

FOR LEASE

-
- A large, single-story industrial building with blue corrugated metal siding. A sign on the building reads "Marine Services". Several pickup trucks are parked in front of the building. A boat trailer is visible in the foreground.



LEARNED
COMMERCIAL, INC.

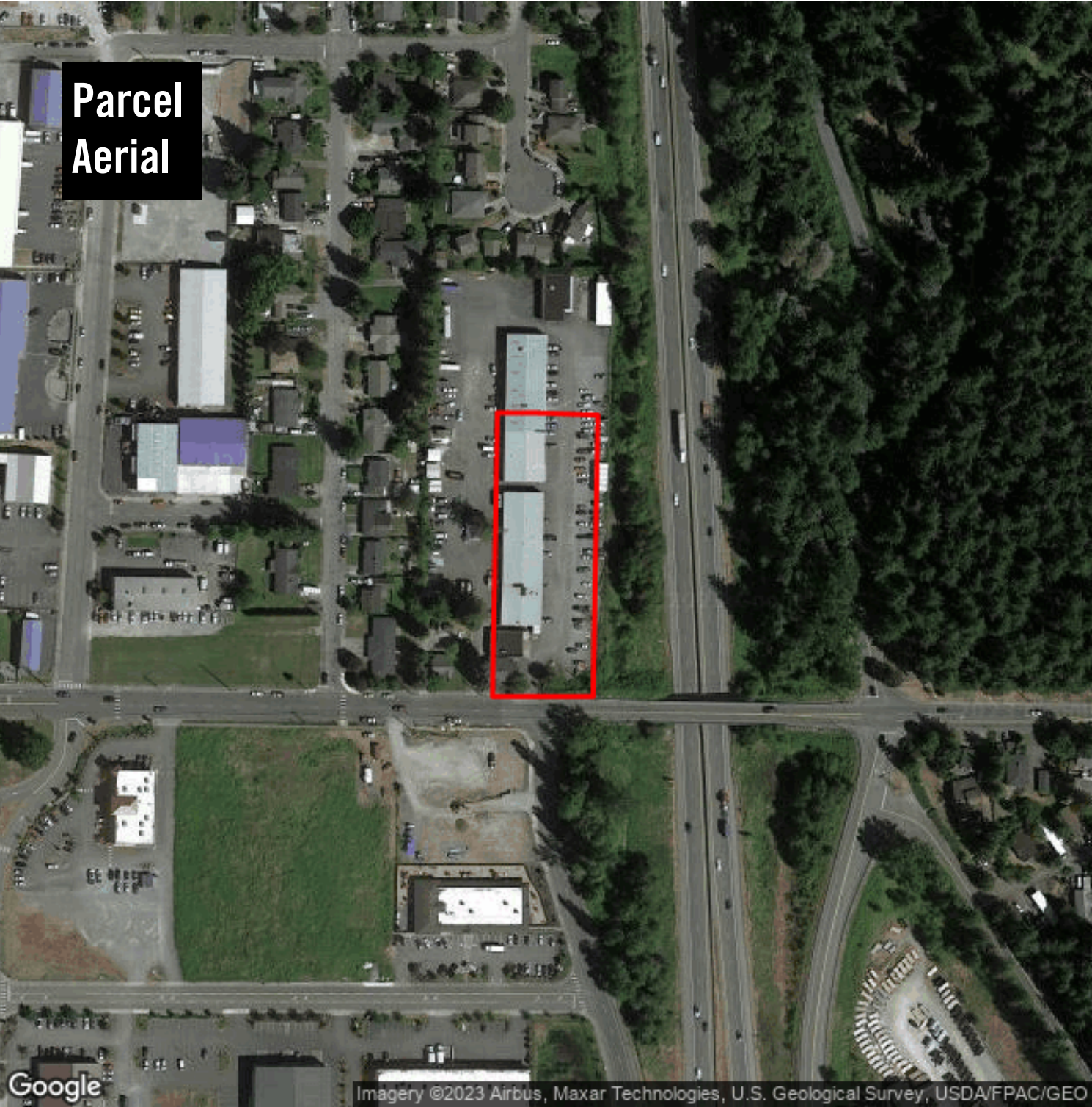
COMMERCIAL, INC.
Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

Evergreen Business Park

Learned Commercial, Inc.

