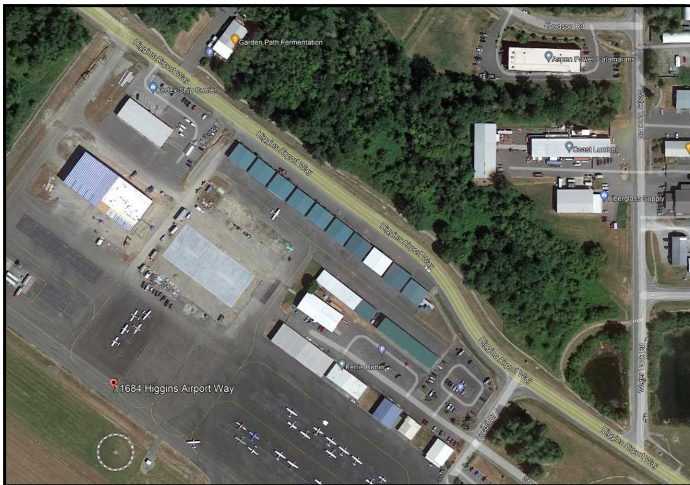


11684 HIGGINS AIRPORT WAY BURLINGTON, WA

HANGAR FLOOR SPACE FOR SUBLEASE

- Building C, Unit 101
- Up to 10,000 sf hangar space
- Restroom and shower in space
- 105' x 28' power door
- Port of Skagit County Ground Lease
- Zoned AVR: Aviation Related
- \$1.35 psf per month gross
 - minimum \$3,000/mo (2,200 sf)
 - minimum term of 12 months



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

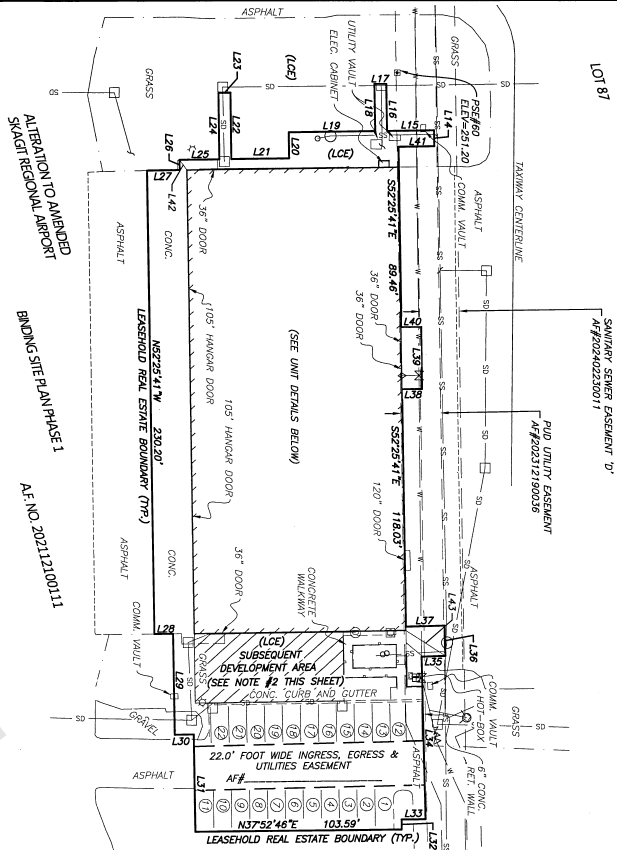


LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

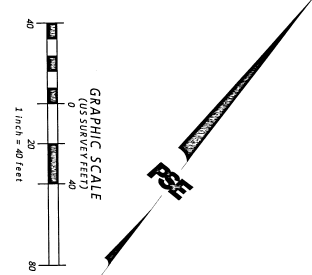
All info deemed reliable however verification recommended.

