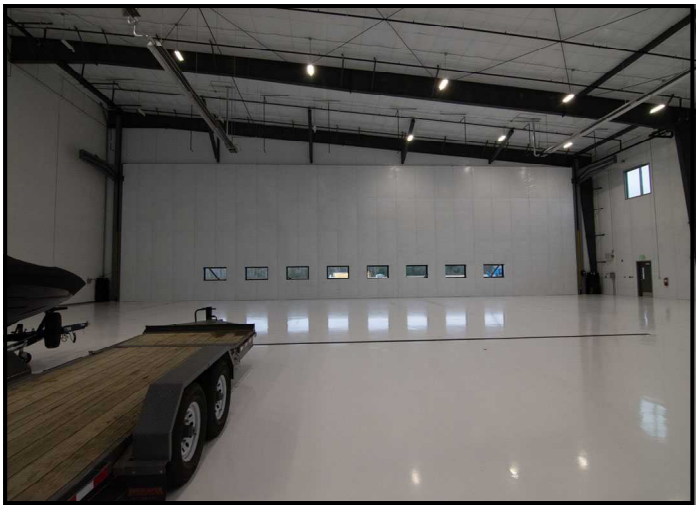
11684 HIGGINS AIRPORT WAY
BURLINGTON, WA

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

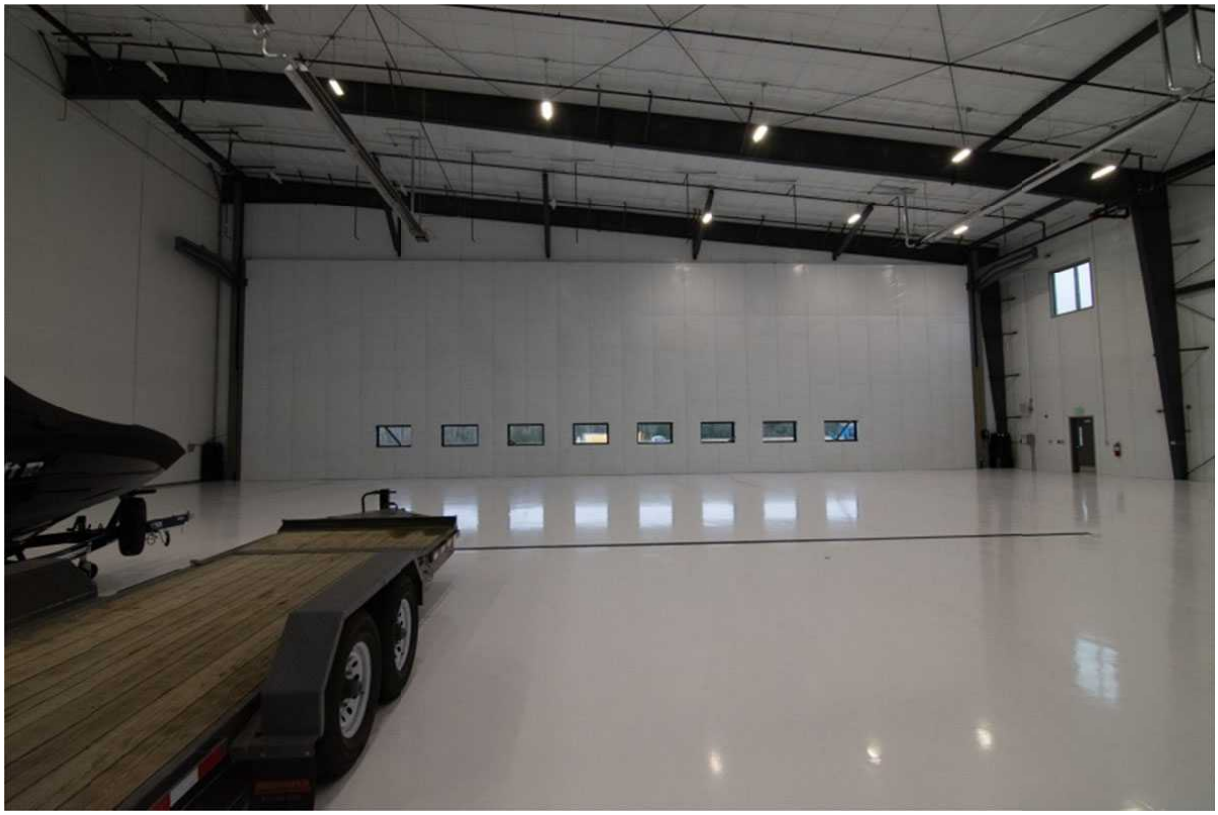
*this is a sublease and subject to Landlord approval
*this space is also listed for sale

