

Industrial Warehouse and Offices | Approx. 10,000 SF

1000 FOUNTAIN STREET
BURLINGTON, WA 98233



Windermere
COMMERCIAL





I-5 VISABILITY BURLINGTON COMMERCIAL INDUSTRIAL ZONE

1000 FOUNTAIN STREET | BURLINGTON, WA

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02

THE OFFERING

Windermere Commercial Real Estate is pleased to offer For Lease approx. 10,000 square feet of warehouse and office in Burlington, WA. Built in 2000 this facility has been completely remodeled including a fire suppression system throughout the building.

Located in North Burlington this building has Interstate 5 visibility, good I-5 access and parking for approx. 70 with overflow available.

This site is zoned Commercial Industrial (CI-1) allowing numerous uses.

Total building is approx. 22,000 SF with approx. 10,000 SF of warehouse with office space currently available.

FOR LEASE:

\$15.00 / SF NNN

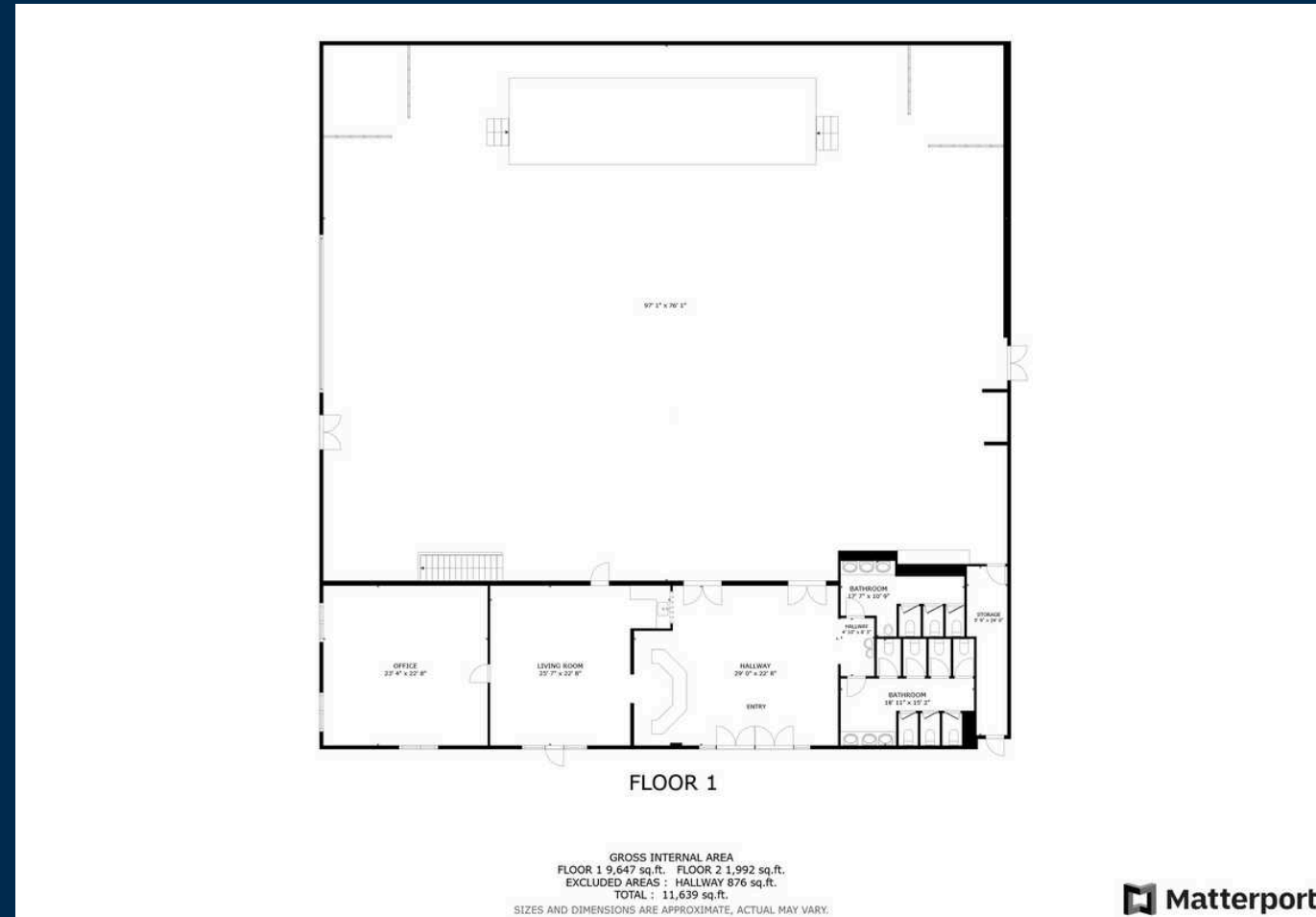
LOCATION HIGHLIGHTS

- Conveniently located in North Burlington along Fountain Street accessed directly off of Burlington Blvd.
- Easy access to I-5 both north and south bound via Chuckanut Drive (Exit 231)
- Burlington is approx. 65 miles north of Seattle and 65 miles south of Vancouver, BC; it is one of the fastest growing cities in the Northwest and the largest city in Skagit County.
- This site has a close proximity to Skagit Regional Airport, International Airports, Deep-Water Seaports, Rail and Truck Routes throughout the United States and Canada.
- Skagit County provides a skilled workforce and a strong education system.