UNIT PLAN

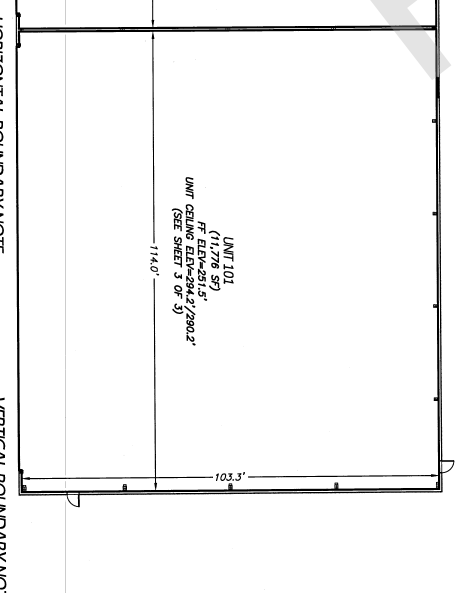
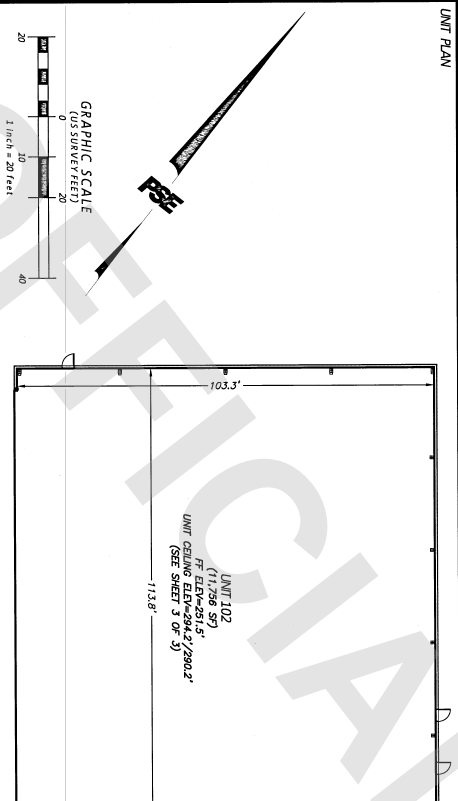


LINE	BEARING	LENGTH
L14	S27°34'19"W	8.00
L15	S27°34'19"W	23.60
L16	N02°26'41"W	23.50
L17	S37°34'19"W	6.00
L18	S52°25'41"E	23.50
L19	S37°34'19"W	43.40
L20	N02°26'41"W	13.00
L21	S37°34'19"W	28.00
L22	N02°25'41"W	33.00
L23	S37°34'19"W	6.00
L24	S52°25'41"E	33.00
L25	N02°07'14"W	20.00
L26	S52°25'41"E	5.00
L27	N07°34'19"E	16.35
L28	S37°34'19"W	9.47
L29	S52°25'41"E	50.00
L30	N07°34'19"E	9.50
L31	N02°25'41"W	48.48
L32	N02°07'14"W	5.00
L33	N07°32'46"E	12.00
L34	N02°33'25"W	80.87
L35	N07°06'35"E	12.00
L36	S52°25'29"E	15.00
L37	N07°08'15"E	19.46
L38	S37°34'19"W	10.00
L39	S52°25'41"E	31.00
L40	N07°34'19"E	16.00
L41	N07°34'19"E	18.00
L42	S59°34'49"E	6.19
L43	S71°01'02"W	23.59

- EXISTING SYMBOL LEGEND:**
- ⊕ = SET HUB AND MAG
 - ⊙ = EXISTING STORM DRAIN CLEANOUT
 - ⊚ = EXISTING CATCH BASIN
 - ⊛ = EXISTING CURB WALK
 - ⊜ = EXISTING FIRE HYDRANT
 - ⊝ = EXISTING FIRE HYDRANT
 - ⊞ = EXISTING GAS METER
 - ⊟ = EXISTING SWIMWAY SEWER MANHOLE
 - ⊠ = EXISTING SWIMWAY SEWER CLEANOUT
 - ⊡ = EXISTING STREET LIGHT POLE
- EXISTING LINE LEGEND:**
- = EXISTING EDGE OF ASPHALT
 - = EXISTING EDGE OF CONCRETE
 - = EXISTING CATCH WALK
 - = EXISTING CURB WALK
 - = EXISTING STORM DRAIN LINE
 - = EXISTING SWIMWAY SEWER CLEANOUT LINE
 - = EXISTING INTERIOR LINE
- SITE PLAN NOTES:**
- 1) UTILITIES SHOWN PER SITE PLAN PREPARED BY RANKIN & ASSOCIATES, INC., DATED 3/29/2023.
 - 2) AREA SUBJECT TO DEVELOPMENT RIGHTS TO ADD UNITS THAT WILL RESULT IN A REDUCTION OF ALLOCATED INTERESTS (RANKED AREA).
 - 3) LCE = LIMITED COMMON ELEMENT
 - CE = COMMON ELEMENT



