

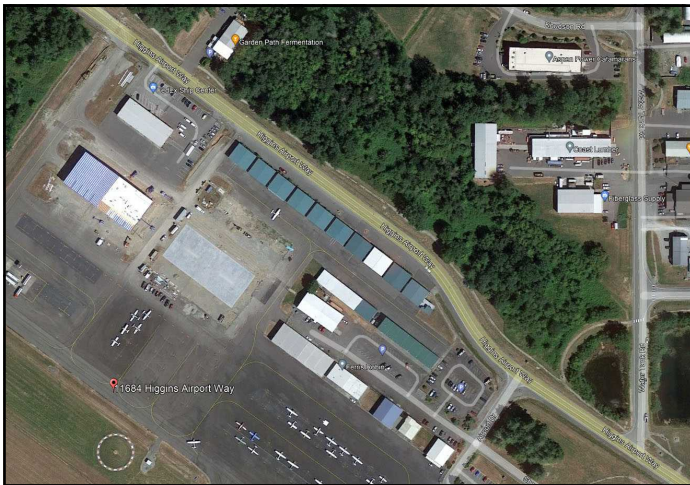
# 11684 HIGGINS AIRPORT WAY BURLINGTON, WA

## FOR SUBLEASE

- Building B, Unit 102
- 12,190 +/- sf hangar space
- Restroom and shower in space
- 105' x 28' clear higher power door
- Port of Skagit County Ground Lease
- Zoned AVR: Aviation Related
- \$15,000 to month NNN

\*this is a sublease and subject to Landlord approval

\*this space is also listed for sale



Jarrold Ball, CCIM

Learned Commercial, Inc.

108 Gilkey Road, Burlington, WA 98233

360.757.3888

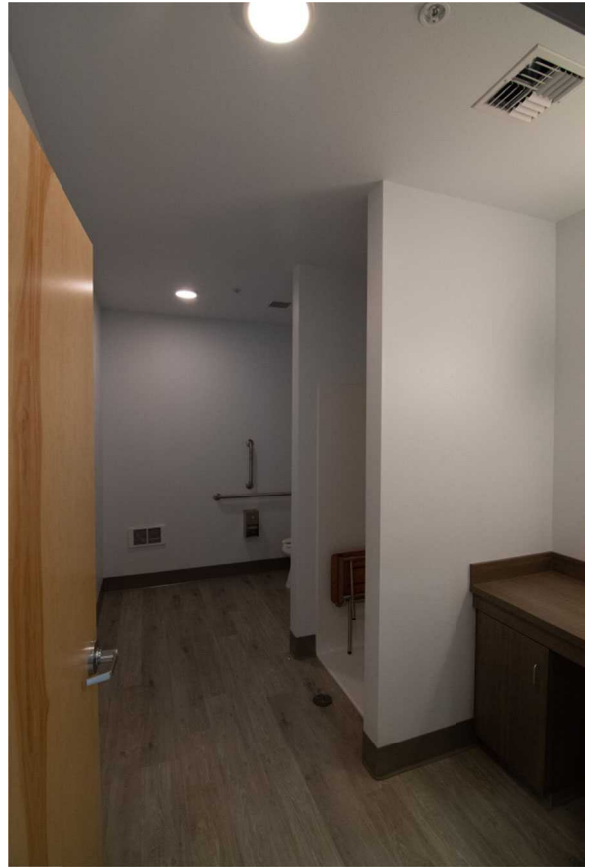
[jb@learnedcommercial.com](mailto:jb@learnedcommercial.com)