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



Evergreen Business Park

329-333 E Blackburn Rd
Mount Vernon, WA 98273

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

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 329-333 E Blackburn Rd, Mount Vernon, WA 98273

CITY, STATE

Mount Vernon, WA

POPULATION

31,626

AVG. HH SIZE

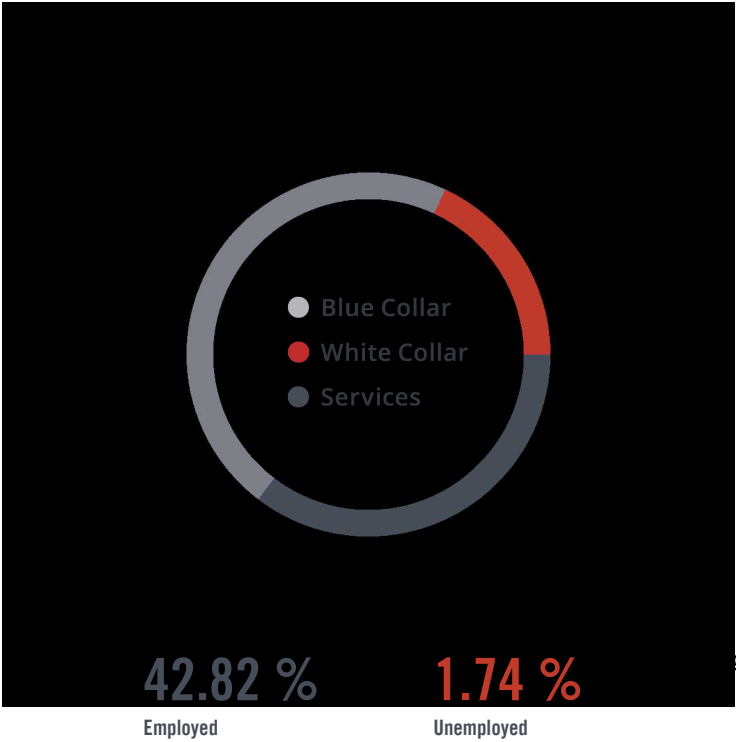
2.63

MEDIAN HH INCOME

\$52,896

HOME OWNERSHIP

6,274



Employed

Unemployed

EDUCATION

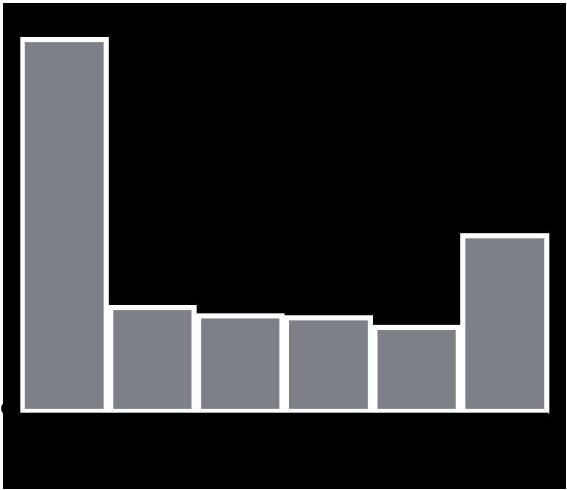
High School Grad:	23.04 %
Some College:	29.81 %
Associates:	8.15 %
Bachelors:	20.55 %

GENDER & AGE

49.84 %



50.16 %

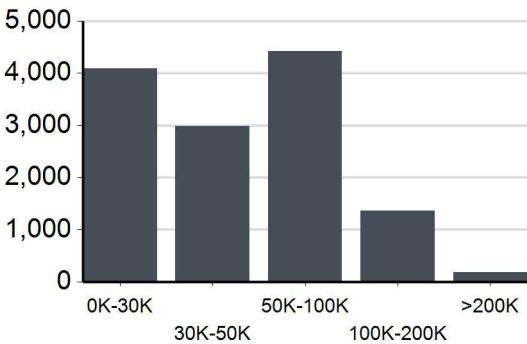


RACE & ETHNICITY

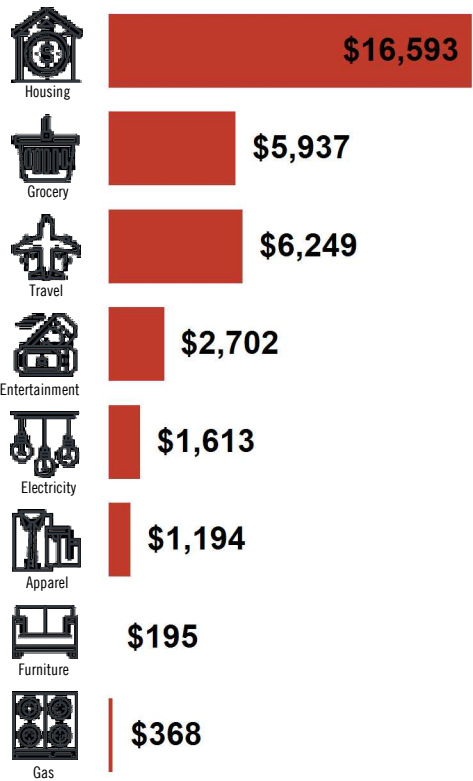
White:	60.87 %
Asian:	0.47 %
Native American:	0.81 %
Pacific Islanders:	0.00 %
African-American:	0.16 %
Hispanic:	22.81 %
Two or More Races:	14.87 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