FINN HANGARS, A CONDOMINIUM



DATA	DATE
DRAWN: TLM	9/6/2024
CHECKED: ASH	9/6/2024
DATE: 9/6/2024	
DWG: 2024024_PAC.CONDO.049	
SCALE: VARIOUS	
JOB#: 2024024	
FIELD BOOK: 495.17	
SHEET 2 OF 3	

HORIZONTAL BOUNDARY NOTE:

THE HORIZONTAL BOUNDARIES OF THE UNIT SHALL BE THE BOTTOM SURFACES OF THE WOOD JOISTS OF OTHER STRUCTURAL MATERIALS USED IN THE STRUCTURAL PORTIONS OF THE CEILING CASE THE UPPER BOUNDARY EXISTS AT THE UNDERSIDE OF THAT PORTION CONSTITUTES A LIMITED COMMON ELEMENT.

VERTICAL BOUNDARY NOTE:

THE VERTICAL BOUNDARIES OF THE UNIT SHALL BE THE INTERIOR SURFACES OF THE PLASTER PANELING OR FRAMING MEMBERS ADJACENT TO THE INTERIOR SURFACES OF THE UNIT. EXTENDED TO INTERSECTION WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

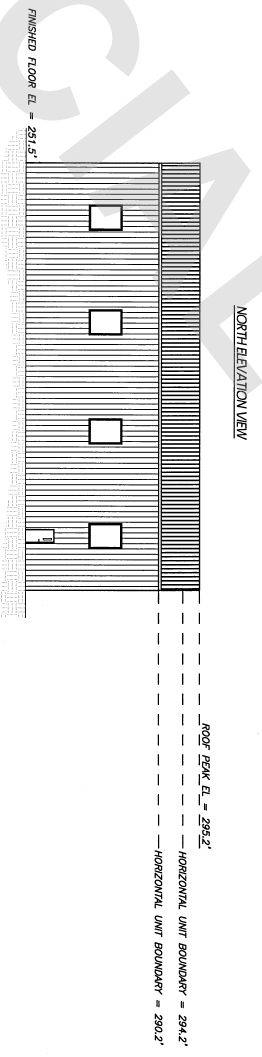
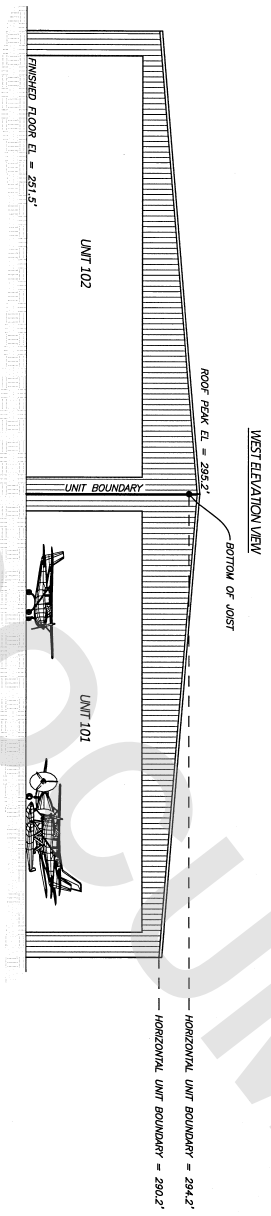
GRAPHIC SCALE
1 inch = 20 feet



FINN HANGARS
A CONDOMINIUM
FNN HANGAR, LLC
PO BOX 547
MOUNT VERNON, WA 98273

PACIFIC SURVEYING
& ENGINEERING, INC.
909 Stadium Way, Ste 111 | BELLEVUE, WA 98005
WWW.PACIFICSURVEY.COM | INFO@PACIFICSURVEY.COM

FINN HANGARS, A CONDOMINIUM
ELEVATION VIEW
(N73)



