

15218 JOSH WILSON BURLINGTON, WA

FOR LEASE

- 58,200 +/- sf industrial space
Whole building available, can be divided or half as stated below
29,100 +/- sf for sublease (south half)
29,100 +/- sf for lease (north half)
- Located near Skagit Regional Airport
- Well lit, heated, and sprinkled
- Ample Parking
- Shared grade level and dock high loading
- Three phase power
- Clear height is 21'10"
- Zoned BR-LI: Bayview Ridge Light Industrial
- \$0.75 psf per month NNN



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



LEARNED
COMMERCIAL, INC.

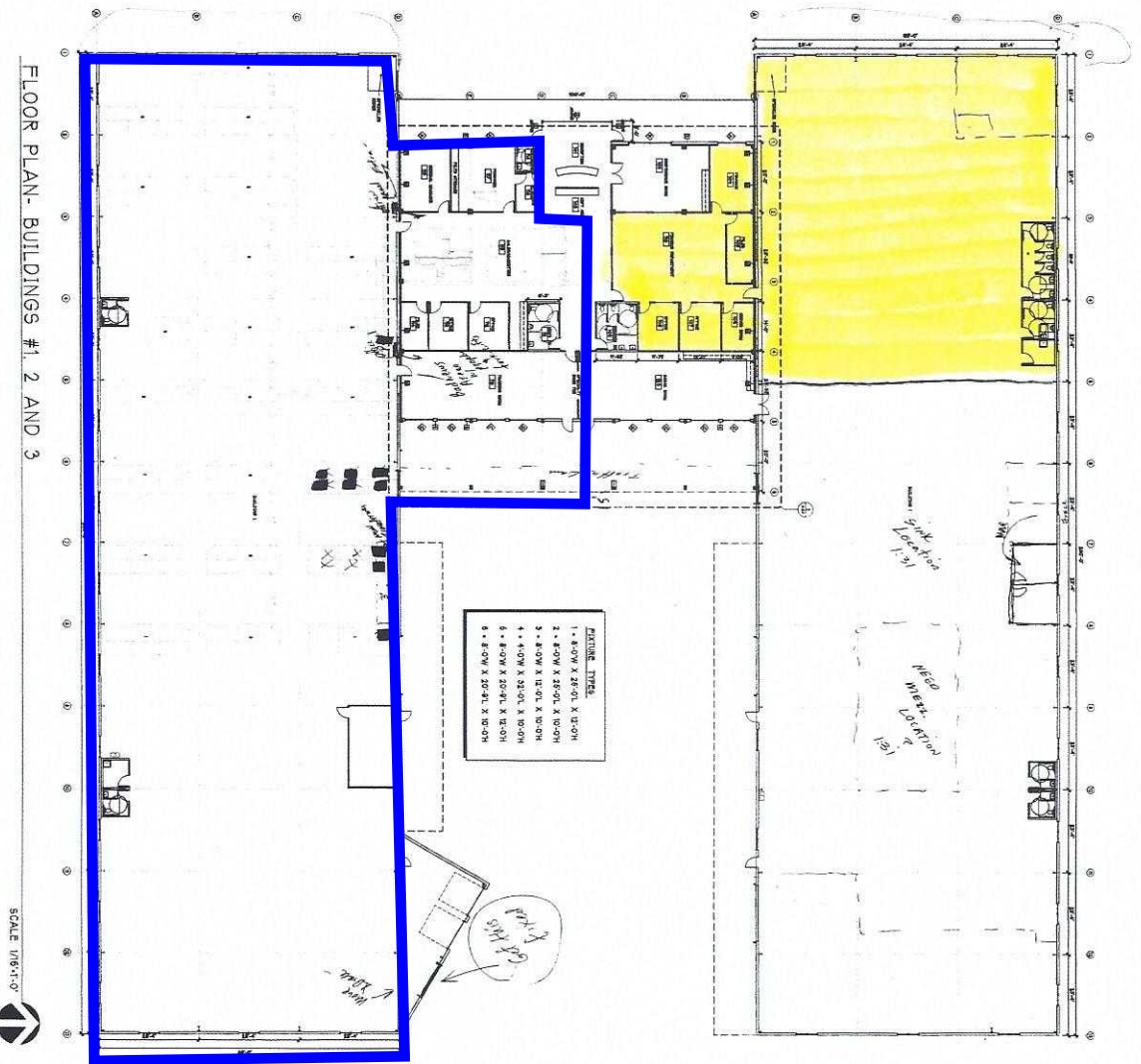
Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