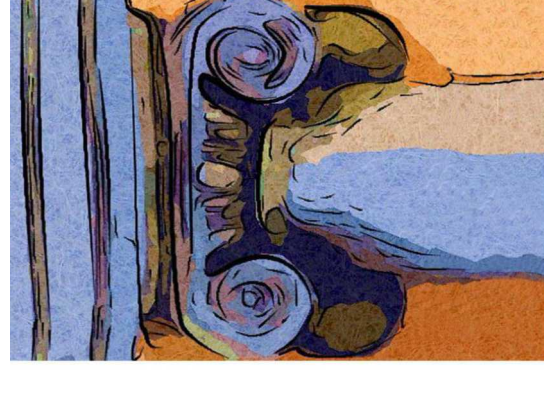


**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

*All info deemed reliable however verification recommended.*





**UNDERWOOD**  
& ASSOCIATES, LLC

1005 4th Street  
anacortes, washington 98221  
360.588.0471

9878  
Registered  
ARCHITECT  
Michael G. Underwood  
State of Washington  
9-22-21

**97.5% PERMIT SET**

Project name:  
**NESS HANGAR**

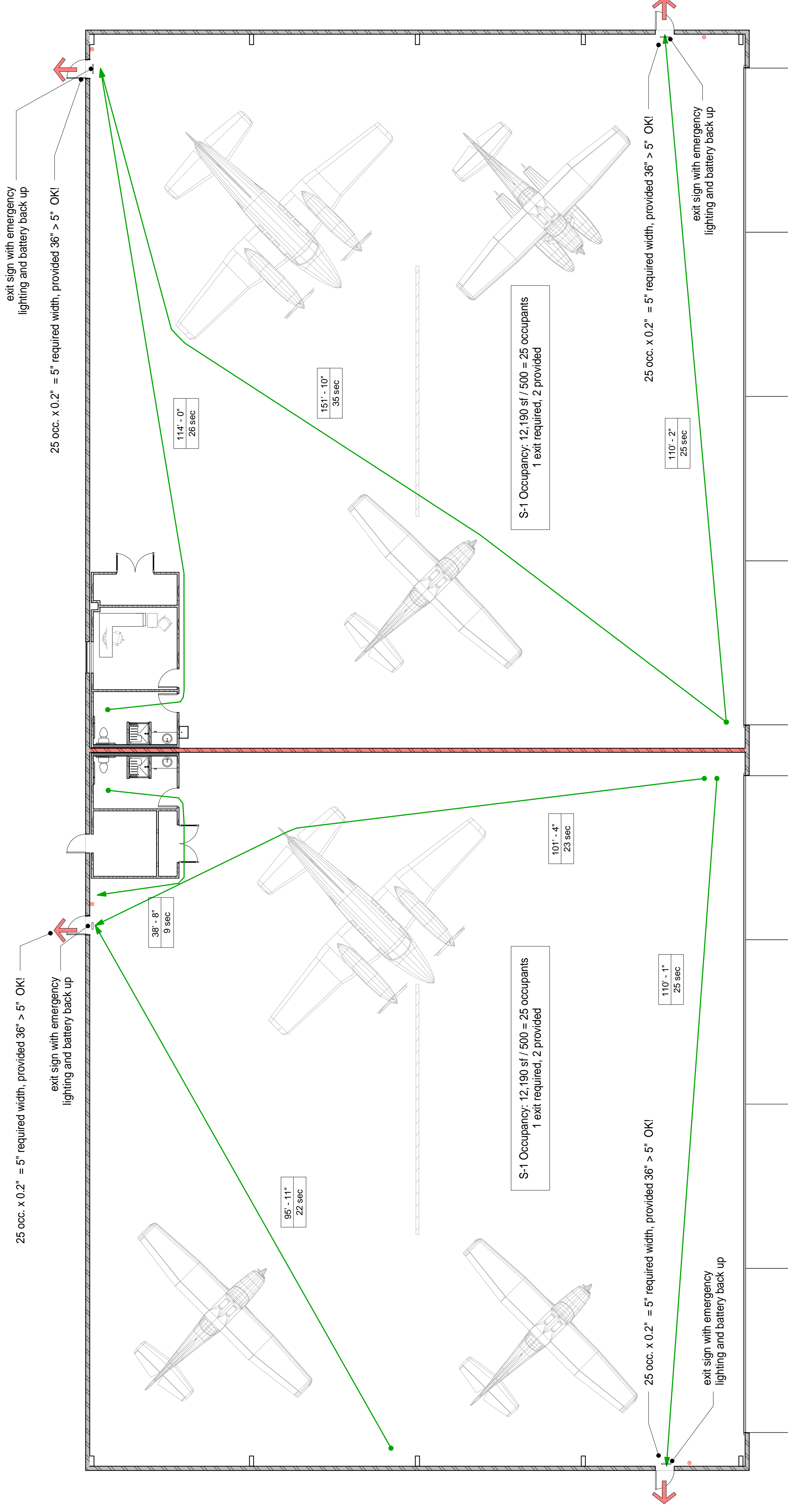
Project Address:  
11674 Higgins Airport Way  
Building B, Unit 101 and 102  
Burlington, WA 98233  
Project: NM 2021  
Issue Date: 12/06/2021