ZONE - CI 2
COMMERCIAL INDUSTRIAL

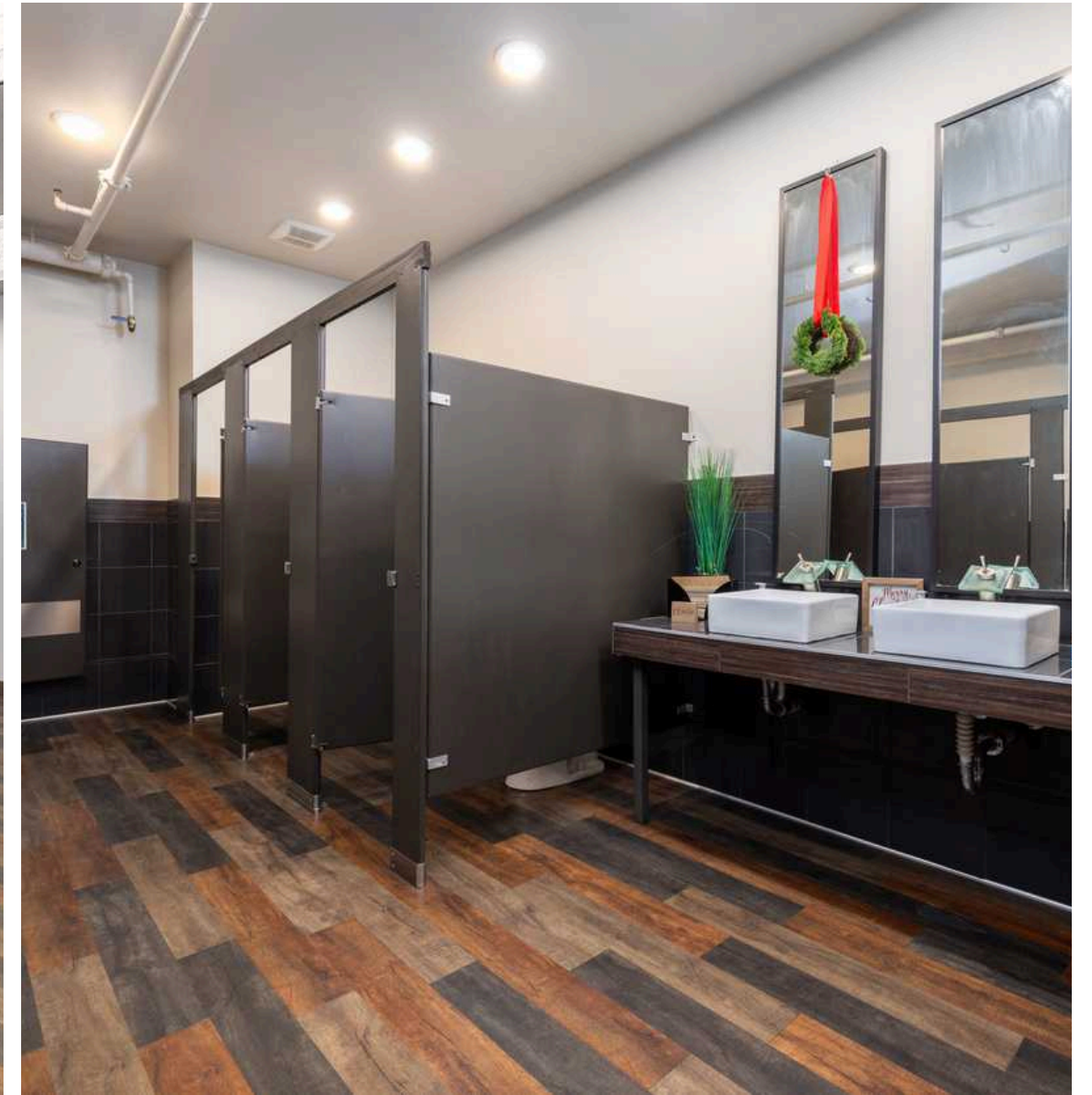