EXHIBIT B

South half

North half



FLOOR PLAN- BUILDINGS #1, 2 AND 3

SCALE 1/8"=1'-0"

NUMBER	TYPE
1	1'-0"0" X 2'-0"0" X 8'-0"0"
2	1'-0"0" X 2'-0"0" X 8'-0"0"
3	1'-0"0" X 1'-0"0" X 8'-0"0"
4	1'-0"0" X 1'-0"0" X 8'-0"0"
5	1'-0"0" X 2'-0"0" X 8'-0"0"
6	1'-0"0" X 2'-0"0" X 8'-0"0"

PETER CALETTI
 PROJECT ARCHITECT
 JENNIFER PEAKSON
 DRAFTER
 DATE 11-28-07
 02/JAN/07/07/02/04
 02/JAN/07/07/02/04

A-2.0

SHEET TITLE
 FLOOR PLAN BUILDING 1
 RESTROOM DETAILS AND NOTES

NO.	REVISIONS

07/04
 PROJECT NUMBER

A. TENANT IMPROVEMENT FOR
 CLEANMAP
 JOSH WILSON RO
 BURLINGTON WA
 98233

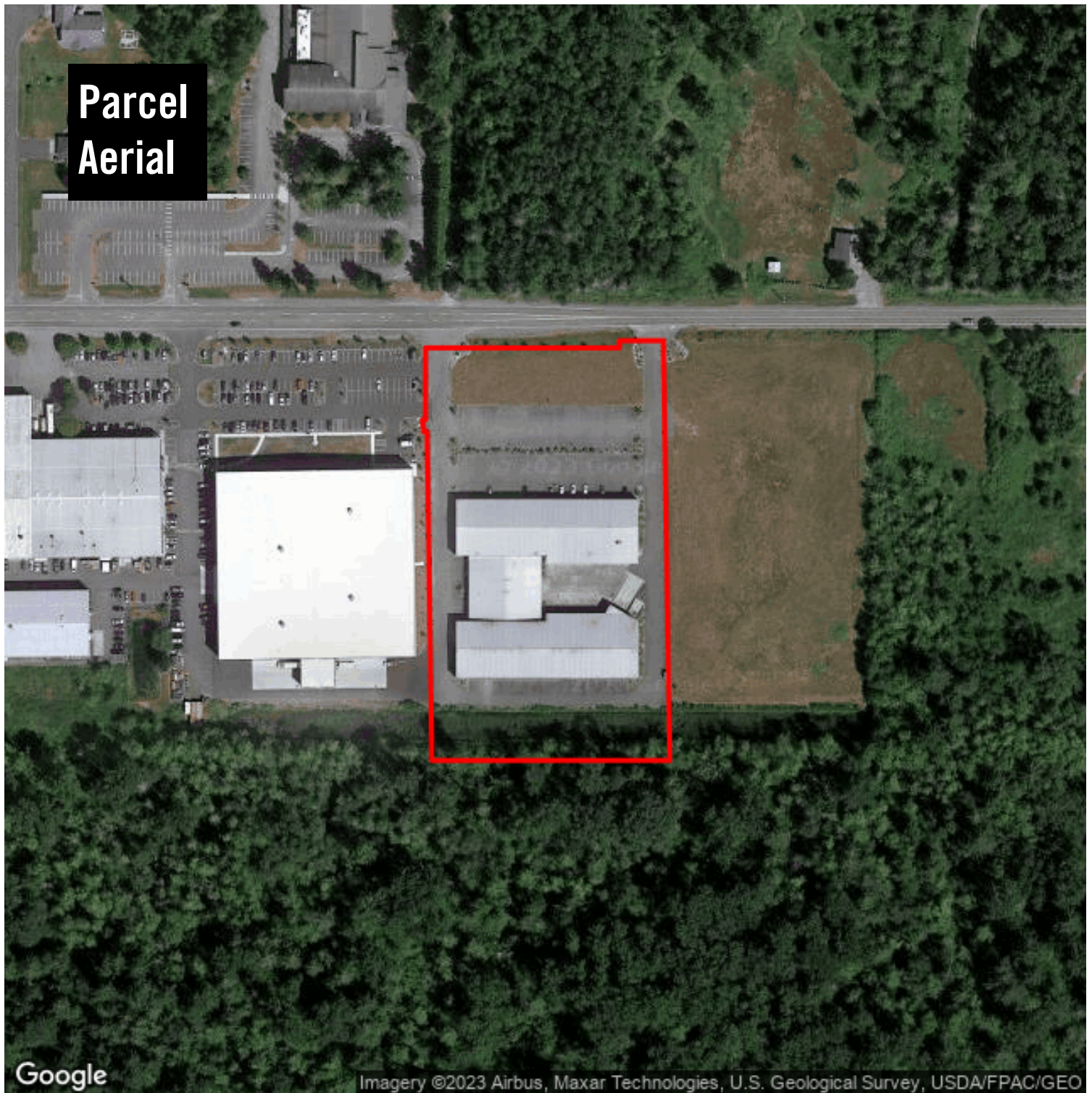
CALETTI ARCHITECTS P.S.
 Architecture & Planning
 118 EAST FIR STREET
 SUITE A
 MOUNT VERNON WA 98573
 Phone (360) 424-0394
 Fax (360) 424-0326