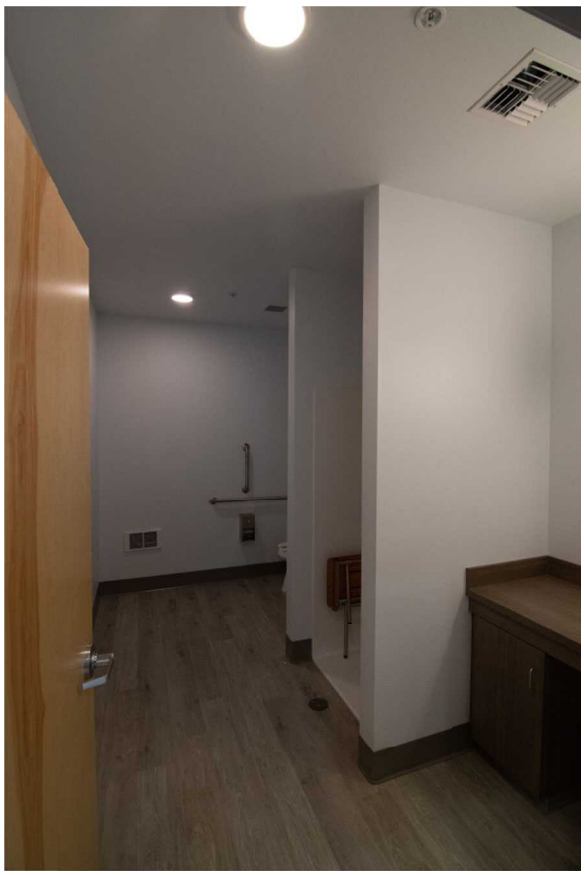


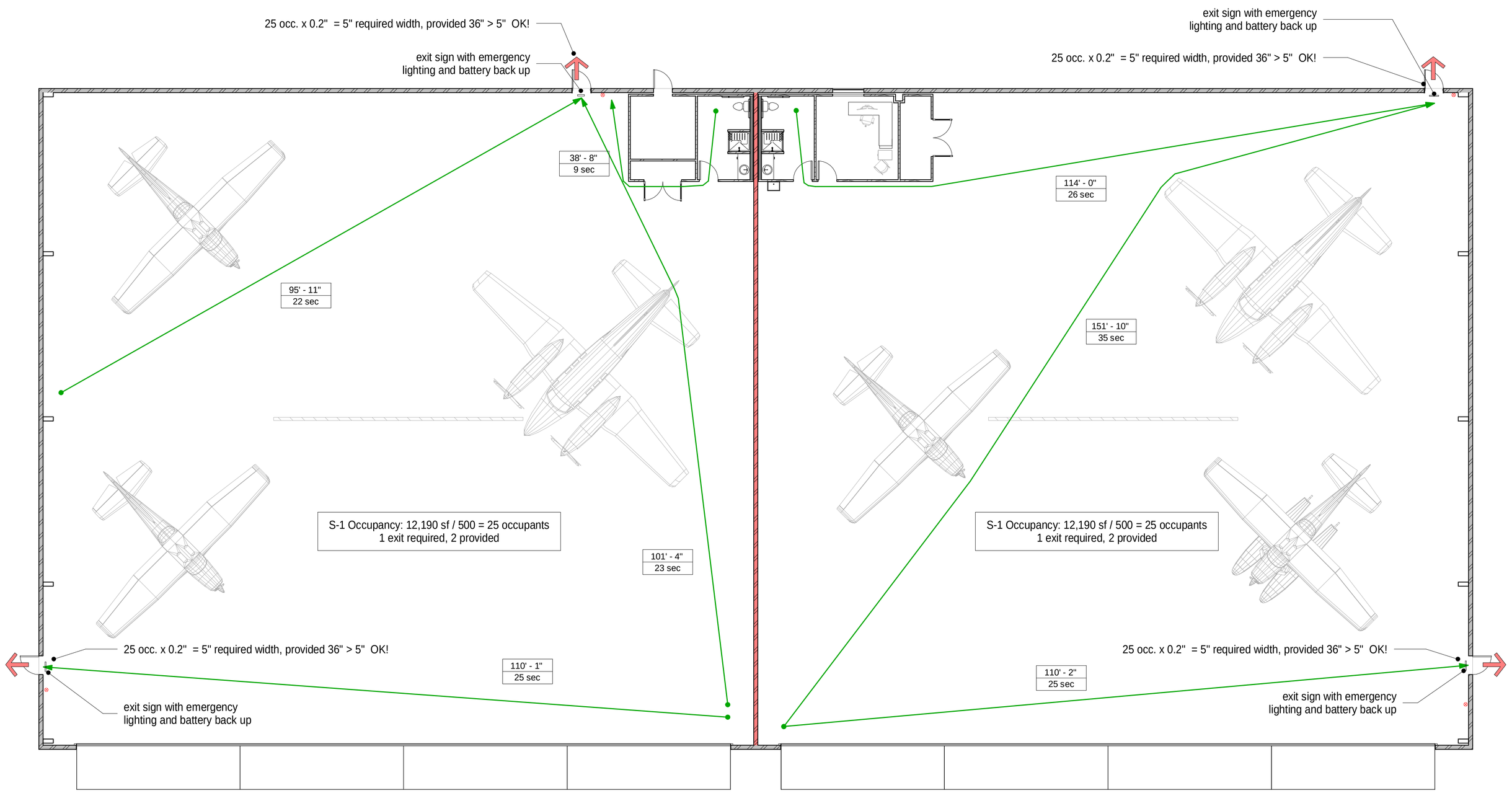
Jarrod Ball, CCIM
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
jb@learnedcommercial.com