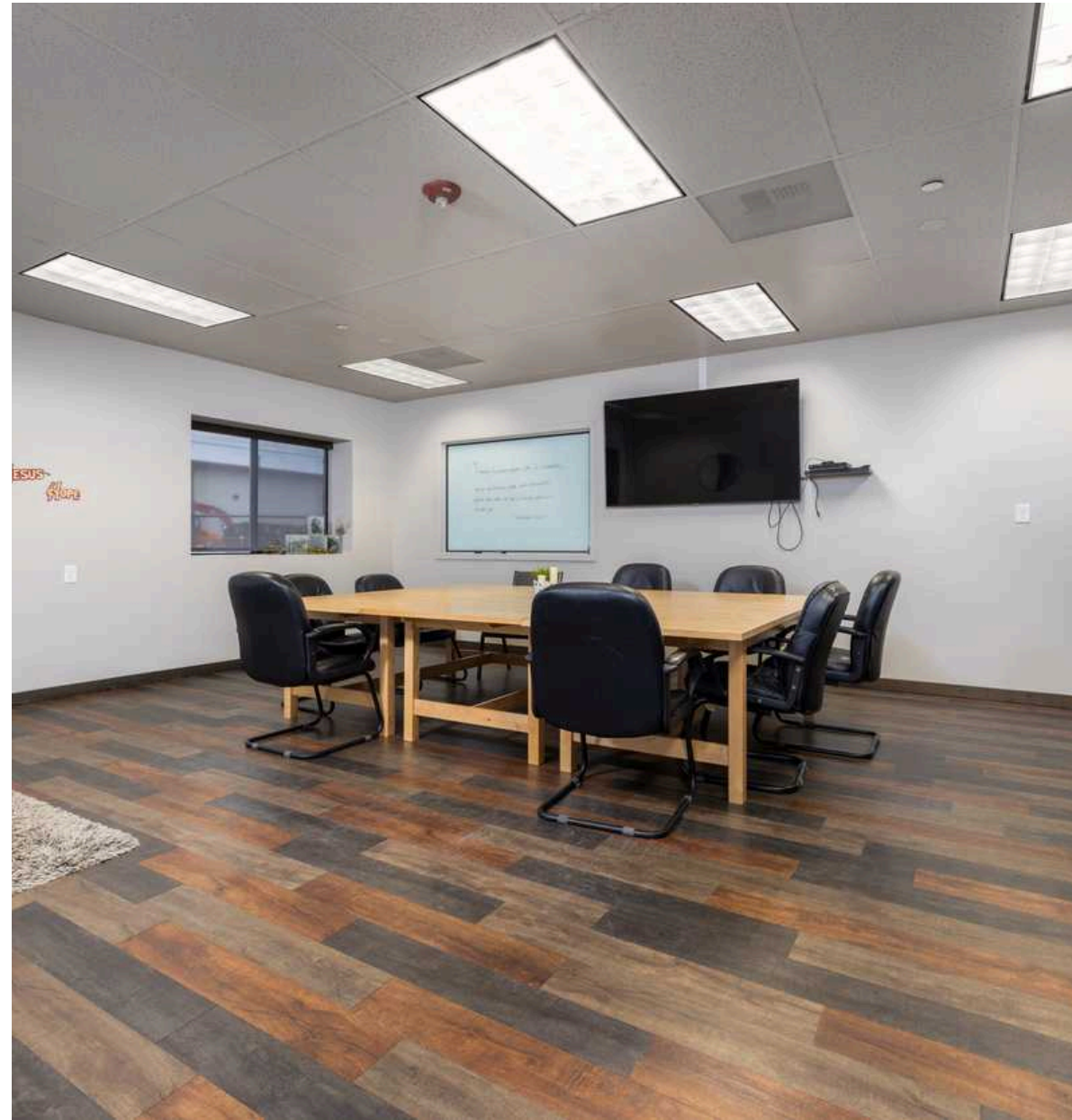
BUILDING HIGHLIGHTS