Revisions	
No.	Description

**OCCUPANCY & EXITING PLAN**

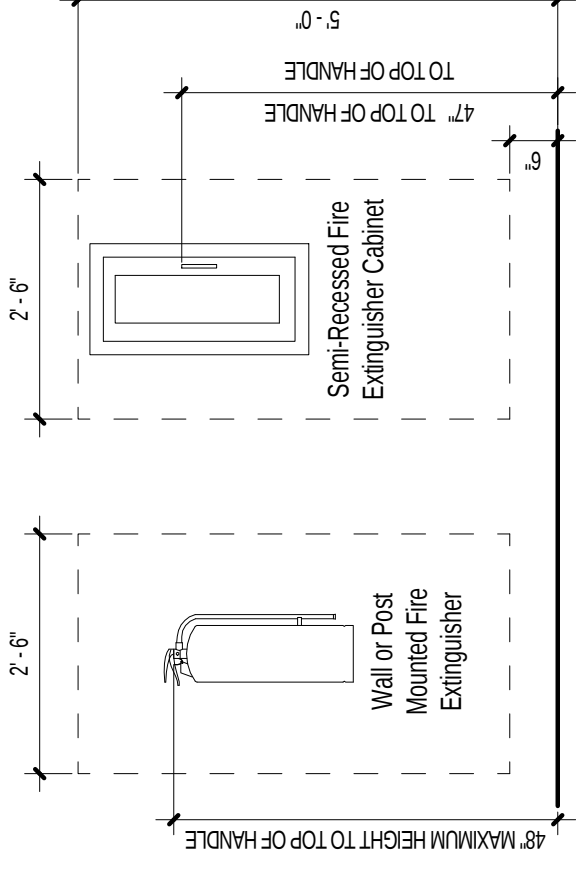
**A004**

12/6/2021 5:54:47 PM



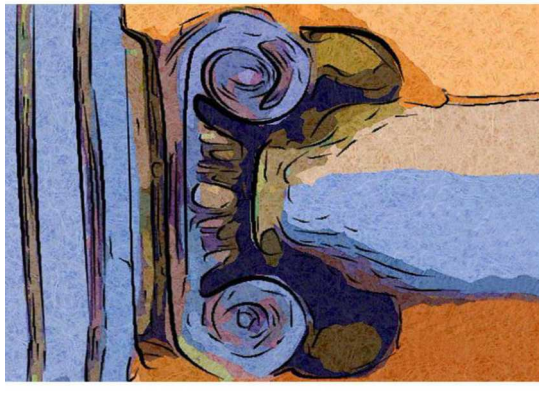
**1** Overall Floor Plan  
3.62" = 1'-0"

Level	Length	Speed	Time
Main Floor Level	38' - 7 5/8"	3.0 mph	8.8 s
Main Floor Level	95' - 10 63/64"	3.0 mph	21.8 s
Main Floor Level	101' - 4 27/128"	3.0 mph	23.0 s
Main Floor Level	110' - 0 69/128"	3.0 mph	25.0 s
Main Floor Level	110' - 2 71/256"	3.0 mph	25.0 s
Main Floor Level	114' - 0 41/256"	3.0 mph	25.9 s
Main Floor Level	151' - 10 55/256"	3.0 mph	34.5 s
<b>Grand total: 7</b>			



The dashed box indicates the required location that a fire extinguisher is to be located.  
The Fire Extinguisher must be more than 6" above finish floor, but no more than 60" above finish floor with a clear floor space of 30"

**2** Fire Extinguisher Detail  
1/2" = 1'-0"



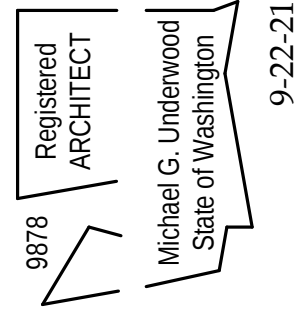
**UNDERWOOD**  
& ASSOCIATES, LLC

1005 4th Street  
anacortes, washington 98221  
360.588.0471

NOTES:  
1. SEE SHEET A103 FOR DIMENSIONS, CALLOUTS,  
& DETAILS OF ANCHURRY SPACE.

