

A. Permitted Uses.

1. Office parks, medical services, wholesaling, and light manufacturing and processing;
2. Industrial equipment, supplies, services, including storage;
3. Agricultural processing;
4. Parking lots serving any use;

5. Trade schools, warehouses, storage, utilities other than wireless communications facilities, government services;
6. Limited retail and service uses up to five percent of the total site;
7. Live-work units as a transition between industrial and residential;
8. On-site day care serving a specified permitted use;
9. On-site recreational facilities serving a specified permitted use;
10. Adult entertainment establishments, as herein defined; provided, that no adult entertainment establishment shall be located nearer than seven hundred fifty feet from any other adult entertainment establishment; and provided further, that no adult entertainment establishment shall be located nearer than seven hundred fifty feet from any residential zone, seven hundred fifty feet from any school, public or private, seven hundred fifty feet from any church, and seven hundred fifty feet from any park. Distances as provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel property of the land use from which the proposed use is to be separated.

B. Conditional Industrial Uses.

1. Vehicle wrecking yards, vehicle impound lots;
2. Power generation facilities;
3. Airports, heliports;
4. Prisons;
5. Incinerators;
6. Animal slaughtering and meat packing, food processing;
7. Wireless communication facilities;
8. On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed as a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements;
9. Garbage and/or recycling transfer stations or sorting facilities;

10. Composting facilities;

11. All uses not permitted above or otherwise prohibited.

C. Prohibited Uses. Residential uses other than those that are ancillary to an industrial use listed above. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1309-98 § 5, 1998; Ord. 1063 § 5 (Exh. D § 2.06.01.05), 1988; Ord. 1013 § 2.06.01, 1985)

17.28.020 Bulk restrictions.

A. Minimum Setbacks to Adjacent Zones.

1. Setbacks to Residential (R-5, R-7 and R-15) Zones. Front setbacks shall be a minimum of twenty feet. Side setbacks shall be a minimum of thirty feet. Rear setbacks shall be a minimum of thirty feet.

2. Setbacks to All Other Zones. Front setbacks on an arterial street shall be a minimum of twenty feet. Side setbacks shall be a minimum of twenty feet. Rear setbacks shall be a minimum of twenty feet.

3. Setbacks to the Industrial Zone. Buildings shall maintain a minimum ten-foot setback to all lot lines when adjacent to other properties zoned industrial.

B. Maximum building height: thirty-five feet. A variance to the maximum building height may be granted as set forth in Chapter 17.60.

Exception: sixty feet, if minimum side and rear setbacks required in subsection A of this section are doubled. (Ord. 1677-10 § 1 (part), 2010; Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1522-05 § 3, 2005; Ord. 1484-04 § 8 (part), 2004; Ord. 1387-00 § 1, 2000; Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.06.02, 1985)

17.28.030 Minimum lot size requirements.

There is no categorical minimum lot size for industrial uses in this zone. However, the lot size may be made a condition of approval in design review and conditional uses if relevant in those proceedings. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.06.03, 1985)

17.28.040 Screening requirements.

A six-foot-tall totally sight-obscuring fence, wall or other screen of equal effectiveness shall be maintained around all industrial storage and activity areas where adjacent to or across a public right-of-way from any other zone. The planning director may waive the screening requirement in a case where a permanent feature (such as an elevated railroad grade) that meets the screening requirements exists between the project and adjacent property. The screening requirements in Section 17.50.120 shall also apply. In the case of conflict between screening requirements, the higher standards shall apply. (Ord. 1664-10 § 2 (Exh. E) (part), 2010: Ord. 1484-04 § 8 (part), 2004: Ord. 1312-98 § 1 (part), 1998: Ord. 1013 § 2.06.04, 1985)

17.28.050 General regulations on uses and property.

The following provisions shall apply to all new and expanded uses within this zone when located adjacent to a residential zoned district:

- A. There shall be no unusual fire, explosion, or safety hazards;
- B. Sound levels are not to exceed levels established by noise control regulations of the Department of Labor and Industries. Maximum permissible environmental noise levels are not to exceed the levels of the environmental designations for noise abatement (EDNA) as established by the state of Washington, Department of Ecology (WAC 173-60-040);
- C. Pollution standards set by regional, state, or federal pollution control commissions or boards shall apply to all uses;
- D. There shall be no production of heat, glare, or vibration perceptible from any property line of the premises upon which such heat, glare, or vibration is being generated;
- E. If less intense uses are proposed, they shall be located adjacent to the residential zoning to lessen the impacts of the industrial activity. Uses such as live/work units, parking areas, office buildings, stormwater facilities and open spaces should be used as a transition between industrial and residential zoning. (Ord. 1664-10 § 2 (Exh. E) (part), 2010: Ord. 1484-04 § 8 (part), 2004: Ord. 1387-00 § 2, 2000)

17.28.060 Design review.

All developments in this zone which are subject to environmental review shall comply with the design review standards of Chapter 15.44 for conformance with this and other provisions of the city code. (Ord. 1664-10 § 2 (Exh. E) (part), 2010: Ord. 1484-04 § 8 (part), 2004)