15218 Josh Wilson Road

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 15218 Josh Wilson Rd, Burlington, WA 98233



CITY, STATE

Burlington, WA

POPULATION

9,183

AVG. HH SIZE

2.51

MEDIAN HH INCOME

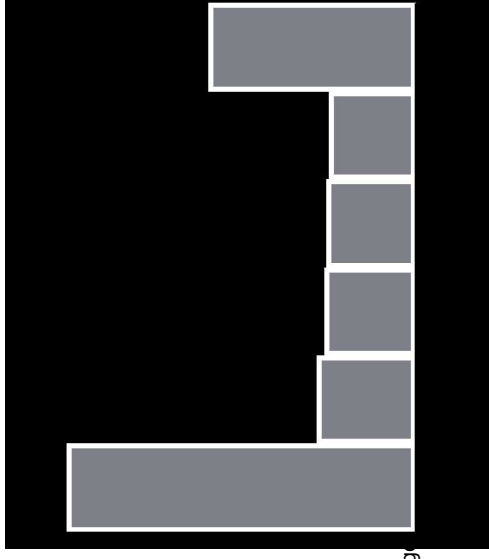
\$63,772

HOME OWNERSHIP

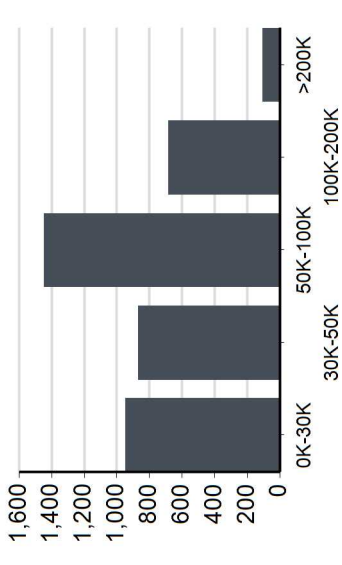
2,123



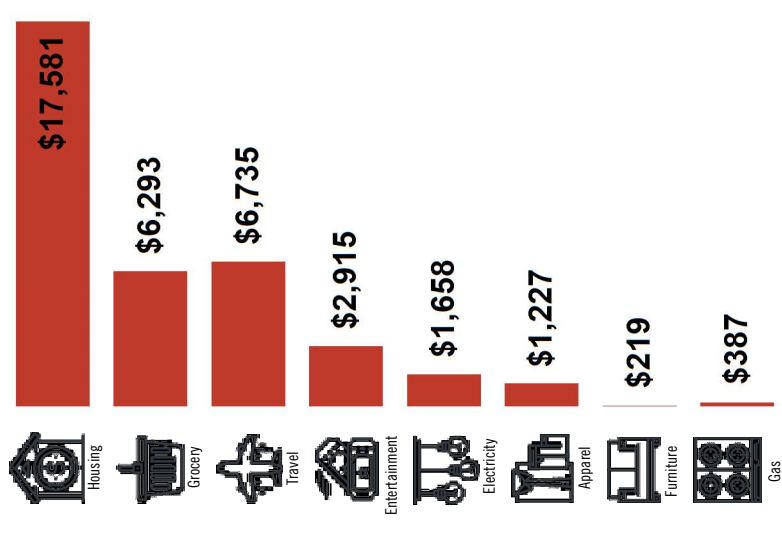
GENDER & AGE



