



INDUSTRIAL INVESTMENT OPPORTUNITY

*23.08-Acre Parcel with 135,360 Square Feet of
Building Space.*

\$10,000,000

SALE PRICE

\$66,000/SF NNN

LEASE PRICE

135,360

BUILDING SQUARE FEET

23.08

ACRES OF LAND

Located in Skagit County's Bayview Ridge area, the property offers a rare opportunity for industrial development. The site is zoned Bayview Ridge Heavy Industrial (BR-HI), a designation that covers less than 0.1% of Skagit County's land. Formerly occupied by Northwest Hardwoods, the property is ideally suited for mill operations and other heavy industrial uses.

The property features three large storage buildings and a freestanding office building, providing ample space for various industrial needs. The eastern portion of the site, previously used for log storage, presents an excellent opportunity for conversion to industrial outdoor storage.

A BNSF intermodal transfer station is located to the east of the property. It provides an opportunity to extend a railroad spur from the adjacent parcel to the south, significantly enhancing the site's logistical capabilities. Contact brokers for additional details.

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

ERIK SWANSON Kidder Mathews | T 206.296.9628 | erik.swanson@kidder.com

MIKE KING Kidder Mathews | T 206.926.9292 | mike.king@kidder.com

CLAY LEARNED CCIM, SIOR Learned Commercial, Inc. | T 360.757.3888 | F 360.757.1850

MT. VERNON PORTFOLIO
MILL PROPERTY

13048 FARM TO MARKET RD
P130702
7.03 Acres

13213 FARM TO MARKET RD
P130703
2.46 Acres

13260 BALL RD
P130705
9.19 Acres

SUBJECT PROPERTY
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

MT. VERNON PORTFOLIO
MILL PROPERTY