- OFFICES: Two offices/conference room on the first floor and approximately. Approximately 7 offices/work/meeting areas on the second floor.
- Restrooms: Two restrooms on the first floor (multiple stalls | One restroom on the 2nd floor.
- WAREHOUSE: Approximately 8,000 SF | Ceiling height approx. 20 feet | Two overhead doors. One on the north side is 14 feet high and 21 feet wide. The one on the east side is 14 feet high and 12 feet wide | Building also is serviced by a loading dock | Concrete Floor approx 6 inches thick.
- Power: 3 Phase | 200 AMPS per every 2,000 SF
- Parking for approximately 70 with overflow available
- SITE: Total building is approx. 22,000 SF. Current offering of 10,000 SF has the possibility of additional availability.

FOR LEASE

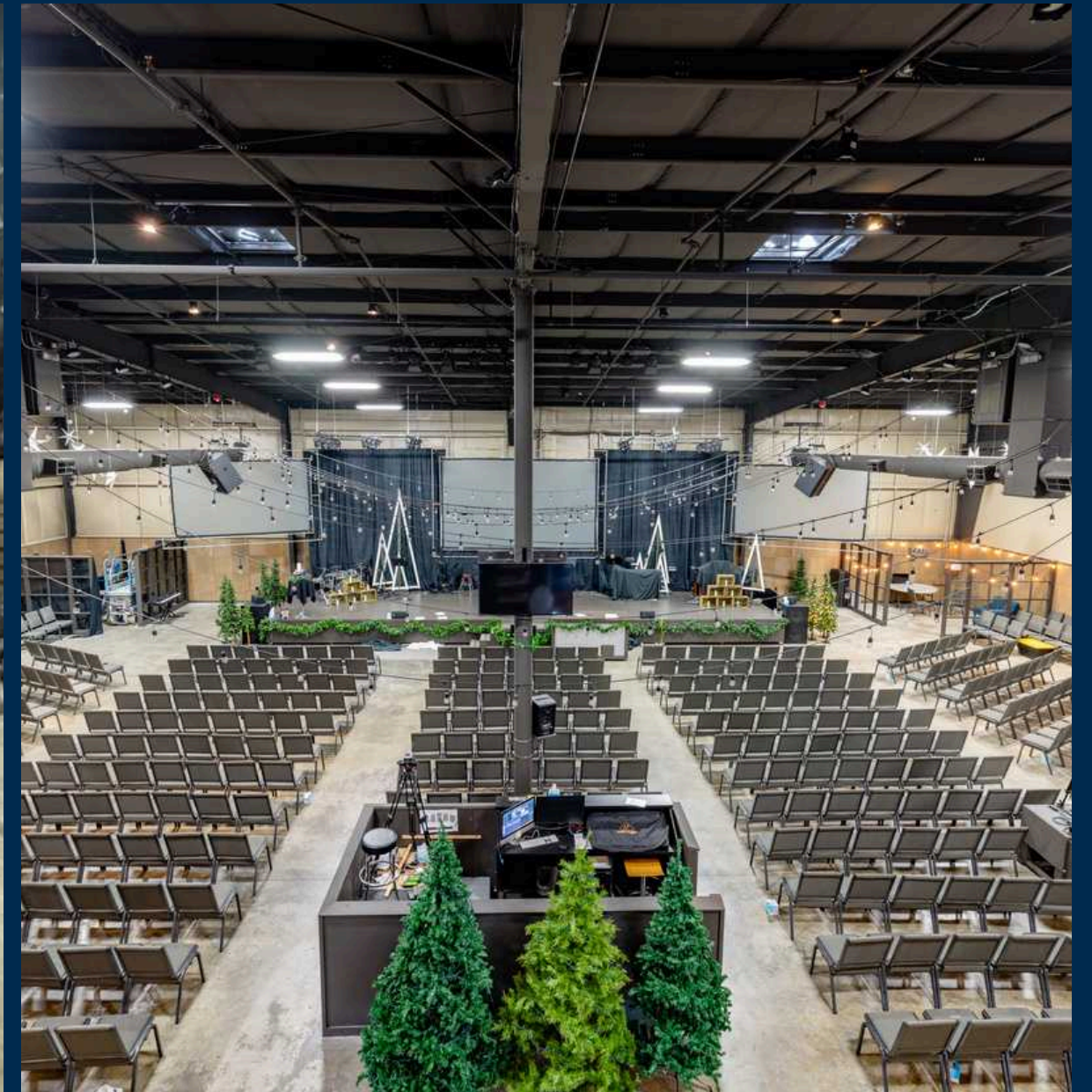
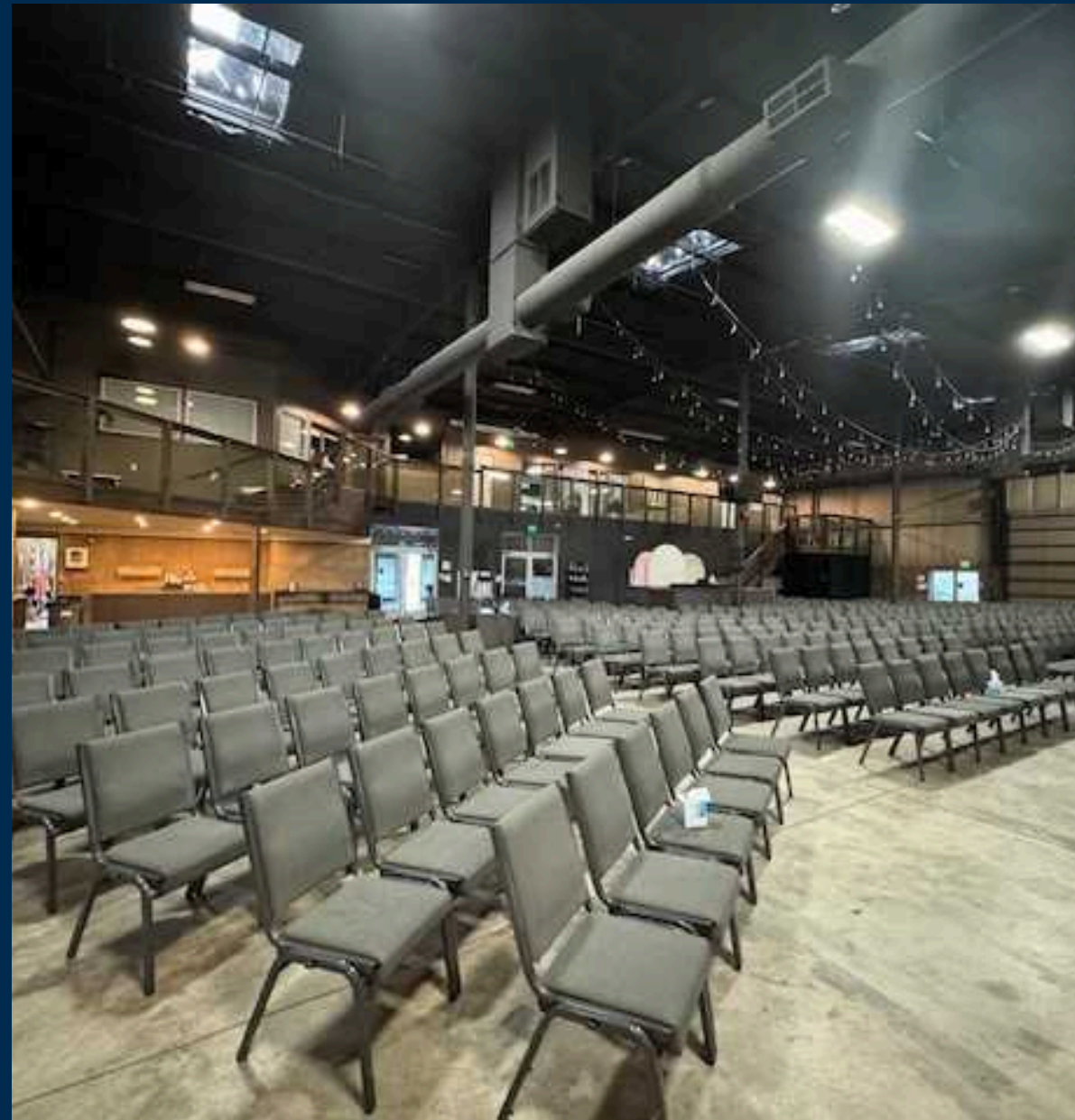
1ST FLOOR RECEPTION | OFFICE & CONERENCE ROOM | RESTROOMS