LEARNED COMMERCIAL, INC.
Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

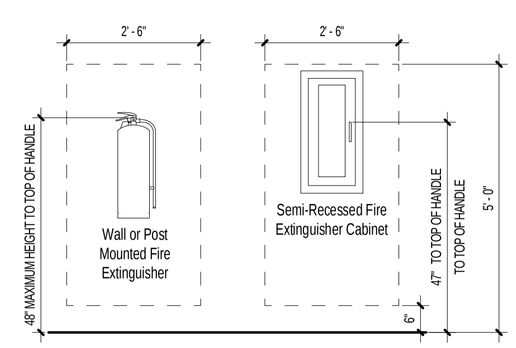






1 Overall Floor Plan

3/32" = 1'-0"



Fire extinguisher cabinet - may protrude ONLY 4" maximum into space

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"

Path of Travel Schedule			
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
Grand total: 7			

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.	Date	Description

OCCUPANCY & EXITING PLAN

A004

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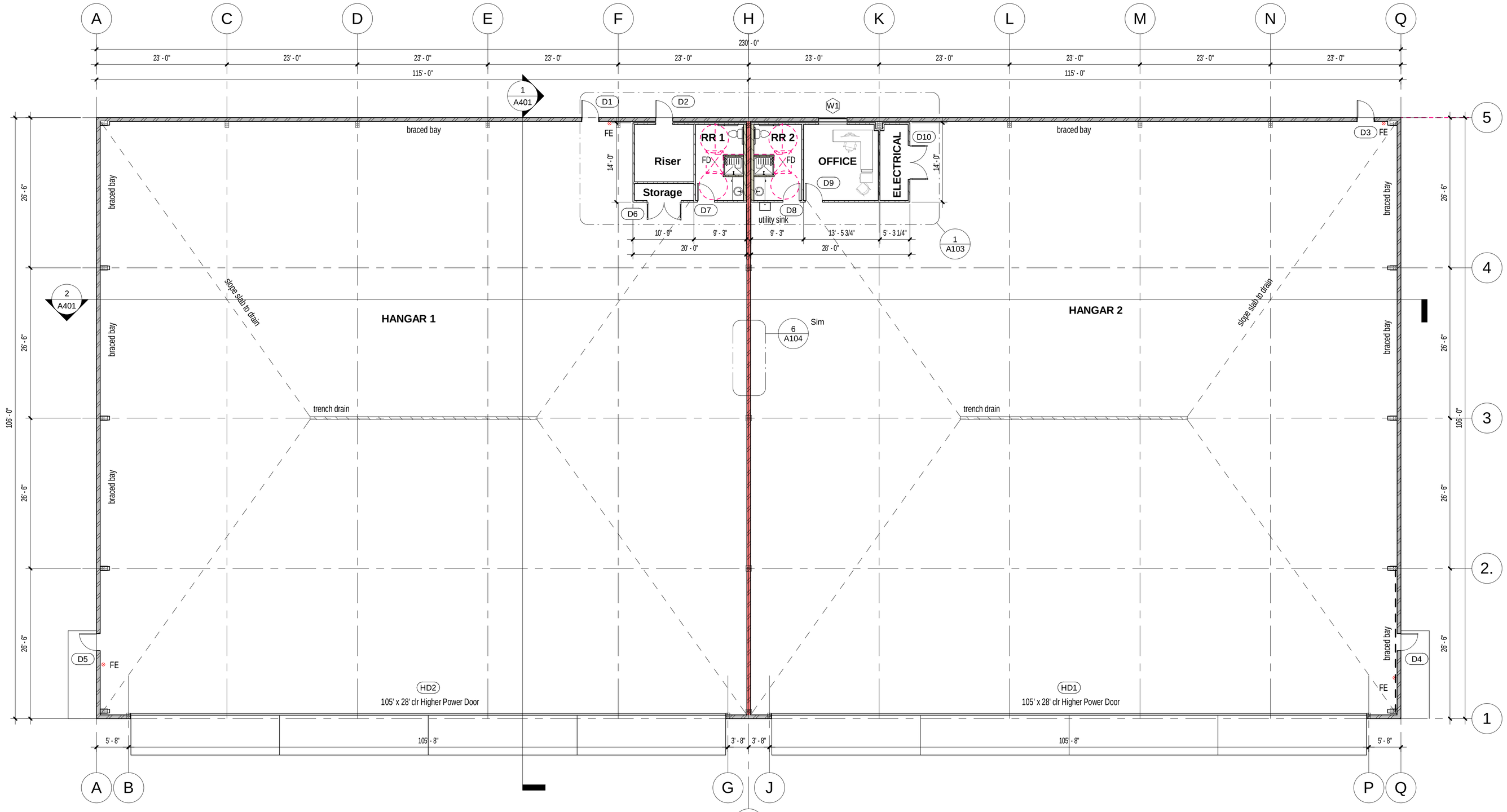