DATA	
DESIGN:	LSM
CHECKED:	LSM
DATE:	9/9/2024
DWG:	2024024_SPL_COND.DWG
SCALE:	NIS
USER:	2024024
FILED BOOK:	493.17
SHEET	3 OF 3

FINN HANGARS
A CONDOMINIUM
FINNHANGAR, LLC
PO BOX 547
MOUNT VERNON, WA 98273



ELEVATION VIEW NOTES:
1) VERTICAL DATUM: NAVD83
BENCHMARK: PSE 409, ELEV=251.40'
(AS SHOWN ON SHEET 2 OF 3)

HORIZONTAL BOUNDARY NOTE:
UPPER BOUNDARY: THE HORIZONTAL, OR OBSCURE PLANS OF THE BOUNDARIES OF THE HORIZONTALS USED IN THE SURVEYING OR SURVEYING EXCEPT WHERE THERE IS A SPECIFIC OR SOLAR-TUBE, IN WHICH CASE THE CONSTRUCTION OF THE COMMON ELEMENTS SHALL BE CONSIDERED A LIMITED COMMON ELEMENT.
LOWER BOUNDARY: THE HORIZONTAL PLANE OF THE TOP SURFACE OF THE UNCOVERED CONCRETE FLOOR SLAB OR SUBFLOORING MATERIAL, AS THE CASE MAY BE.
(CE) = COMMON ELEMENT
(LCE) = LIMITED COMMON ELEMENT