Evergreen Business Park

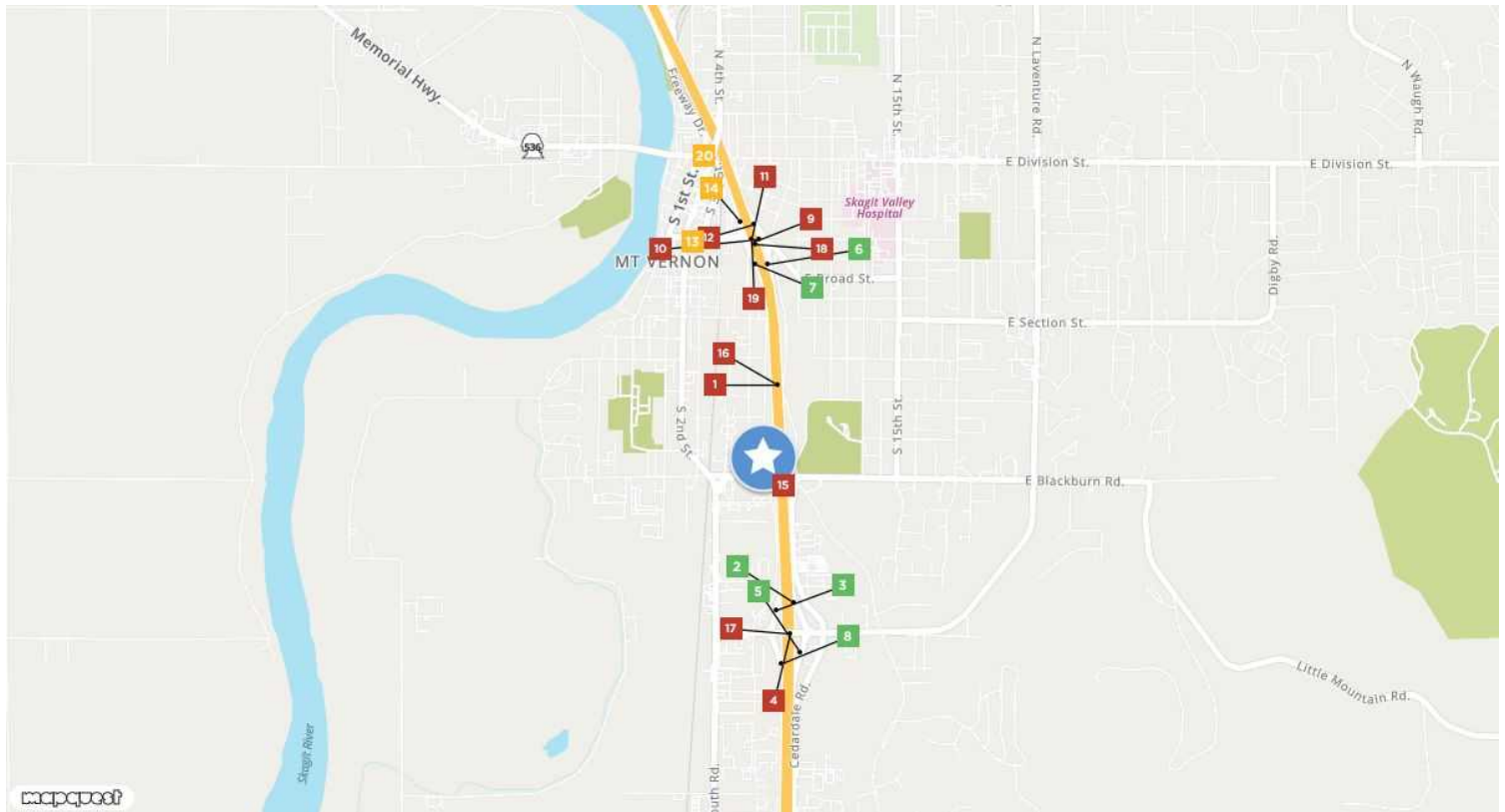
MOODY'S
ANALYTICS

Catylist

Learned Commercial, Inc.