2. SEE A103 FOR DOOR AND WINDOW  
SCHEDULES.

3. SEE A103 FOR FIRE RATED ASSEMBLIES.



**97.5% PERMIT SET**

Project name:  
**NESS HANGAR**

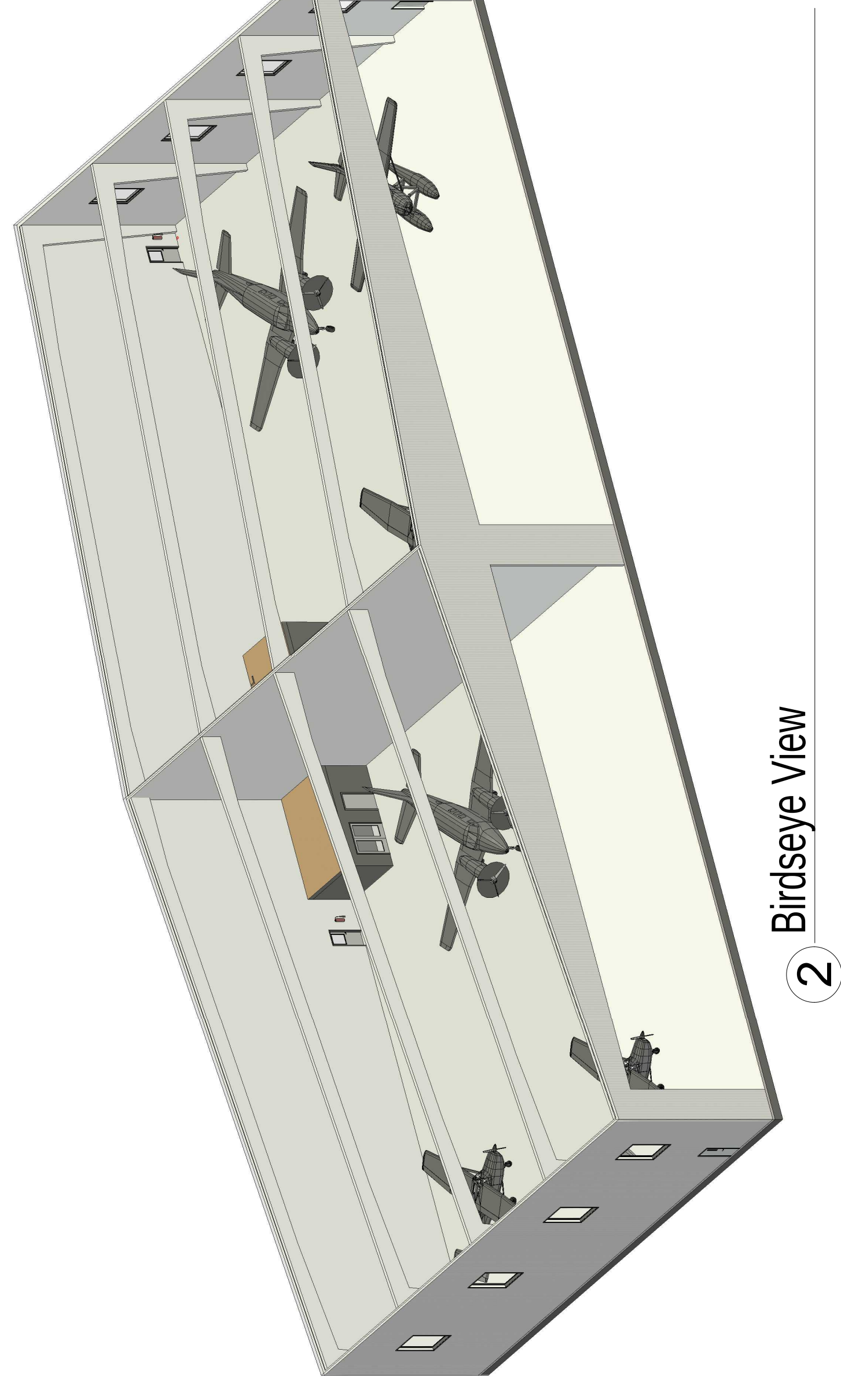
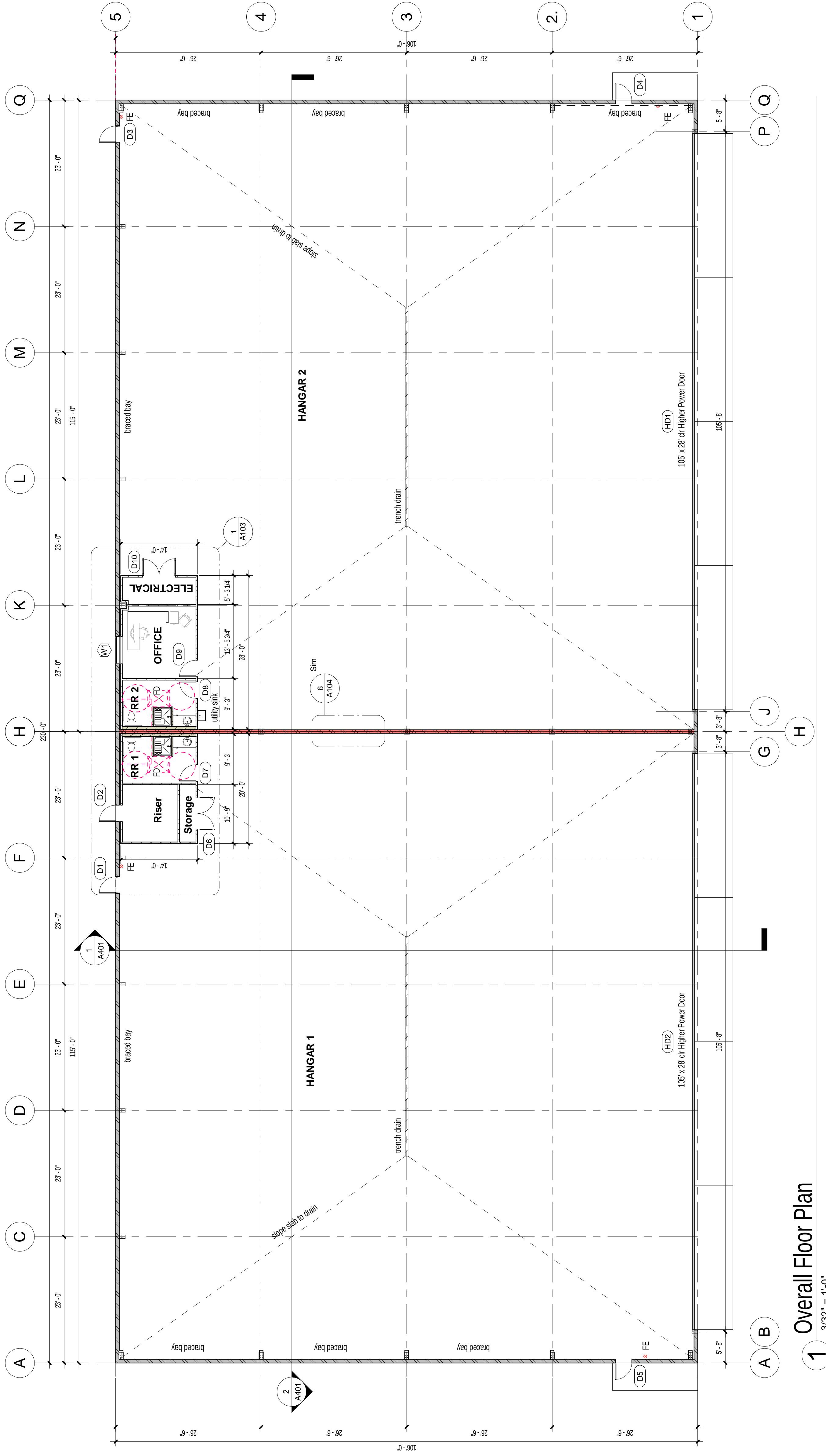
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**OVERALL  
FLOOR PLAN**