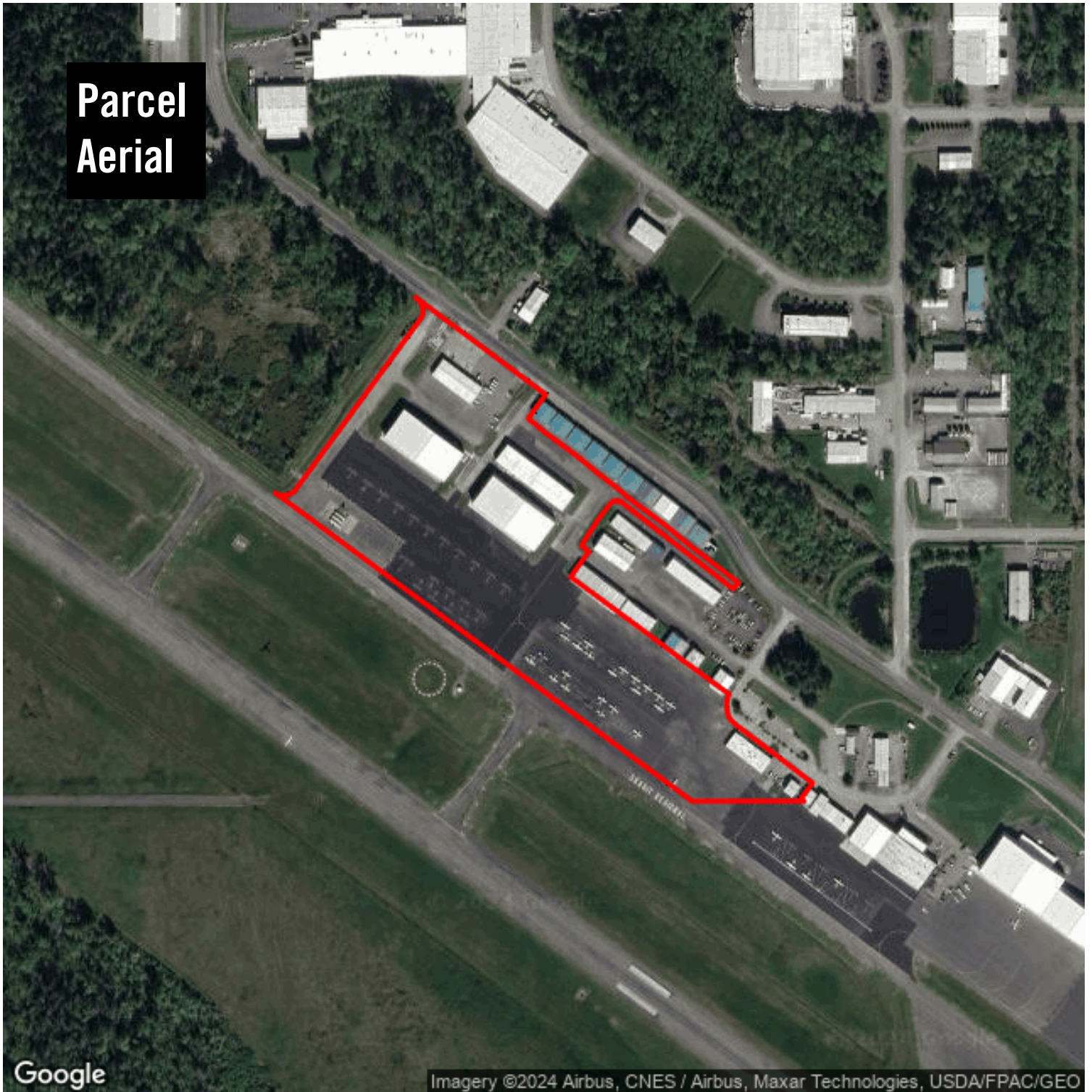
11684 - 11688 Higgins Airport Way

MOODY'S

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

**Parcel
Aerial**



11684 - 11688 Higgins Airport Way

11684-11688 Higgins Airport Way

Burlington, WA 98233



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

MOODY'S
ANALYTICS

Catylist

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 prof. advisor.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 11684-11688 Higgins Airport Way, Burlington, WA 98233

CITY, STATE

Burlington, WA

POPULATION

6,340

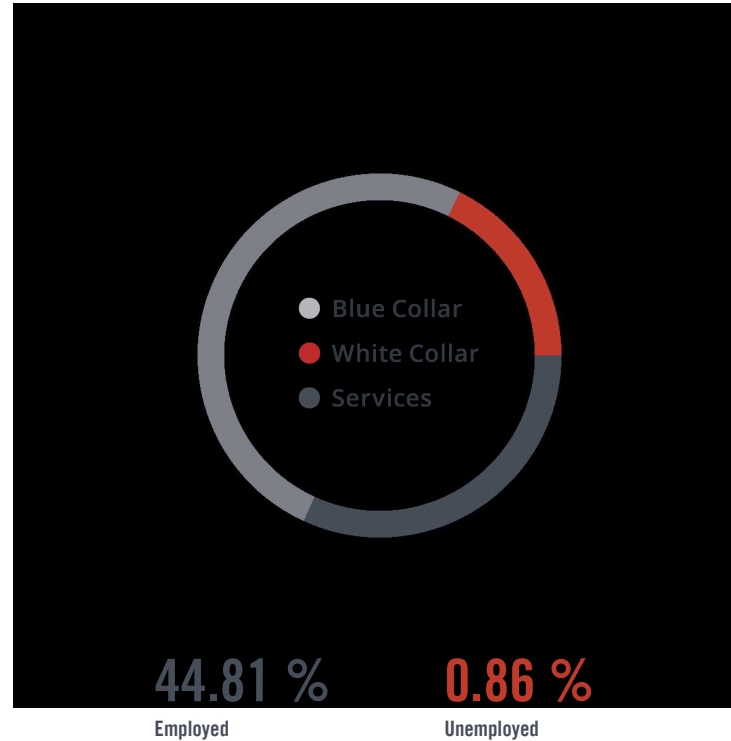
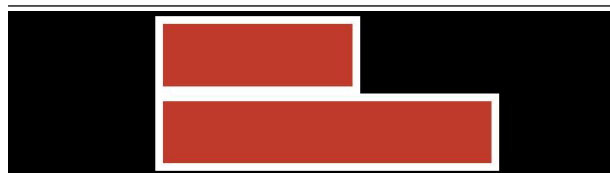
AVG. HHSIZE