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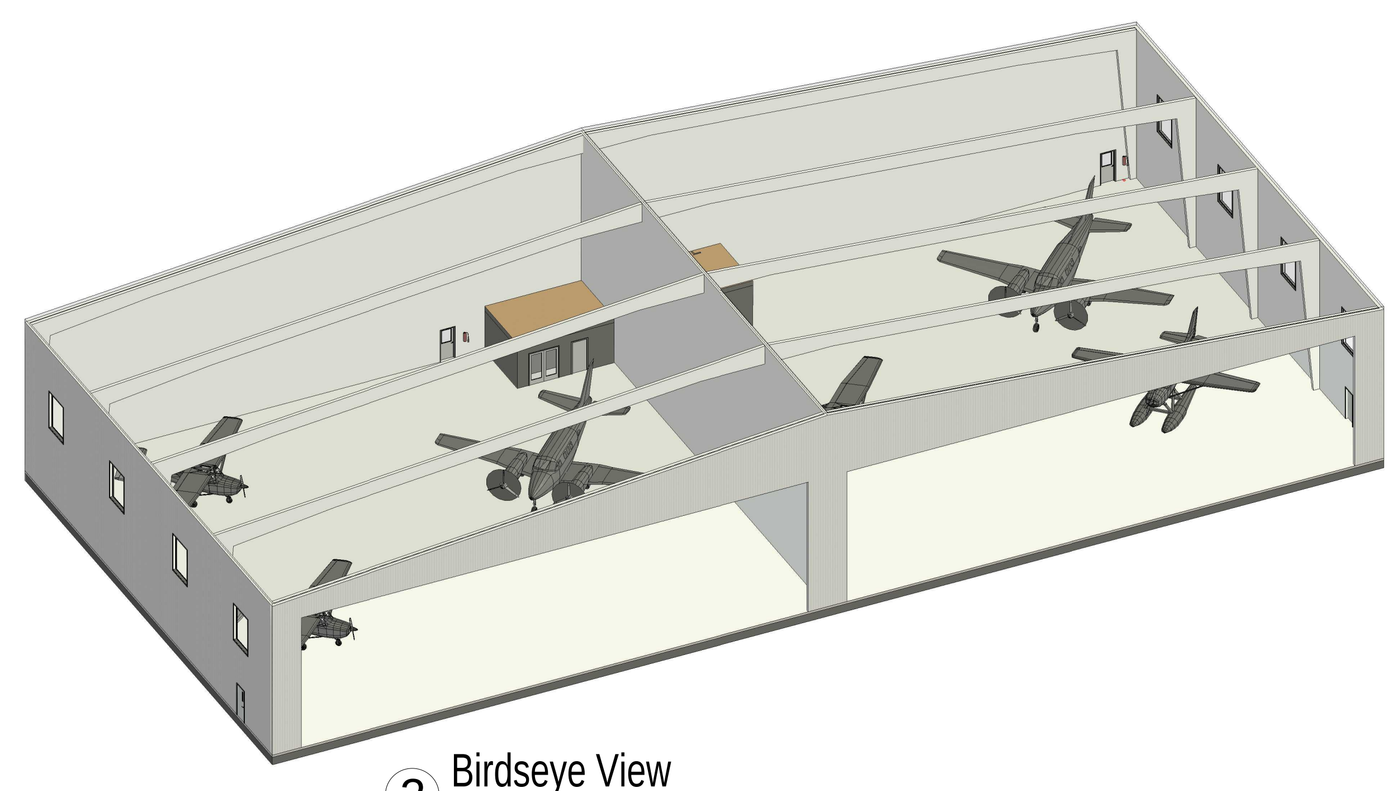
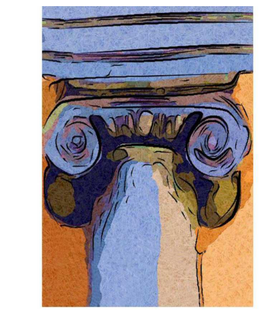


2 Birdseye View



UNDERWOOD
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NOTES:
SEE SHEET A103 FOR DIMENSIONS, CALLOUTS, & DETAILS OF ANCILLARY SPACE.

2. SEE A103 FOR DOOR AND WINDOW SCHEDULES.

3. SEE A103 FOR FIRE RATED ASSEMBLIES.

9878 Registered ARCHITECT
Michael G. Underwood
State of Washington
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OVERALL FLOOR PLAN

A102

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Location Facts & Demographics