INCOME BY HOUSEHOLD



HH SPENDING



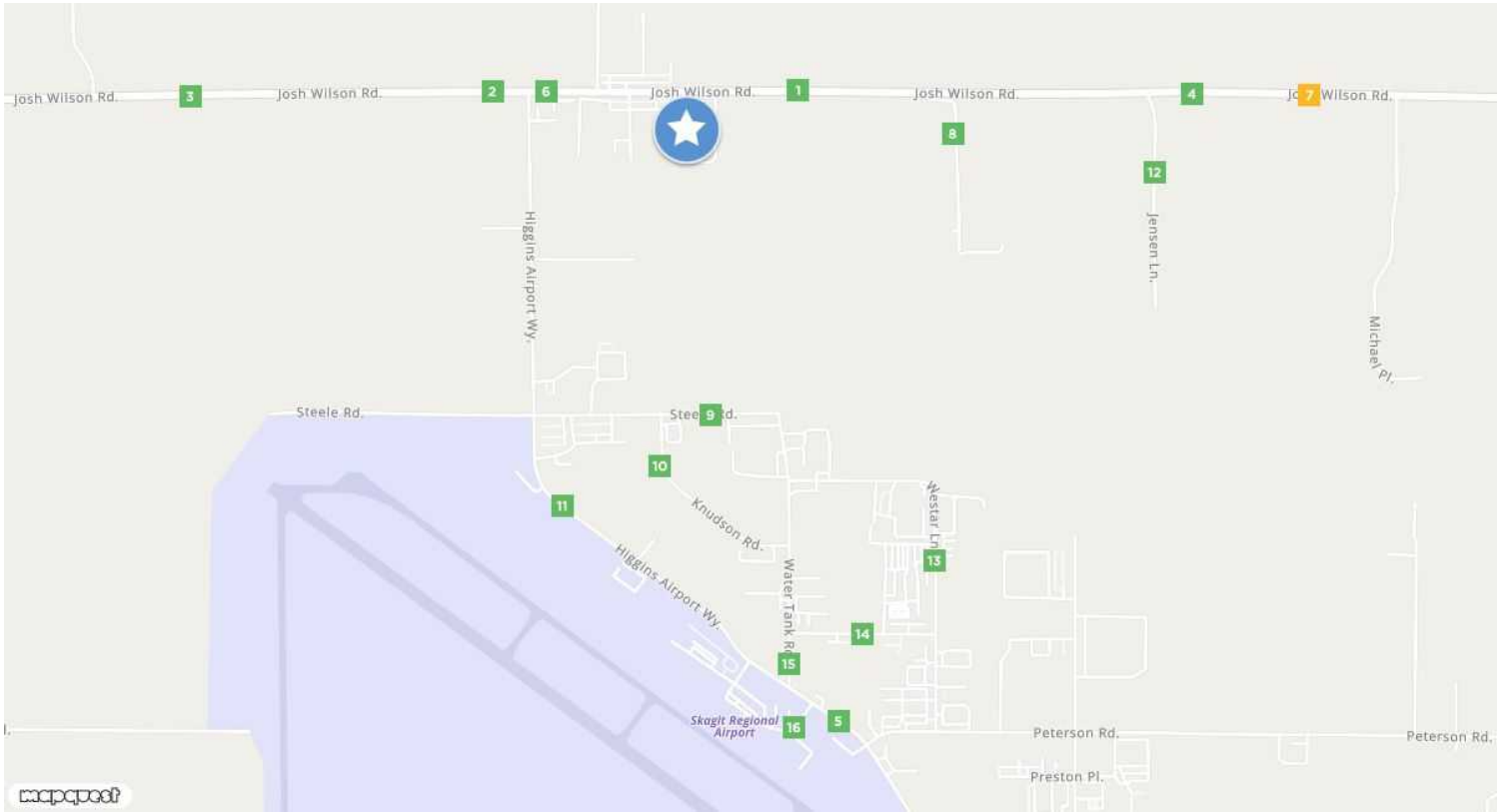
RACE & ETHNICITY

White: **83.38 %**
Asian: **1.43 %**
Native American: **0.23 %**
Pacific Islanders: **0.00 %**
African-American: **0.00 %**
Hispanic: **8.03 %**
Two or More Races: **6.93 %**

EDUCATION

High School Grad: **17.90 %**
Some College: **36.52 %**
Associates: **7.28 %**
Bachelors: **24.85 %**