2.51

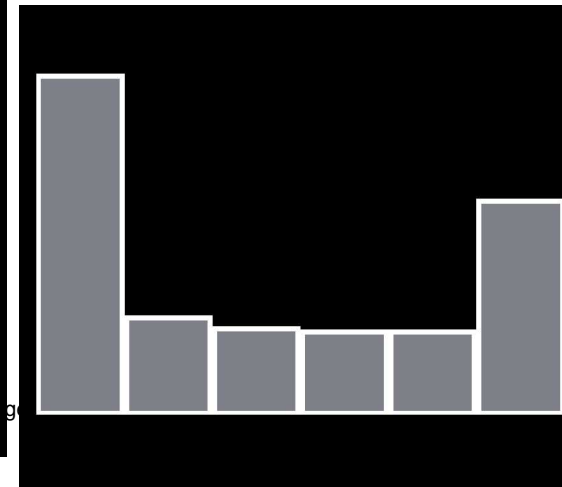
MEDIAN HH INCOME

\$65,354

HOME OWNERSHIP



GENDER & AGE



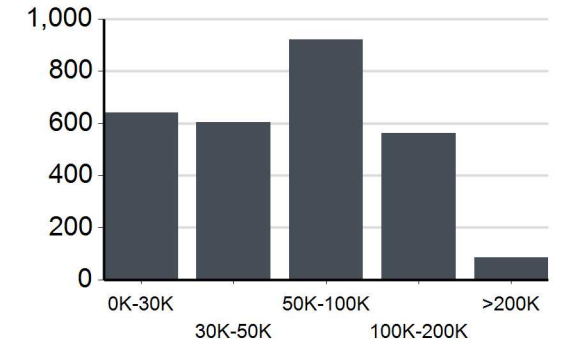
RACE & ETHNICITY

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 %

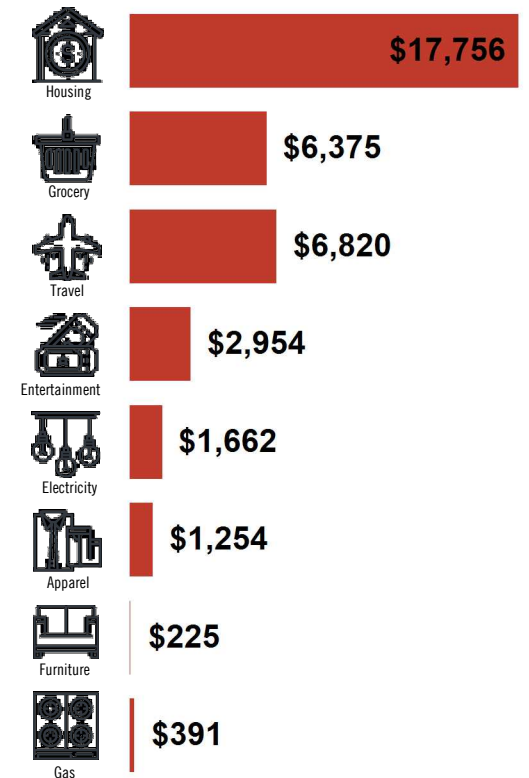
EDUCATION

High School Grad:	16.60 %
Some College:	37.54 %
Associates:	7.36 %
Bachelors:	27.88 %