**A102**

12/6/2021 5:54:49  
PK4



**2** Birdseye View

**1** Overall Floor Plan  
3/32" = 1'-0"

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7 Higgins Airport Way, Burlington, WA 98233



CITY, STATE

**Burlington, WA**

POPULATION

**7,771**

AVG. HH SIZE

**2.51**

MEDIAN HH INCOME

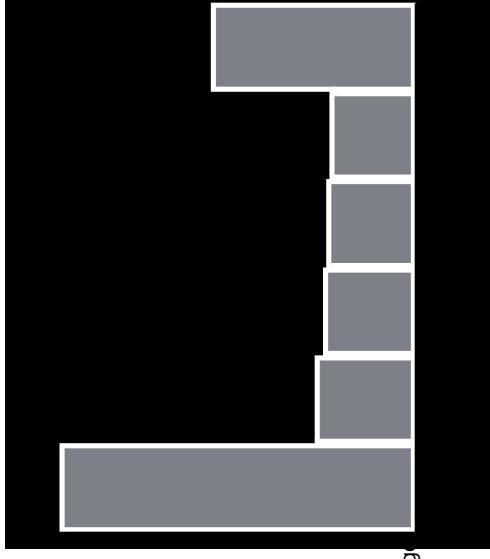
**\$64,935**

HOME OWNERSHIP

