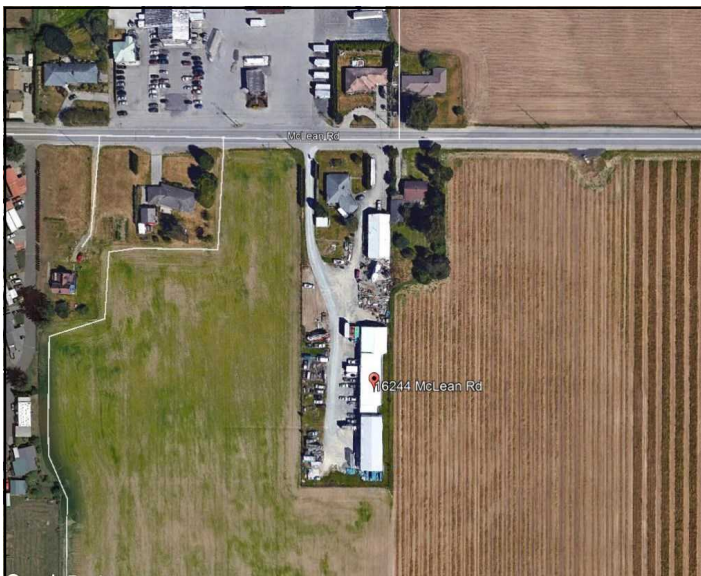


16244 MCLEAN RD STE D3 MOUNT VERNON, WA

FOR LEASE

- 1,920 +/- sf office/industrial space
 - 2 offices
 - 2 12x13 bay doors
 - 5'x10' storage room off back
- Gas heat in warehouse
- Zoned Rural Business
- \$2,350 per month modified gross plus flat utility charge



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.

McLean Road Complex

MOODY'S

Learned Commercial, Inc.

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



McLean Road Complex

16244 McLean Rd
Mount Vernon, WA 98273



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 16244 McLean Rd, Mount Vernon, WA 98273

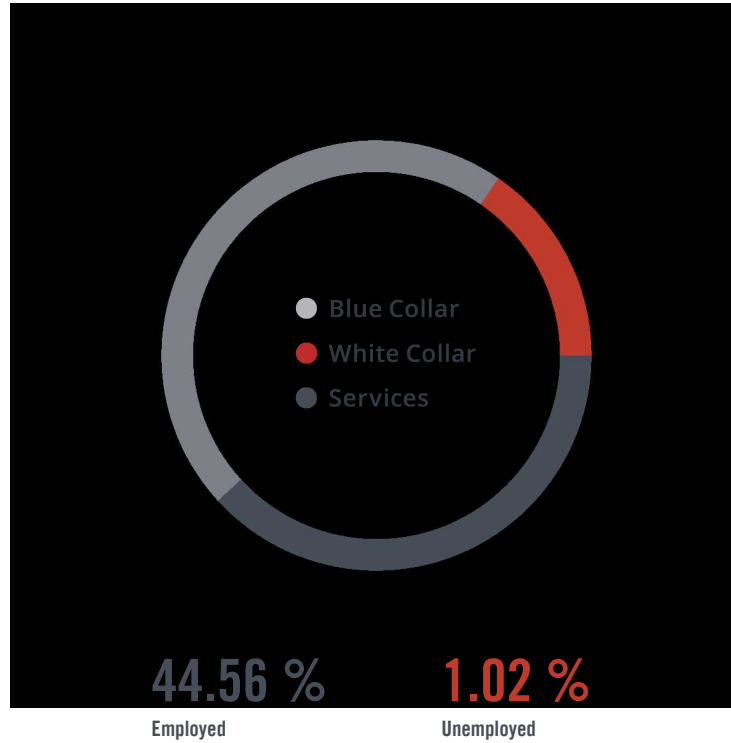
CITY, STATE
Mount Vernon, WA

POPULATION
7,220

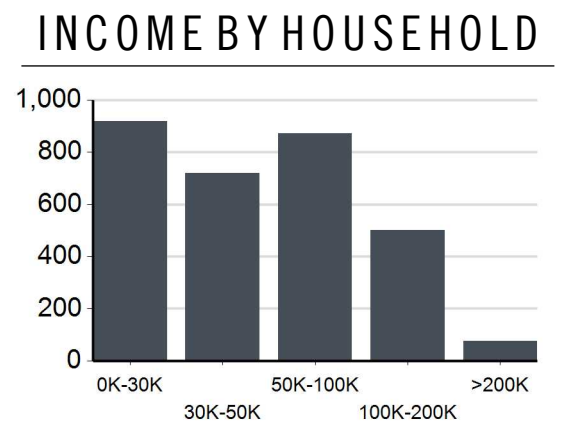
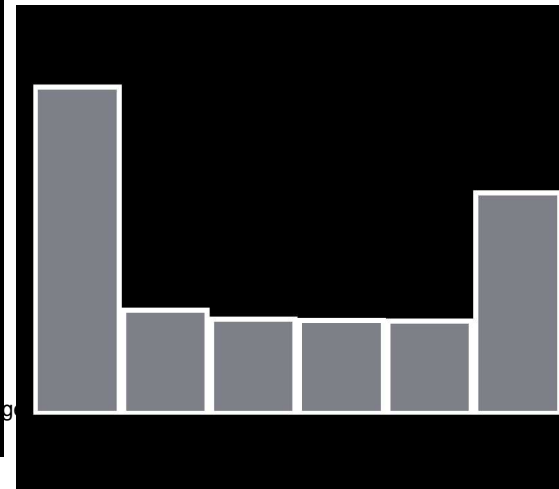
AVG. HHSIZE
2.54

