



LEASING INFORMATION

- 15889 PRESTON PLACE, BURLINGTON WA
- PARCEL # P122068
- LEASE RATE: 1.00/SF/MONTH
- EST. NNN'S: \$.15/SF/MONTH

PRESENTED BY:

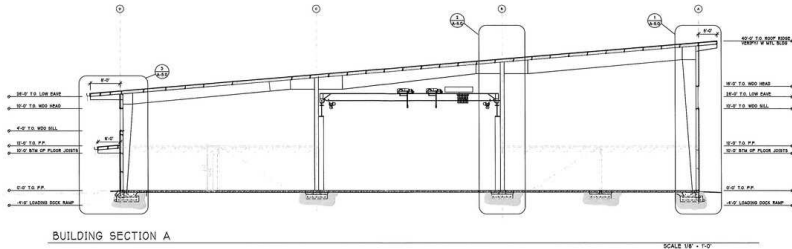
MIKE KINGSLEY
WINDERMERE COMMERCIAL
360.223.3944
KINGSLEY@WINDERMERE.COM



DETAILS

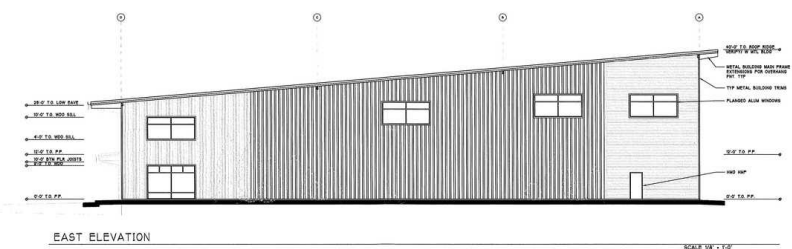
15889 PRESTON PL, BURLINGTON

Available FOR LEASE in Bay View Ridge UGA, Skagit County. 31,980 SQFT Light Industrial pre-engineered steel manufacturing/warehouse space to be constructed on 1.56 Acres, estimated to be completed in 2024. Delivered in shell condition at the asking rate. Landlord driven interior Build to Suit available for right tenant, costs to be added to the base rent and amortized over the initial term. Surrounded by industry and distribution companies, see map. Approximately .35 miles to Skagit Airport, 1.85 miles to HWY 20 and 2.8 miles to I-5. Easy truck access. Engineered for bridge cranes in crane bay. See offering memo and plans for additional info.



CALETTA ARCHITECTS P.S.
18 EAST FOR STREET
SUITE 102
MOUNTAIN VIEW, WA 98270
Phone: (360) 414-5042
Fax: (360) 414-5042

A NEW BUILDING FOR
OWNERS OF
BAY RIDGE BUSINESS PARK
BURLINGTON, WA 98223



DATE	PROJECT NUMBER
REVISIONS	
3-10-24	COORDINATION SET
SHEET TITLE:	
BUILDING ELEVATIONS	
DESIGNER	
DATE	
PROJECT NUMBER	
DATE	
DESIGNER	
DATE	
A-3.1	

- 31,980 Square Feet (Divisible to 15,990)
- Price: \$1/SF/mo + NNN
- Primary Use: Light Industrial
- Two (2) 12'x12', Grade Level Electric Doors
- 3-Phase Power
- 2024 Planned Completion
- Four (4) 8'x10' Dock High Doors w/Levelers
- Zoning: Bay View Ridge Light Industrial
- Bridge Crane Capable
- Contact Broker for More Information