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

Catylist Research

CITY, STATE

Burlington, WA

POPULATION

7,771

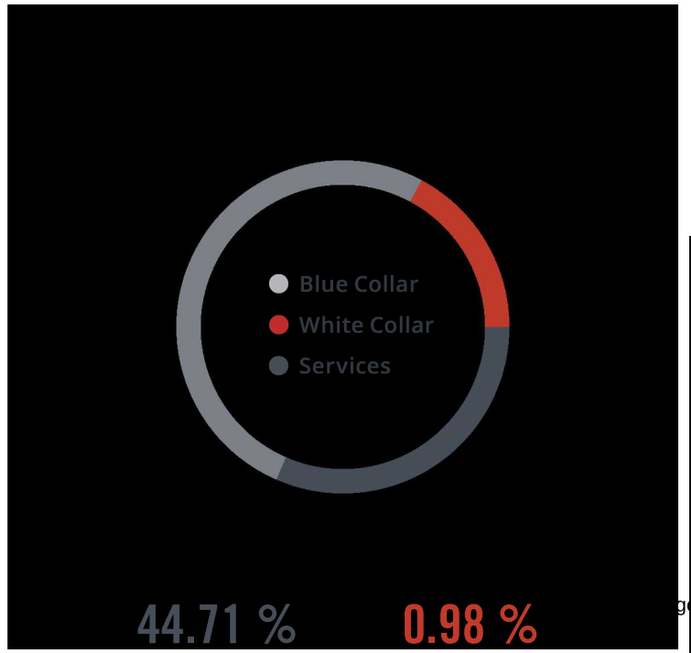
AVG. HH SIZE

2.51

MEDIAN HH INCOME

$64,935

HOME OWNERSHIP



44.71 % Employed

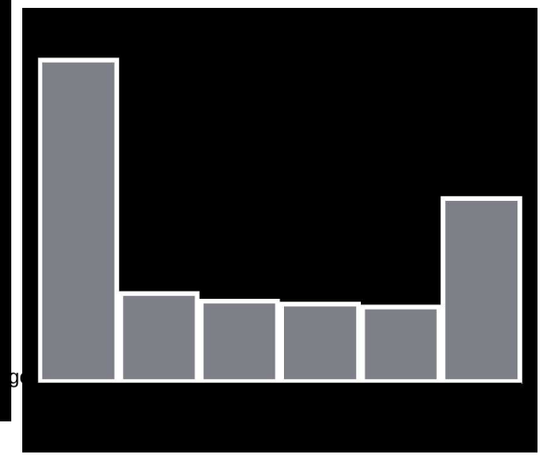
0.98 % Unemployed

EDUCATION

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

GENDER & AGE

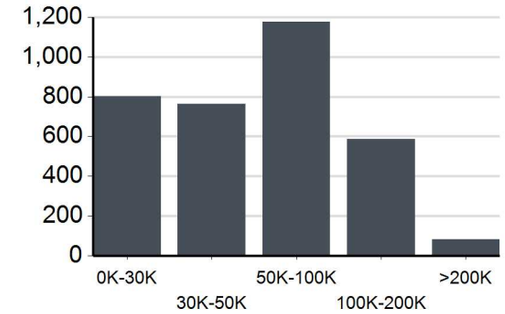
51.58 % 48.42 %



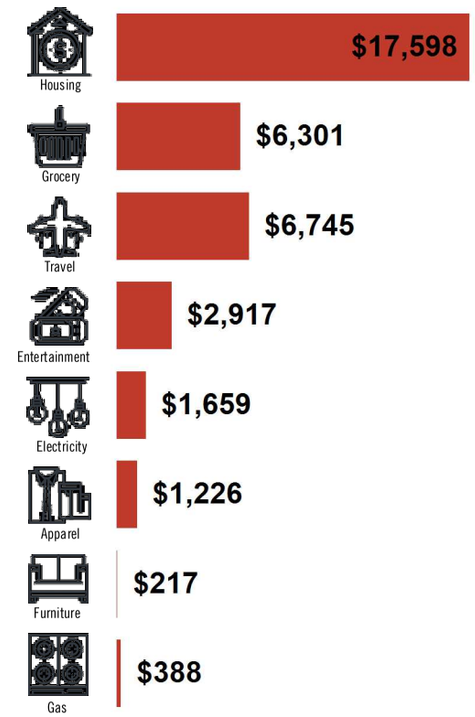
RACE & ETHNICITY

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 %

INCOME BY HOUSEHOLD



HH SPENDING



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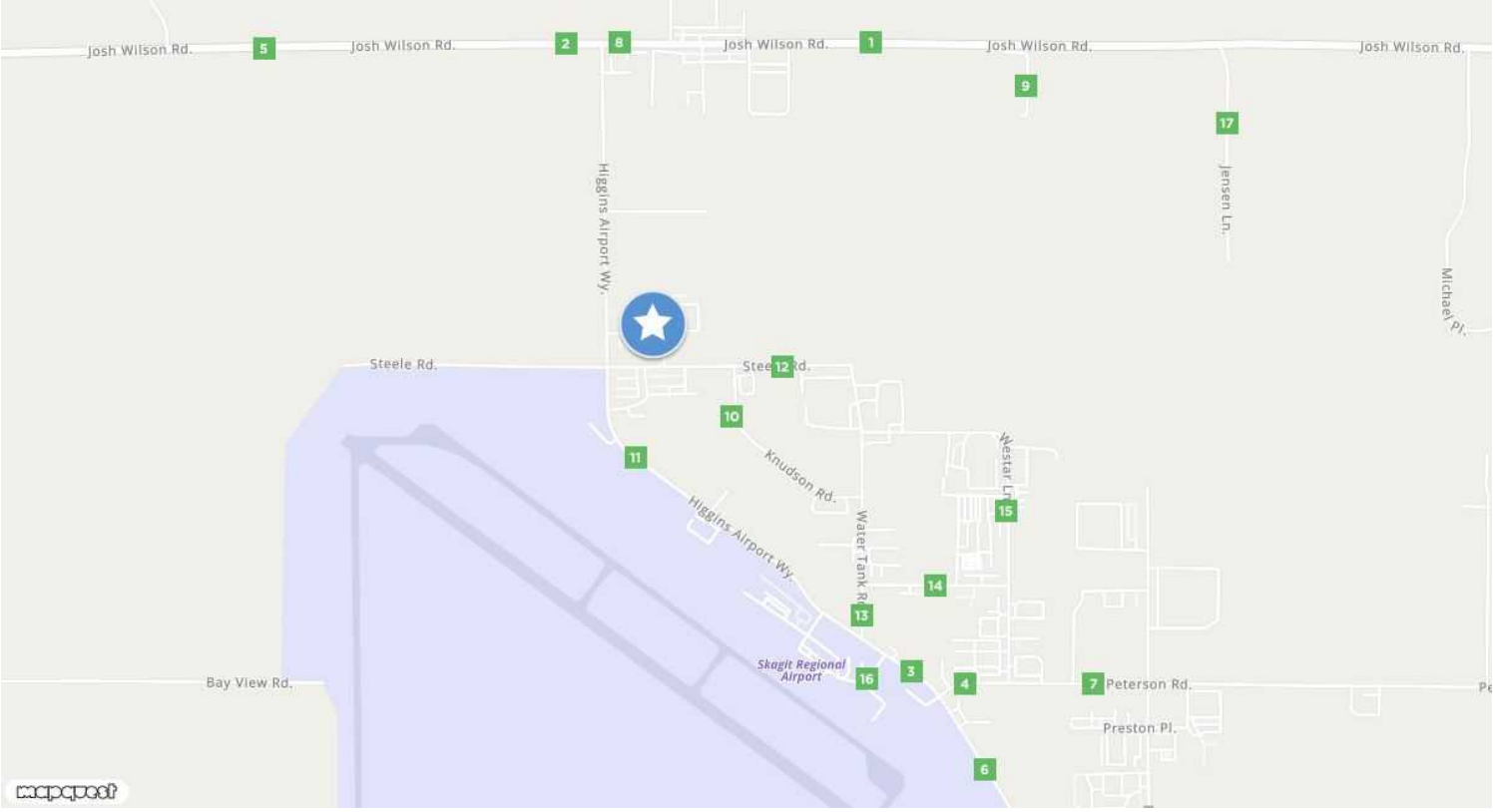