Traffic Counts



Josh Wilson Rd 1 View Ridge Dr Year: 2021 4,389 est Year: 2016 4,371 Year: 2011 3,262	Josh Wilson Rd 2 Higgins Airport Way Year: 2021 3,153 est Year: 2015 3,100	Josh Wilson Rd 3 Bay Meadows Ln Year: 2021 2,914 est Year: 2015 2,896 Year: 2011 2,781	Wilson Rd 4 Michael Pl Year: 2021 4,542 est Year: 2015 4,618 Year: 2011 3,984	Higgins Airport Way 5 Airport Dr Year: 2021 1,302 est Year: 2015 1,291 Year: 2011 978
Josh Wilson Rd 6 Higgins Airport Way Year: 2021 4,969 est Year: 2009 3,917 Year: 2007 5,160	Wilson Rd 7 Michael Pl Year: 2021 5,545 est Year: 2007 5,160 Year: 2004 5,477	View Ridge Dr 8 Josh Wilson Rd Year: 0 est Year: 2001 70	Steele Rd 9 Knudson Rd Year: 0 est Year: 1997 50	Knudson Rd 10 Steele Rd Year: 0 est Year: 1997 50
Flightline Rd 11 Higgins Airport Way Year: 0 est Year: 1997 50	Jensen Ln 12 Josh Wilson Rd Year: 0 est Year: 1997 50	Westar Ln 13 Ashten Rd Year: 0 est Year: 1997 50	Ashten Rd 14 Westar Ln Year: 0 est Year: 1997 50	Water Tank Rd 15 Higgins Airport Way Year: 0 est Year: 1997 20
Airport Dr 16 Higgins Airport Way Year: 0 est Year: 1997 50				

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MOODY'S ANALYTICS | Catylist

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 [building footprint](#) of 15,000 square feet.

(ii) Small retail businesses, including eating and drinking establishments, with a maximum [building footprint](#) 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 [uses](#), including offices associated with [permitted uses](#), but excluding principally retail [uses](#) such as the sales of goods or services. Incidental retail sales of consumer goods and services are permitted as [accessory uses](#) under Subsection (3) of this Section. No large-scale retail centers such as [department](#) 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, [development](#), assembly or packaging of any product from natural or synthetic materials.

(l) [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 [floor area](#) allocated to retail sales of products distributed on-site shall not be greater than 10 percent of the gross [floor area](#) of the [building](#) 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 14.16.720](#).
 - (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 [hazardous waste treatment](#) and storage facilities that are an [accessory use](#) to an otherwise [permitted use](#) on the [site](#), provided such facilities comply with the [State](#) Hazardous Waste Siting Standards and [County](#) and [State](#) Environmental Policy [Act](#) requirements and the Clean Water [Act](#). No treatment or storage of [hazardous materials](#) 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 [building](#) code of Skagit [County](#) 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 [building](#) code of Skagit [County](#) 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 14.16.810](#)(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) [Height](#) Exemptions. Flagpoles, ham radio [antennas](#), [church](#) steeples, water [towers](#), [meteorological towers](#), and fire [towers](#) are exempt from the maximum [height](#), but shall conform to the applicable Federal Aviation Administration regulations. The [height](#) of [personal wireless services](#) towers is regulated in [SCC 14.16.720](#).
- (7) Buffering between Industrial and Residential Zoned Land. The following measures are intended to minimize [impacts](#) from noise, vibration, dust, other industrial [impacts](#), 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 [use](#), unless the loading and maneuvering area is located on the opposite side of a [building](#) from a residential [zone](#).
 - (b) [Building](#) Height. [Building](#) height may not exceed 35 feet for those portions of a [building](#) located within 100 feet from a residential [zone](#).
 - (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 [building](#) shall be architecturally screened by incorporating the equipment in the [building](#) and/or [site](#) design so as not to be visible from adjacent residential [zones](#) or public [streets](#).

- (e) Equipment or vents that generate noise or air emissions shall be located to minimize [impacts](#) on adjoining residentially zoned properties.
- (f) Landscaping. Type V landscaping per [SCC 14.16.830](#) is required between BR-LI and residential [zones](#).
- (8) Landscaping shall be provided as required by [SCC 14.16.830](#).
- (9) Infrastructure Requirements. This [zone](#) is part of the Bayview Ridge [Urban Growth Area](#) (UGA). [Development](#) must comply with the UGA infrastructure requirements in [SCC 14.16.215](#), Bayview Ridge [Urban Growth Area](#), and with Chapter [14.28 SCC](#), Concurrency.
- (10) Additional requirements related to this [zone](#) are found in [SCC 14.16.210](#), [14.16.215](#), [14.16.600](#) through [14.16.900](#), Chapter [14.28 SCC](#), and the rest of the Skagit [County](#) 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)