PROPERTY OVERVIEW

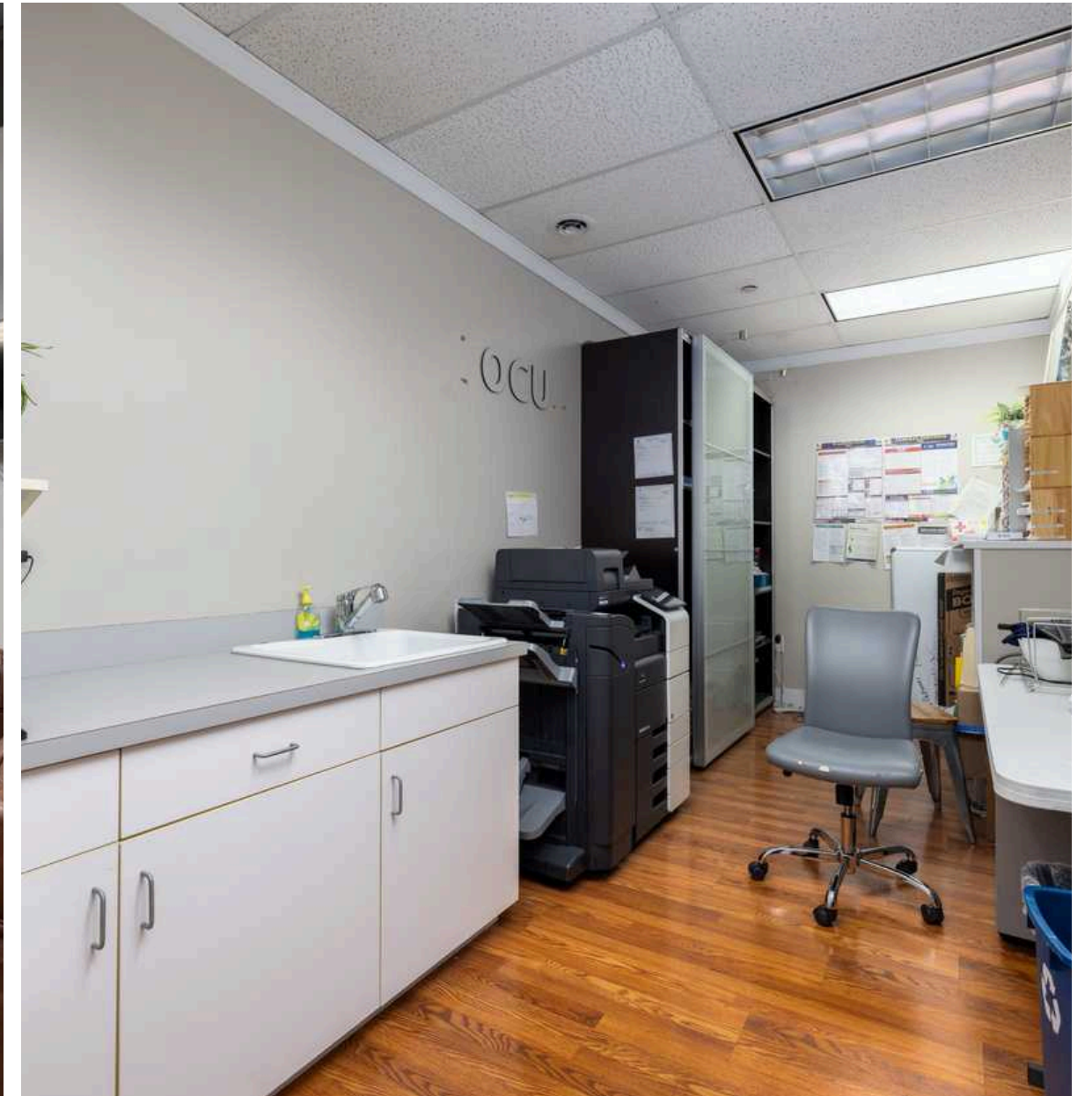