INCOME BY HOUSEHOLD

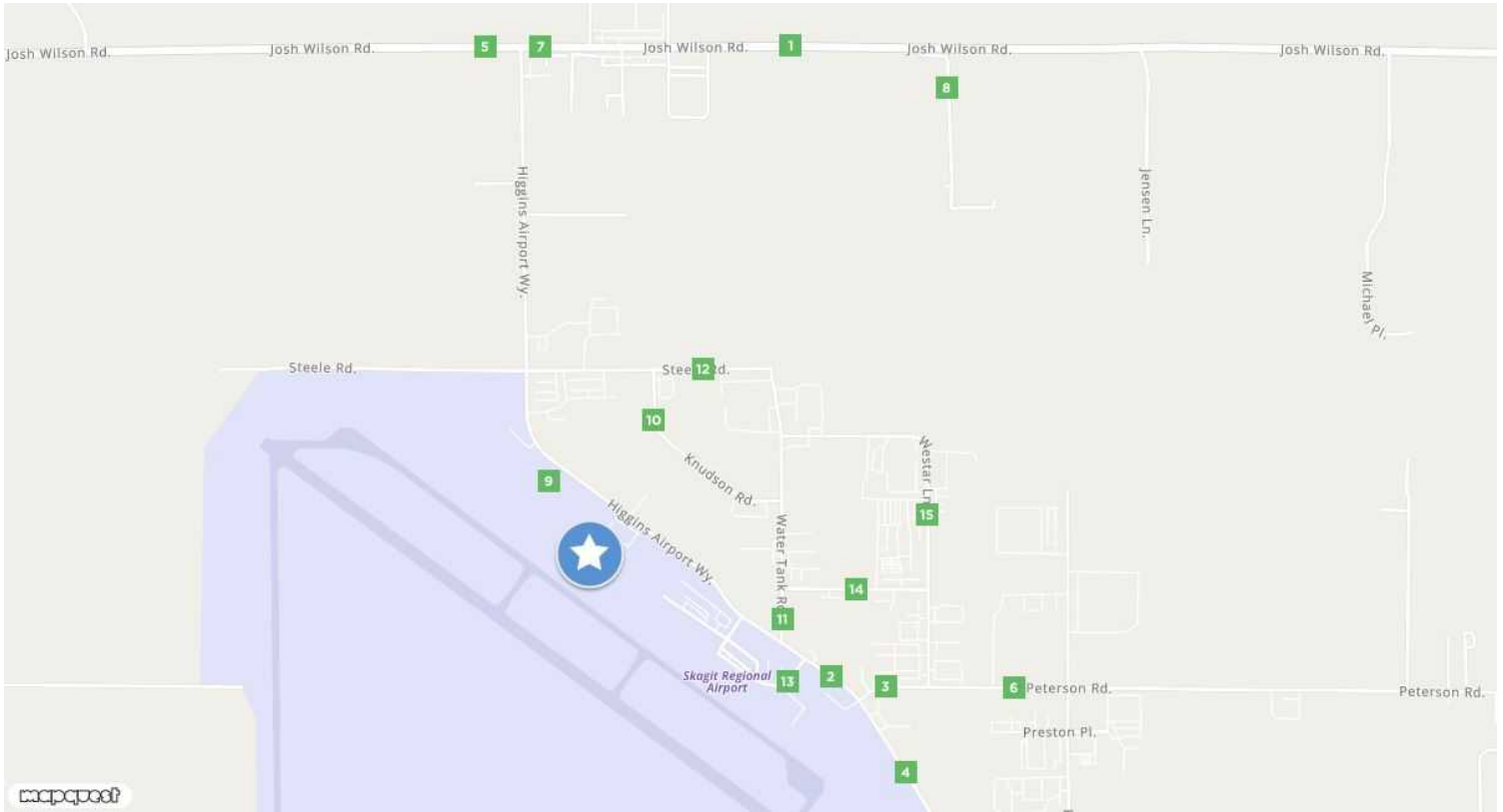


HH SPENDING



11684 - 11688 Higgins Airport Way

Traffic Counts



Josh Wilson Rd 1	Higgins Airport Way 2	Peterson Rd 3	Higgins Airport Way 4	Josh Wilson Rd 5
View Ridge Dr	Airport Dr	Higgins Airport Way	Peterson Rd	Higgins Airport Way
Year: 2016 4,371	Year: 2015 1,291	Year: 2015 2,082	Year: 2015 2,103	Year: 2015 3,100
Year: 2011 3,262	Year: 2011 978	Year: 2011 1,639	Year: 2010 1,502	
Year: 2009 3,917	Year: 2008 1,685	Year: 2009 1,996	Year: 2009 1,512	
Peterson Rd 6	Josh Wilson Rd 7	View Ridge Dr 8	Flightline Rd 9	Knudson Rd 10
Bay Ridge Dr	Higgins Airport Way	Josh Wilson Rd	Higgins Airport Way	Steele Rd
Year: 2011 1,639	Year: 2009 3,917	Year: 2001 70	Year: 1997 50	Year: 1997 50
Year: 2004 1,685	Year: 2007 5,160			
Year: 1996 2,239	Year: 2004 5,477			
Water Tank Rd 11	Steele Rd 12	Airport Dr 13	Ashten Rd 14	Westar Ln 15
Higgins Airport Way	Knudson Rd	Higgins Airport Way	Westar Ln	Ashten Rd
Year: 1997 20	Year: 1997 50	Year: 1997 50	Year: 1997 50	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)