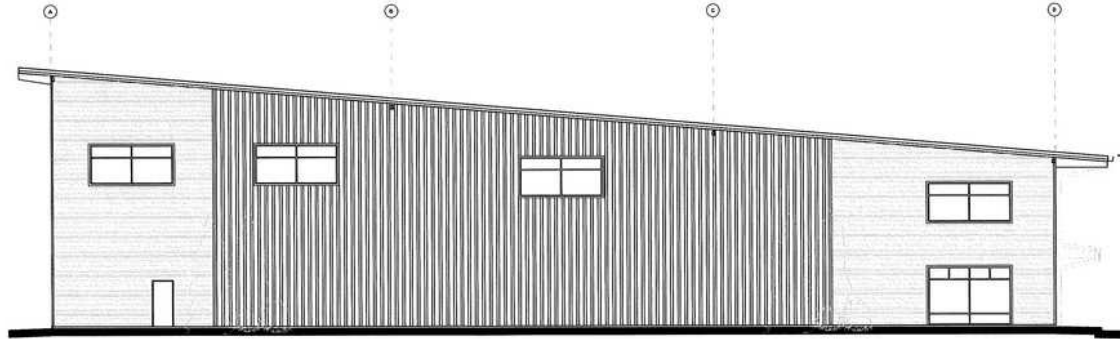
DETAILS

15889 PRESTON PL, BURLINGTON



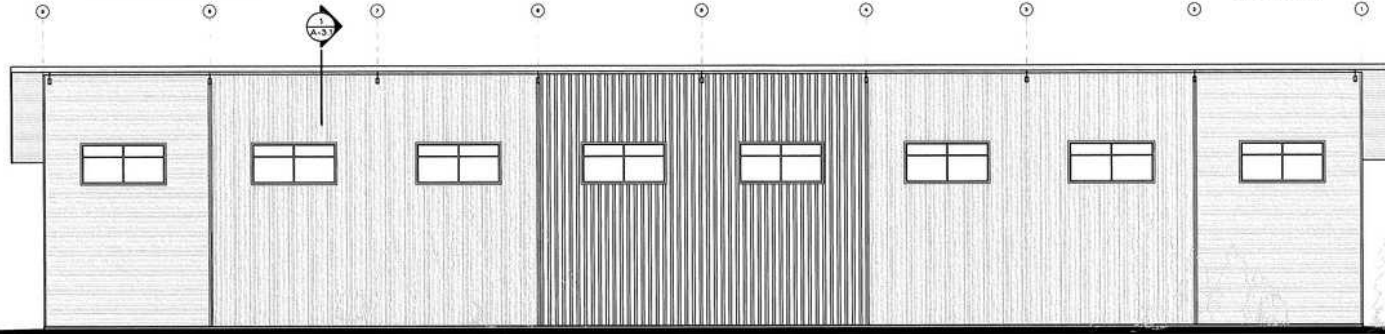
CARLETTI ARCHITECTS P.S.
architecture, planning, interior design

116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA 98275
Phone: (360) 424-0394
Fax: (360) 424-5726



WEST ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

A NEW BUILDING FOR
DEVO L LLC
LOT 2A
DAY RIDGE BUSINESS PARK
BURLINGTON, WA 98223

21-519
PROJECT NUMBER

REVISIONS
3-10-23 COORDINATION SET

SHEET TITLE

BUILDING ELEVATIONS

- 40'-0" TO ROOF EDGE
YES/NO? W/ W/1 BLDG
- METAL BUILDING STANDING SEP
METAL ROOF
- 18'-0" TO LOW EAVE
- 10'-0" TO WOOD BILL
- 4'-0" TO WOOD BILL
- 12'-0" TO P.P.
- 10'-0" BTM OF FLOOR JOISTS
3'-0" TO WOOD
- ALLOW STOREFRONT SYSTEMS
- 8'-0" TO P.P.
- 4'-0" LOADING DOCK RAMP

TEG
PROJECT ARCHITECT

TEG
DRAWN BY

PJC
CHECKED BY

OCTOBER 18, 2023
DATE

S_DATA/21-519_FLOOR.DWG
COMPUTER FILE NAME

A-3.0

COPYRIGHT 2023 CARLETTI ARCHITECTS, P.A.

12'-0" X 12'-0" SECTIONAL OVERHEAD ON GRADE DOORS
8'-0" X 10'-0" SECTIONAL OVERHEAD DOCK
DOCKING DOCKS! COORDINATE EQUIPMENT AS
REQUIRED (DOCK LEVELER ETC)

RETAILER MAP



ZONING

15889 PRESTON PL, BURLINGTON

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) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.

(i) Historic sites open to the public.

(j) Repealed by Ord. O20140005.

(k) Lumber yards.

(l) Manufacture, processing, treatment, storage, blending, fabrication, development, assembly or packaging of any product from natural or synthetic materials.

(m) Mini-storage.

(n) Parks, courtyards, plazas, and public spaces.

(o) Printing, publishing, and broadcasting.

(p) Rail terminals and intermodal truck/rail storage and shipping facilities.

(q) Repair, sales, rental, and storage facilities for equipment, including heavy equipment, farm equipment, marine equipment, boats, airplanes, trucks, and recreational vehicles.

((r) Research, development and testing facilities.

(s) Retail and wholesale nurseries/greenhouses.

(t) Security services and armored car depots and services.

(u) Telephone and Internet call centers and server farms; web hosting facilities and other communication centers.

(v) Trails and primary and secondary trailheads.

(w) Vocational educational and training centers.

(x) Warehousing, distribution and storage facilities.

(y) Wholesale businesses with incidental retail trade permitted as accessory uses under Subsection (3) of this Section.

(z) Maintenance, drainage.

(aa) Net metering system, solar.