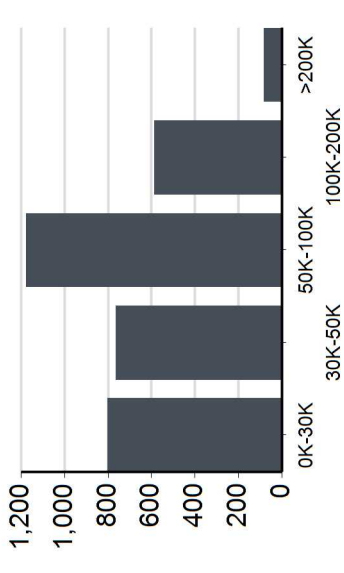
**1,769**



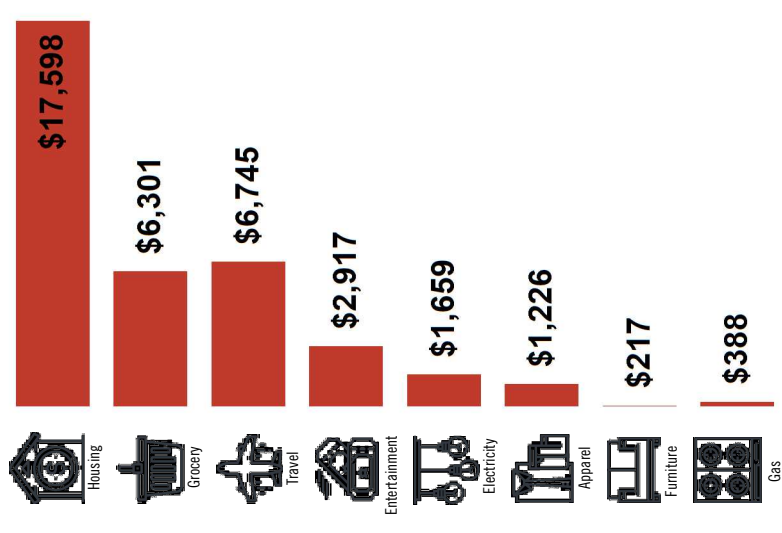
GENDER & AGE



INCOME BY HOUSEHOLD



HH SPENDING



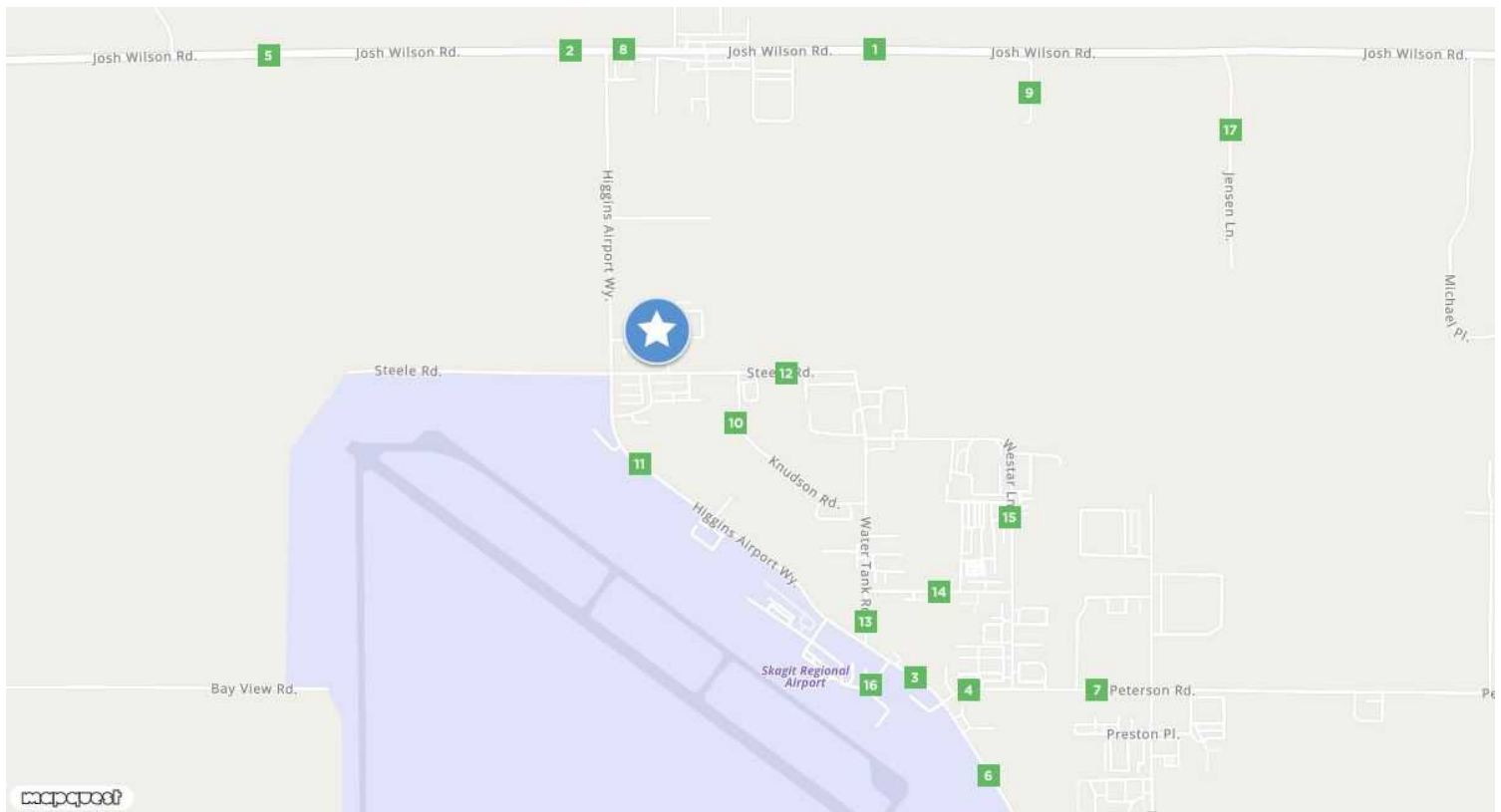
RACE & ETHNICITY

- 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 %**

EDUCATION

- High School Grad: **16.48 %**
- Some College: **37.93 %**
- Associates: **6.85 %**
- Bachelors: **26.52 %**