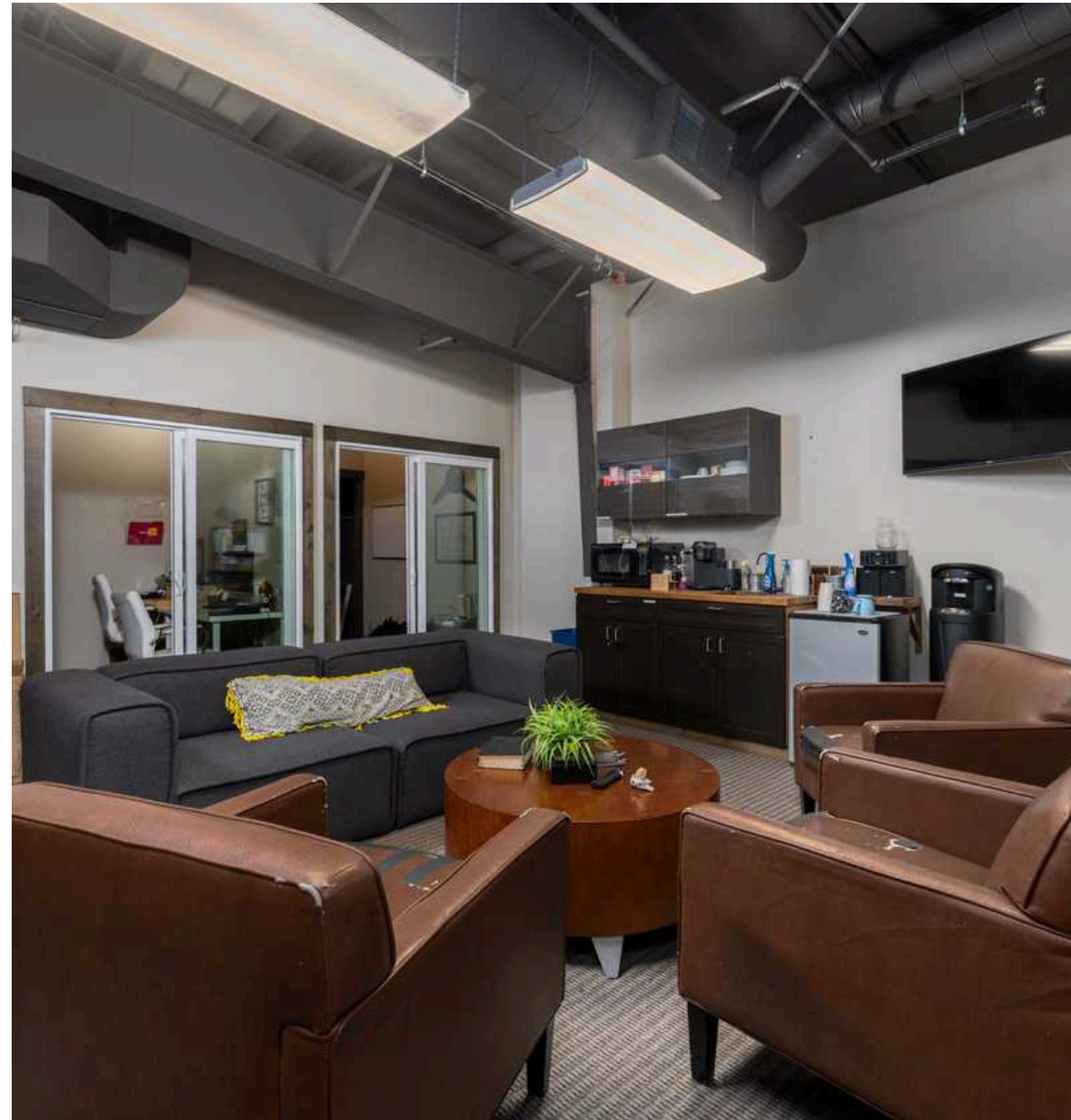
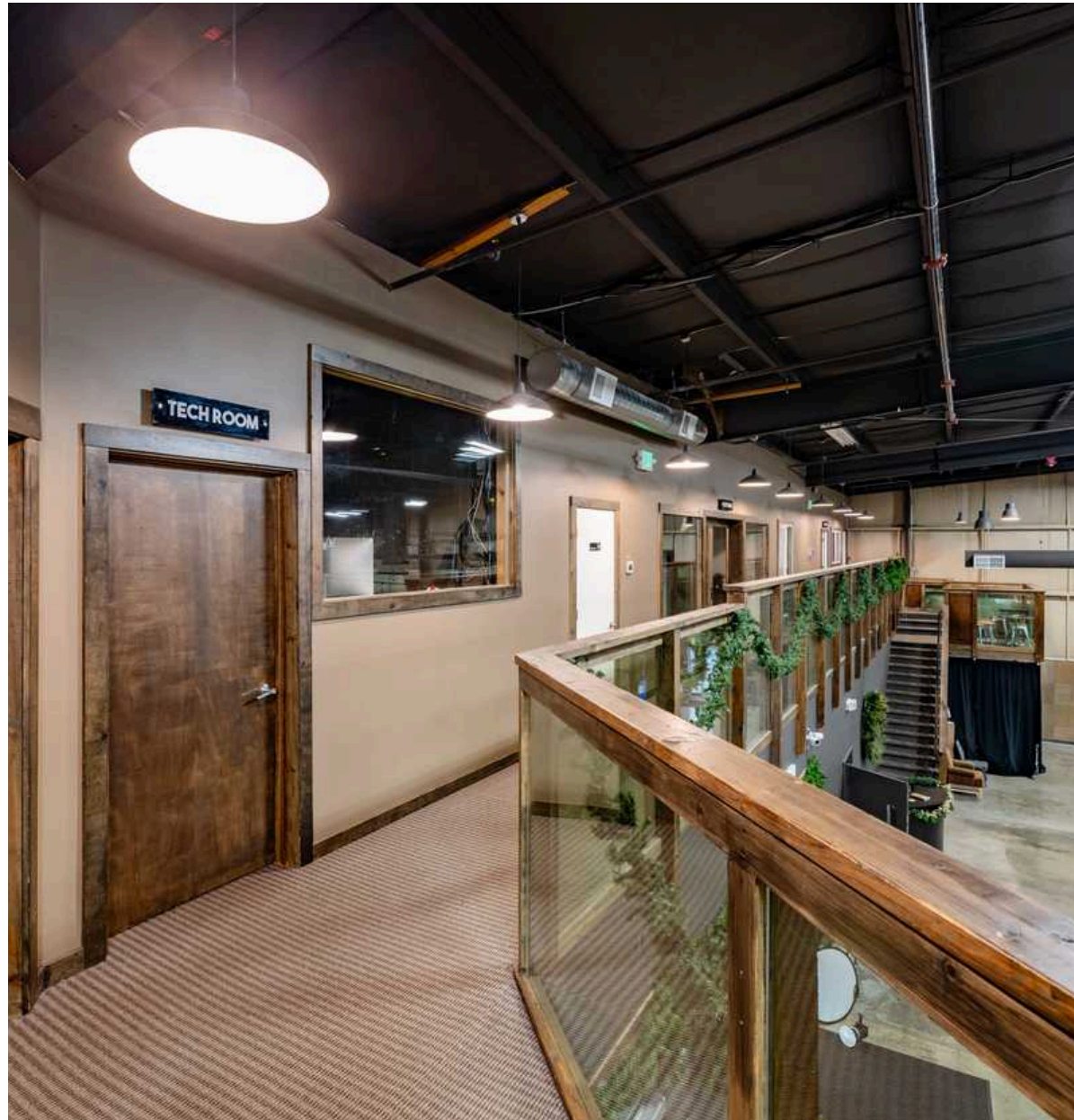
FOR LEASE