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

Traffic Counts



1		
E College Way		
Year: 2021	74,117 est	
Year: 2019	70,000	
Year: 2018	76,000	

6		
Broad St		
Year: 2021	4,450 est	
Year: 2019	4,200	
Year: 2018	4,200	

11		
East Kincaid Street I- 5		
Year: 2021	14,890 est	
Year: 2019	14,000	
Year: 2015	14,000	

16		
S 7th St E Hazel St		
Year: 2021	71,834 est	
Year: 2018	70,000	

2		
Anderson Rd		
Year: 2021	4,147 est	
Year: 2019	4,300	
Year: 2018	4,300	

7		
Union St		
Year: 2021	4,410 est	
Year: 2019	4,200	
Year: 2018	4,200	

12		
West Kincaid Street S 4th St		
Year: 2021	15,085 est	
Year: 2019	15,000	
Year: 2018	15,000	

17		
Anderson Road I- 5		
Year: 2021	63,275 est	
Year: 2018	63,000	

3		
I- 5 Anderson Rd		
Year: 2021	4,121 est	
Year: 2019	4,500	
Year: 2018	4,500	

8		
I- 5 Anderson Rd		
Year: 2021	3,344 est	
Year: 2019	3,800	
Year: 2018	3,800	

13		
S 3rd St		
Year: 2021	7,615 est	
Year: 2019	7,600	
Year: 2018	7,600	

18		
I- 5 Broad St		
Year: 2021	60,469 est	
Year: 2018	61,000	
Year: 2017	60,000	

4		
Anderson Road I- 5		
Year: 2021	6,221 est	
Year: 2019	63,000	
Year: 2015	6,100	

9		
Cameron Way		
Year: 2021	66,420 est	
Year: 2019	61,000	
Year: 2007	67,628	

14		
E Kincaid St		
Year: 2021	6,921 est	
Year: 2019	6,900	
Year: 2018	6,800	

19		
East Kincaid Street I- 5		
Year: 2021	14,082 est	
Year: 2018	14,000	

5		
Anderson Rd I- 5		
Year: 2021	3,140 est	
Year: 2019	3,500	
Year: 2018	3,500	

10		
Broad Street I- 5		
Year: 2021	14,066 est	
Year: 2019	14,000	
Year: 2018	14,000	

15		
E Blackburn Rd I- 5		
Year: 2021	71,834 est	
Year: 2018	70,000	

20		
West Division Street FwyDr		
Year: 2021	9,656 est	
Year: 2018	9,600	

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MOODY'S
ANALYTICS

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Chapter 17.57

M-1 LIGHT MANUFACTURING AND COMMERCIAL DISTRICT

Sections:

17.57.010 Intent.

17.57.020 Permitted uses.

17.57.023 Accessory uses.

17.57.025 Special uses.

17.57.030 Performance standards – Violation deemed nuisance.

17.57.040 Storage yard requirements.

17.57.050 Setbacks.

17.57.051 *Repealed.*

17.57.060 Building height.

17.57.070 Landscaping.

17.57.080 Parking.

17.57.090 Signs.

17.57.100 Site plan review.

17.57.110 Design review.

17.57.010 Intent.

The intent of this chapter is to provide areas for commercial establishments which require a limited retail contact with the public as well as incidental shop work, storage or light manufacturing. (Ord. 3315, 2006; Ord. 2352, 1989).

17.57.020 Permitted uses.

Permitted primary uses in the M-1 district shall include:

- A. Automobile service stations if access is available from a principal arterial, automobile repair garages, car washes, open used car sales lots for vehicles in operating condition;
- B. Retail markets;
- C. Buildings for the rental of frozen food lockers;
- D. Upholstery and furniture repair shops;
- E. Retail hay, grain and feed or garden supplies and equipment;
- F. Retail lumber and building materials;
- G. Contractors' offices and shops;
- H. Warehouses and distribution facilities;
- I. Restaurants;
- J. Transportation system terminals;
- K. Veterinary clinics;
- L. Buildings or developments necessary for the operation of a public utility;
- M. On-site hazardous waste treatment and storage facilities as an accessory use to a permitted use provided such facilities comply with the State Hazardous Waste Siting Standards and Mount Vernon and State Environmental Policy Act requirements;
- N. Public and private vocational and technical schools;
- O. Towing businesses and their associated temporary impound lots. Wrecking yards or junk vehicle storage shall not be allowed;
- P. Other industrial uses which have similar environmental influences. (Ord. 3315, 2006; Ord. 2594 § 3, 1994; Ord. 2352, 1989).