# Traffic Counts



<b>Josh Wilson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">1</span> View Ridge Dr Year: 2021      4,389 est Year: 2016      4,371 Year: 2011      3,262	<b>Josh Wilson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">2</span> Higgins Airport Way Year: 2021      3,153 est Year: 2015      3,100	<b>Higgins Airport Way</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">3</span> Airport Dr Year: 2021      1,302 est Year: 2015      1,291 Year: 2011      978	<b>Peterson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">4</span> Higgins Airport Way Year: 2021      1,921 est Year: 2015      2,082 Year: 2011      1,639	<b>Josh Wilson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">5</span> Bay Meadows Ln Year: 2021      2,914 est Year: 2015      2,896 Year: 2011      2,781
<b>Higgins Airport Way</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">6</span> Peterson Rd Year: 2021      1,730 est Year: 2015      2,103 Year: 2010      1,502	<b>Peterson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">7</span> Bay Ridge Dr Year: 2021      1,688 est Year: 2011      1,639 Year: 2004      1,685	<b>Josh Wilson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">8</span> Higgins Airport Way Year: 2021      4,969 est Year: 2009      3,917 Year: 2007      5,160	<b>View Ridge Dr</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">9</span> Josh Wilson Rd Year:              0 est Year: 2001      70	<b>Knudson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">10</span> Steele Rd Year:              0 est Year: 1997      50
<b>Flightline Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">11</span> Higgins Airport Way Year:              0 est Year: 1997      50	<b>Steele Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">12</span> Knudson Rd Year:              0 est Year: 1997      50	<b>Water Tank Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">13</span> Higgins Airport Way Year:              0 est Year: 1997      20	<b>Ashten Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">14</span> Westar Ln Year:              0 est Year: 1997      50	<b>Westar Ln</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">15</span> Ashten Rd Year:              0 est Year: 1997      50
<b>Airport Dr</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">16</span> Higgins Airport Way Year:              0 est Year: 1997      50	<b>Jensen Ln</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">17</span> Josh Wilson Rd Year:              0 est Year: 1997      50			



**Jarrod Ball**  
 jb@learnedcommercial.com  
 360-855-8875

**14.16.200 Aviation Related (AVR).**

(1) Purpose. The purpose of the Aviation Related district is to provide a place for regional airfields and uses which require proximity and access to an established airfield. Land designated as AVR should be located adjacent and accessible to airport terminals, hangar areas, taxiways, and related facilities. Federal Aviation Administration regulations and the applicable Airport Master Plan for the airport facility under review further restrict building and site development within the AVR zone.

(2) Permitted Uses.

- (a) Air charter services.
- (b) Aircraft fueling.
- (c) Aircraft maintenance and repair.
- (d) Aircraft parking and hangars.
- (e) Aircraft related manufacturing.
- (f) Aircraft sales and sales of aircraft parts.
- (g) Airport including terminal facilities.
- (h) Aviation schools.
- (i) Habitat enhancement and/or restoration projects, except mitigation banks as defined by SCC 14.04.020.
- (j) Regional airfields.
- (k) Restaurant.
- (l) Temporary events.
- (m) Uses that require or utilize aviation access and those that serve the aviation industry and/or air passengers.
- (n) Uses accessory or related to aviation, such as aviation-related navigation aids.
- (o) Uses permitted in the BR-LI zone.
- (p) Vehicle rental.
- (q) Warehousing for airport users.
- (r) Maintenance, drainage.
- (s) Net metering system, solar.
- (t) Repair, replacement and maintenance of water lines with an inside diameter of 12 inches or less.
- (u) Vehicle charging station.

(3) 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 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 in quantities less than 500 cubic yards that do not have a potential health hazard.
  - (f) Trails and primary and [secondary trailheads](#).
- (4) [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) 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](#).
  - (d) Outdoor storage of processed and unprocessed natural materials in quantities greater than 500 cubic yards that do not have a potential health hazard.
  - (e) [Personal wireless services](#) towers, subject to [SCC 14.16.720](#).
  - (f) Storage of unlicensed and/or [inoperable vehicles](#).
- (5) [Dimensional Standards](#).
- (a) [Setbacks](#).
    - (i) All [setbacks](#) shall conform to the adopted [building](#) code of Skagit [County](#).
  - (b) Maximum height: consistent with the adopted [building](#) code of Skagit [County](#) regulations concerning [height](#) restrictions pursuant to the [Airport](#) Environs Overlay, [SCC 14.16.210](#).
- (6) Special Provisions.
- (a) All improvements shall conform to applicable Federal regulations concerning dimensional restriction on air operations including [height](#) restrictions and required [setbacks](#) from air operations areas.
- (7) Additional requirements related to this [zone](#) are found in [SCC 14.16.210](#), [14.16.600](#) through [14.16.900](#) and the rest of the Skagit [County](#) Code. (Ord. O20200005 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20110007 Attch. 1 (part); Ord. O20070009 (part); Ord. O20060007 Exh. D § 5; Ord. 17938 Attch. F (part), 2000)