GROSS AREA OF WAREHOUSE APPROX. 8,000 SF



PROPERTY OVERVIEW

SECOND FLOOR OFFICES | WORK ARE



PROPERTY OVERVIEW

FOR LEASE: WAREHOUSE WITH OFFICES



PROPERTY OVERVIEW

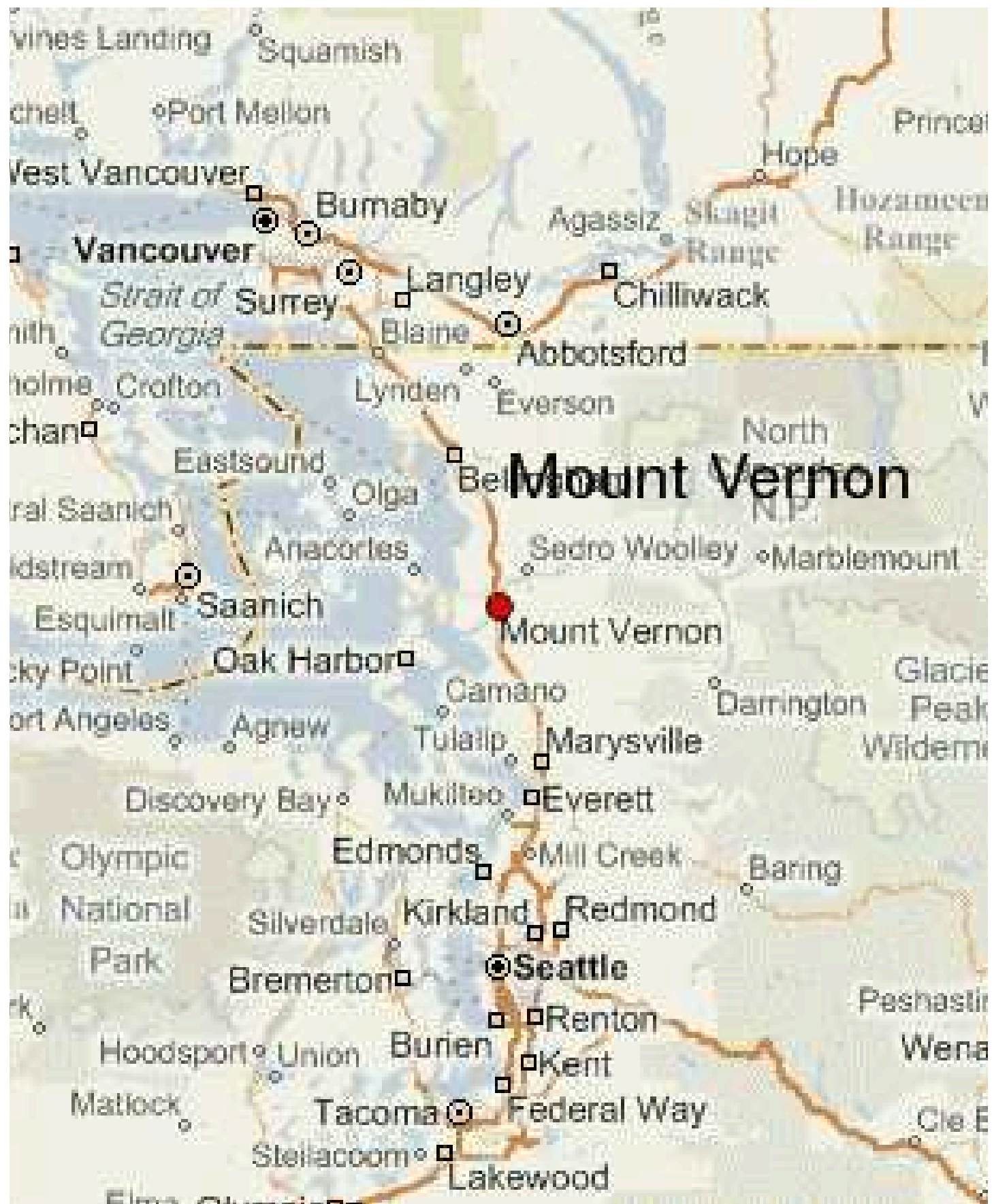
MOUNT VERNON AND SURROUNDING AREAS

STRATEGICALLY LOCATED BETWEEN SEATTLE AND VANCOUVER, BC, MOUNT VERNON IS ONE OF THE FASTEST GROWING CITIES IN THE NORTHWEST AND THE LARGEST CITY IN SKAGIT COUNTY.

SUPPORTED WITH ACCESS TO DEEP-WATER SEAPORTS, INTERNATIONAL AIRPORTS, AND RAIL; WITHIN CLOSE PROXIMITY TO WORLD-LEADING RESEARCH INSTITUTIONS, ADVANCED MANUFACTURING, INFORMATION TECHNOLOGY CENTERS AND WORLD CLASS HEALTH CARE, SKAGIT COUNTY PROVIDES A SKILLED WORKFORCE, STRONG EDUCATION SYSTEM, AND ENVIABLE QUALITY OF LIFE STRETCHING FROM PUGET SOUND TO THE NORTH CASCADES.

ADD IN THE LOCAL INDUSTRY OF AGRICULTURE, TOURISM, QUAIN T SURROUNDING TOWNS, THE GATEWAY TO THE SAN JUAN ISLANDS AND THE HIKING, CLIMBING, SKIING AND SNOWBOARDING IN THE NORTH CASCADES ... ONE WILL FIND ENDLESS PLAY TO REWARD ONES HARD WORK.

DEMOGRAPHICS



MOUNT VERNON AND BURLINGTON, WASHINGTON

TRAFFIC COUNTS

I-5 & George Hopper. 75,457 VPD

DEMOGRAPHICS

CENSUS 2023

Population	<u>46,158</u>
Total Households	16,828
Median HH Income	\$80,547
Median Home Value	\$436,054



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Windermere

REAL ESTATE