17.57.023 Accessory uses.

A. Each primary structure is permitted to have one accessory structure that can be used as a shed to store tools or other items as long as it complies with the following requirements:

1. The total building area of the accessory structure shall be no more than 120 square feet.

2. The accessory structure is required to be a single story and is not allowed to be taller than the primary structure on the site.
3. The accessory structure shall be located in the rear yard and is required to maintain a minimum five-foot setback from all property lines and all other structures.
4. The accessory structure shall not have a permanent heat source.
5. The accessory structure is intended to be for storage of tools or other household items and is not to be a space that is slept in.
6. The accessory structure is not allowed in critical areas or their associated buffers regulated under Chapter 15.40 MVMC.

B. Card room. (Ord. 3802 § 40, 2019).

17.57.025 Special uses.

Uses permitted by a special use permit in M-1 districts shall include:

A. Emergency shelter for the homeless; provided emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate additional homeless, except that the hearing examiner may approve a location within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have 100 square feet of gross floor area per resident as defined by the city building code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law. (Ord. 3315, 2006; Ord. 2966 § 9, 1999; Ord. 2598 § 7, 1994).

17.57.030 Performance standards – Violation deemed nuisance.

All commercial business uses are permitted in this district, provided their performance is of such nature that they do not inflict upon the surrounding residential, commercial or M-2 areas smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting such areas. The maximum permissible limits of these detrimental effects shall be defined in this section, and upon exceeding these limits shall be considered a nuisance and declared in violation of the regulations of this zoning title and shall be

ordered abated. It shall be the responsibility of the operator and/or proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the performance standards of this chapter.

A. Air pollution shall be controlled by the operator and/or proprietor of any land use or activity permitted by this chapter. The ambient air quality standards specified by the Northwest Air Pollution Authority shall apply to all air contaminants listed therein.

B. Liquid wastes shall be disposed of through local sanitary sewer systems only upon approval of the city engineer.

C. Liquid or solid wastes unacceptable to the city engineer shall be disposed of on a regular basis in keeping with the best operating characteristics of the industry, and in compliance with the regulations and requirements of local, regional, state or federal agencies having jurisdiction in waste disposal and environmental health and safety.

D. Any operation producing intense heat or glare shall be performed within an enclosure so as to completely obscure such operation from view from any point along the property line.

E. The use, storage, transportation and disposal of all radioactive materials and radiation machines shall be subject to the regulatory jurisdiction and control of the Radiation Control Agency of the Washington State Department of Social and Health Services as amended.

F. No use shall cause earth vibrations or concussions detectable without the aid of instruments beyond its lot lines, with the exception of the temporary vibration produced as a result of construction activity.

G. Materials used or produced in any manufacturing process shall be handled in such a manner as to prevent ground or soil pollution which destroys or endangers the support of natural vegetation or which may contaminate underground aquifers of other natural drainage systems. (Ord. 3349 § 3, 2007).

17.57.040 Storage yard requirements.

A. Storage yards and outdoor storage areas in the M-1 district shall be surrounded by a fence or wall at least six feet high. This fence or wall shall be sight-obscuring on the side of any property facing a residential or commercial district, or a public street. Outdoor storage of materials shall not exceed the height of the fence and junk shall be obscured by buildings or fencing on all sides. Outside storage areas shall not be located in the front yard setback or along a street.

B. Storage yards and outdoor storage areas shall be associated with a permitted or conditional use. (Ord. 3429 § 113, 2008).

17.57.050 Setbacks.

Minimum setback requirements in the M-1 district are as follows:

A. Front yard: 10 feet. Buildings on corner lots and through lots shall observe the minimum setback on both streets. For properties that front on an arterial, the minimum setback from the right-of-way shall be 25 feet. The community and economic development and public works directors can through a Type I decision process administratively reduce, for good cause shown, this setback.

B. Side yard: none, except that any lot developed for a manufacturing use which abuts a residential district shall have a side yard of at least 20 feet on the abutting side of the lot;

C. Rear yard: none. (Ord. 3429 § 114, 2008).

17.57.051 Buildable area calculation – Transfer of floor area.

Repealed by Ord. 3315. (Ord. 3014 § 26, 2000).

17.57.060 Building height.

Maximum building height in the M-1 district shall be four stories. (Ord. 3315, 2006; Ord. 2626 § 4, 1994; Ord. 2352, 1989).

17.57.070 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2626 § 5, 1994; Ord. 2352, 1989).

17.57.080 Parking.

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2626 § 6, 1994; Ord. 2352, 1989).

17.57.090 Signs.

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.57.100 Site plan review.

All developments in this district shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.57.110 Design review.

Certain uses permitted through this chapter are subject to the development regulations codified in Chapter 17.70 MVMC, Design Review. (Ord. 3773 § 24, 2018).