

INDUSTRIAL INVESTMENT OPPORTUNITY

*4,384 SF Facility For Sale or Lease in Mount Vernon, WA.
Available Individually or as Part of a Ten Property Portfolio*

\$900,000

SALE PRICE

\$0.90/SF NNN

LEASE PRICE

4,383

SQUARE FEET BUILDING

2.46

ACRES OF LAND

This 4,384 square foot facility includes a shop, warehouse, and office space, featuring two 14' high by 12' wide grade-level roll-up doors. The building comprises a 3,920 square foot open shop area and an attached 464 square foot office with a kitchenette and bathroom. The shop is heated by a gas Reznor heater, while the office is heated with electric heaters. The building is situated on a 2.46-acre parcel with ample room for parking and outdoor storage. The property is zoned in the Bayview Ridge Heavy Industrial (BR-HI) zone and is well-suited for many industrial or agricultural uses. The property is currently vacant and is available for sale or for lease.

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FULL OFFERING

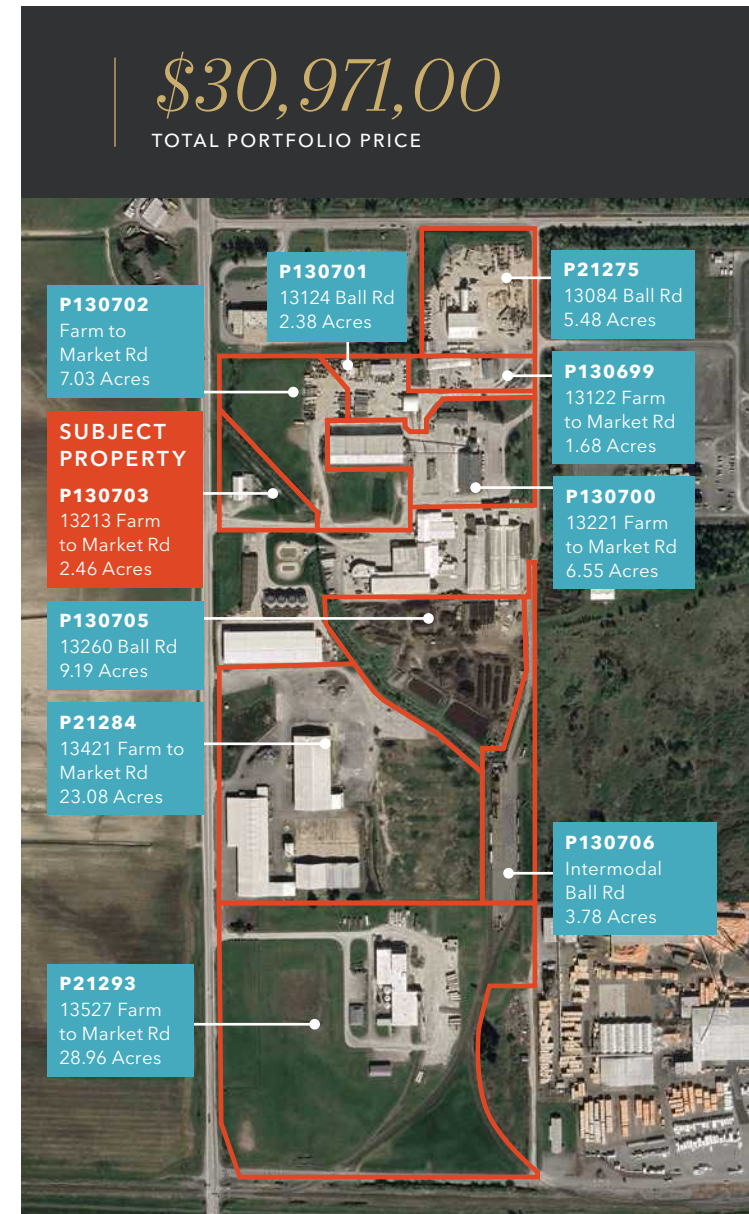
Receivership sale comprising 229,900 square feet of industrial buildings situated on 90.59 acres, zoned for heavy industrial uses within the Bayview Ridge Heavy Industrial (BR-HI) zoning district.

The property is divided into 10 parcels, available for individual purchase or as a portfolio. The current tenant mix includes a diverse range of local, regional, and national tenants, including Waste Management, Republic Services, Lautenbach Recycling, Skagit Soils, Euclid Chemical, Gielow Pickles, Chemtrade Sulex, Wilbur-Ellis, and more.

The southern portion of the property is serviced by a BNSF rail spur, featuring an intermodal truck-to-train transfer station currently leased by Republic Services. The railroad serves Island and Skagit counties for daily solid waste transfer to the Columbia Ridge Landfill in Oregon.

This rare offering has never been listed for sale. Less than one-tenth of one percent of Skagit County's land is zoned for heavy industrial use. In addition, the BNSF rail spur and connected intermodal station is one of only three intermodal transfer points along the BNSF Anacortes-Burlington spur.

Parcel	Address	Tenant	Year Built	Building SF	Price	Cap Rate
P130699	13122 Ball Road	Lautenbach Recycling	2003/2012	9,960	\$2,243,000	7.50%
P21275	13084 Ball Road		2011	12,000		
P130701	13124 Ball Road		2000	3,200		
P130702	Farm To Market Rd	Lautenbach Recycling			\$1,531,000	N/A
P130700	13221 Farm To Market Rd	Chemtrade Sulex, Inc	1979	33,600	\$3,434,000	6.50%
P130703	13213 Farm To Market Rd	Vacant Shop	1994	4,384	\$900,000	N/A
P130705	13260 Ball Rd	Skagit Soils		420	\$1,443,000	7.00%
P21284	13421 Farm To Market Rd	Vacant Lumber Mill		135,360	\$10,000,000	N/A
P130706	Intermodal Ball Rd	Republic Services		256	\$11,420,000	7.50%
P21293	13527 Farm To Market Rd	Multi-Tenant Industrial	1994	30,720		
				229,900	\$30,971,000	



13048 FARM TO MARKET RD
P130702
7.03 Acres

SUBJECT PROPERTY
13213 FARM TO MARKET RD
P130703
2.46 Acres

13260 BALL RD
P130705
9.19 Acres

13421 FARM TO MARKET RD
P21284
23.08 Acres

13124 BALL RD
P130702
2.38 Acres

13084 BALL RD
P21275
5.48 Acres

13122 FARM TO MARKET RD
P130699
1.68 Acres

13221 FARM TO MARKET RD
P130700
6.55 Acres

INTERMODAL
P130706
3.78 Acres

13527 FARM TO MARKET RD
P21293
28.96 Acres