(bb) Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.

(cc) Recycling drop box facility.

(dd) Marijuana production/processing facility at least 1,000 feet from a residential zone.

(ee) Vehicle charging and vehicle fueling station.

(ff) 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.

All additional information on zoning can be found at:

[https://www.codepublishing.com/WA/SkagitCounty/html/SkagitCounty14/SkagitCounty1416.html#14.16.180~:text=14.16.180%20Bayview%20Ridge,F%20\(part\)%2C%202000](https://www.codepublishing.com/WA/SkagitCounty/html/SkagitCounty14/SkagitCounty1416.html#14.16.180~:text=14.16.180%20Bayview%20Ridge,F%20(part)%2C%202000)

ZONING

15889 PRESTON PL, BURLINGTON

(h) Agricultural slaughtering facilities; provided, that the portion of the premises dedicated to slaughtering is (1) entirely enclosed within the interior of the facility, and (2) occupies less than 5,000 square feet of the total processing facility.

(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. O20220003 § 1 (Att. 2); Ord. O20200005 § 1 (Att. A); 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)

All additional information on zoning can be found at:

[https://www.codepublishing.com/WA/SkagitCounty/html/SkagitCounty14/SkagitCounty1416.html#14.16.180:~:text=14.16.180%20Bayview%20Ridge,F%20\(part\)%2C%202000](https://www.codepublishing.com/WA/SkagitCounty/html/SkagitCounty14/SkagitCounty1416.html#14.16.180:~:text=14.16.180%20Bayview%20Ridge,F%20(part)%2C%202000)

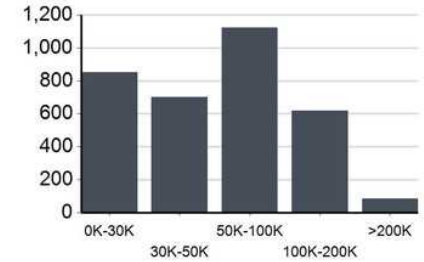
AREA DEMOGRAPHICS

8 MINUTE DRIVE FROM I-5, BURLINGTON

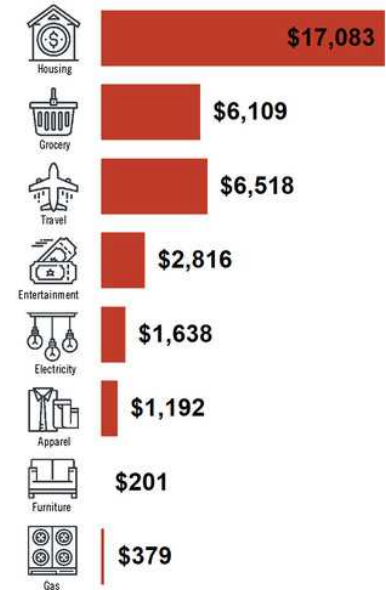
Location Facts & Demographics



INCOME BY HOUSEHOLD



HH SPENDING



CITY, STATE

Burlington, WA

POPULATION

7,572

AVG. HHSIZE

2.55

MEDIAN HH INCOME

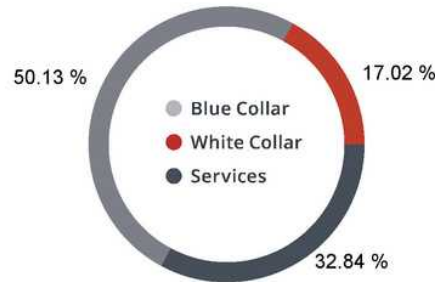
\$58,184

HOME OWNERSHIP

Renters: **1,193**

Owners: **1,796**

EMPLOYMENT



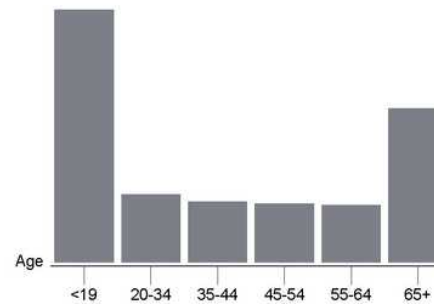
45.10 % Employed
0.88 % Unemployed

EDUCATION

High School Grad: **17.30 %**
Some College: **37.78 %**
Associates: **7.39 %**
Bachelors: **26.32 %**

GENDER & AGE

51.25 % **48.75 %**



RACE & ETHNICITY

White: **82.59 %**
Asian: **1.46 %**
Native American: **0.23 %**
Pacific Islanders: **0.00 %**
African-American: **0.00 %**
Hispanic: **8.46 %**
Two or More Races: **7.26 %**

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