Traffic Counts



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

Higgins Airport Way	3
Airport Dr	
Year: 2021	1,302 est
Year: 2015	1,291
Year: 2011	978

Peterson Rd	4
Higgins Airport Way	
Year: 2021	1,921 est
Year: 2015	2,082
Year: 2011	1,639

Josh Wilson Rd	5
Bay Meadows Ln	
Year: 2021	2,914 est
Year: 2015	2,896
Year: 2011	2,781

Higgins Airport Way	6
Peterson Rd	
Year: 2021	1,730 est
Year: 2015	2,103
Year: 2010	1,502

Peterson Rd	7
Bay Ridge Dr	
Year: 2021	1,688 est
Year: 2011	1,639
Year: 2004	1,685

Josh Wilson Rd	8
Higgins Airport Way	
Year: 2021	4,969 est
Year: 2009	3,917
Year: 2007	5,160

View Ridge Dr	9
Josh Wilson Rd	
Year:	0 est
Year: 2001	70

Knudson Rd	10
Steele Rd	
Year:	0 est
Year: 1997	50

Flightline Rd	11
Higgins Airport Way	
Year:	0 est
Year: 1997	50

Steele Rd	12
Knudson Rd	
Year:	0 est
Year: 1997	50

Water Tank Rd	13
Higgins Airport Way	
Year:	0 est
Year: 1997	20

Ashten Rd	14
Westar Ln	
Year:	0 est
Year: 1997	50

Westar Ln	15
Ashten Rd	
Year:	0 est
Year: 1997	50

Airport Dr	16
Higgins Airport Way	
Year:	0 est
Year: 1997	50

Jensen Ln	17
Josh Wilson Rd	
Year:	0 est
Year: 1997	50

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jb@learnedcommercial.com
360-855-8875

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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)