MEDIAN HH INCOME
\$49,292

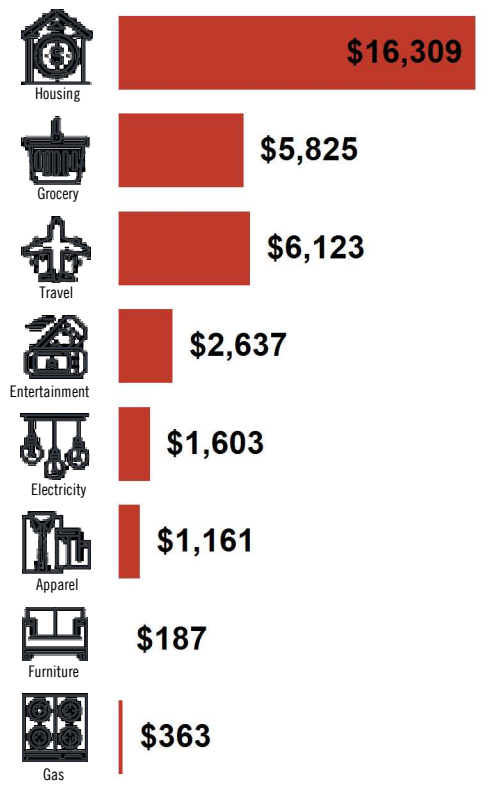
HOME OWNERSHIP
1,702



GENDER & AGE
50.57 % 49.43 %



HH SPENDING



EDUCATION

High School Grad:	20.69 %
Some College:	29.63 %
Associates:	7.35 %
Bachelors:	27.60 %

RACE & ETHNICITY

White:	65.09 %
Asian:	0.00 %
Native American:	0.12 %
Pacific Islanders:	0.00 %
African-American:	0.29 %
Hispanic:	21.15 %
Two or More Races:	13.35 %

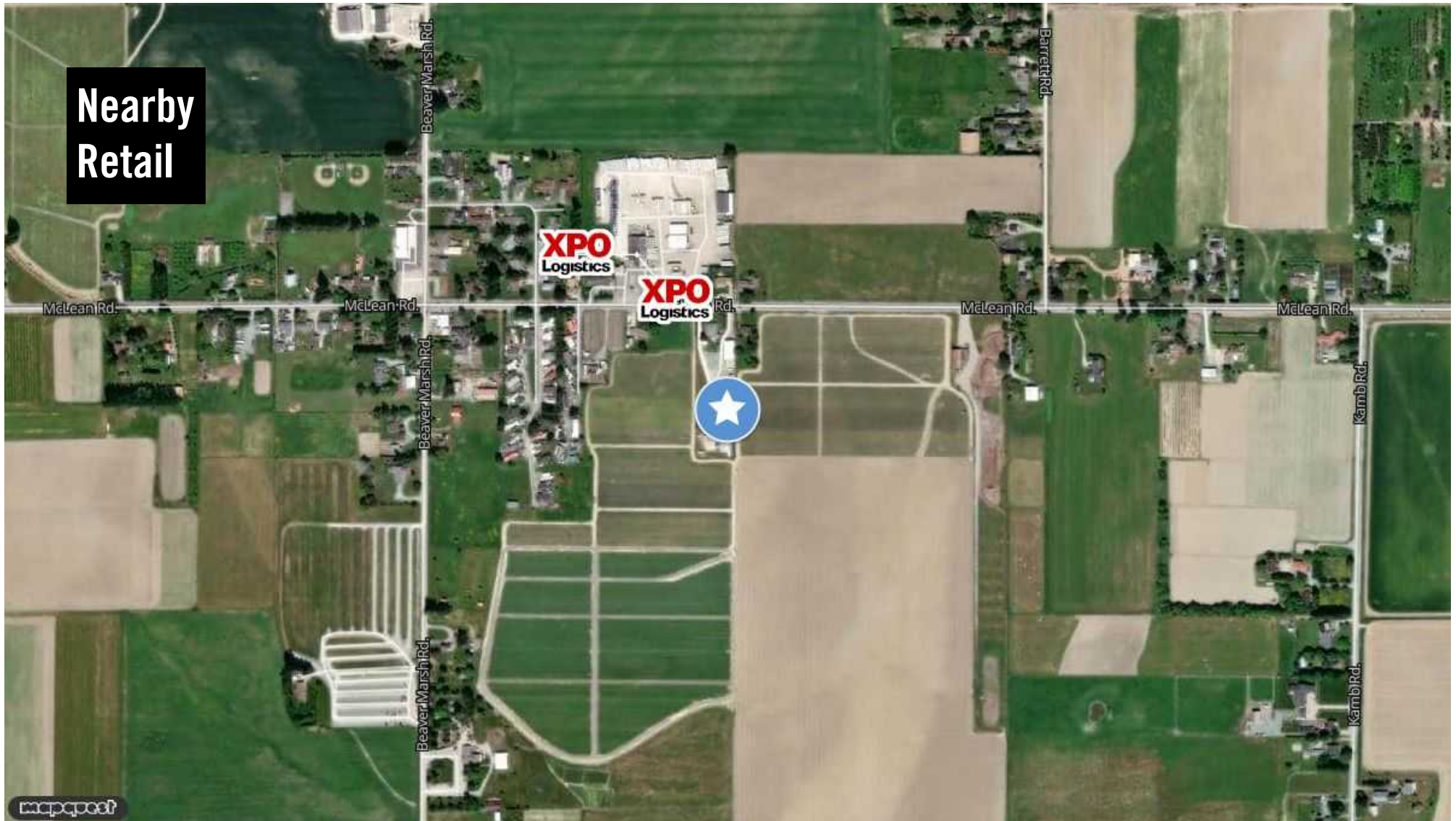
McLean Road Complex

MOODY'S

Learned Commercial, Inc.

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**Nearby
Retail**



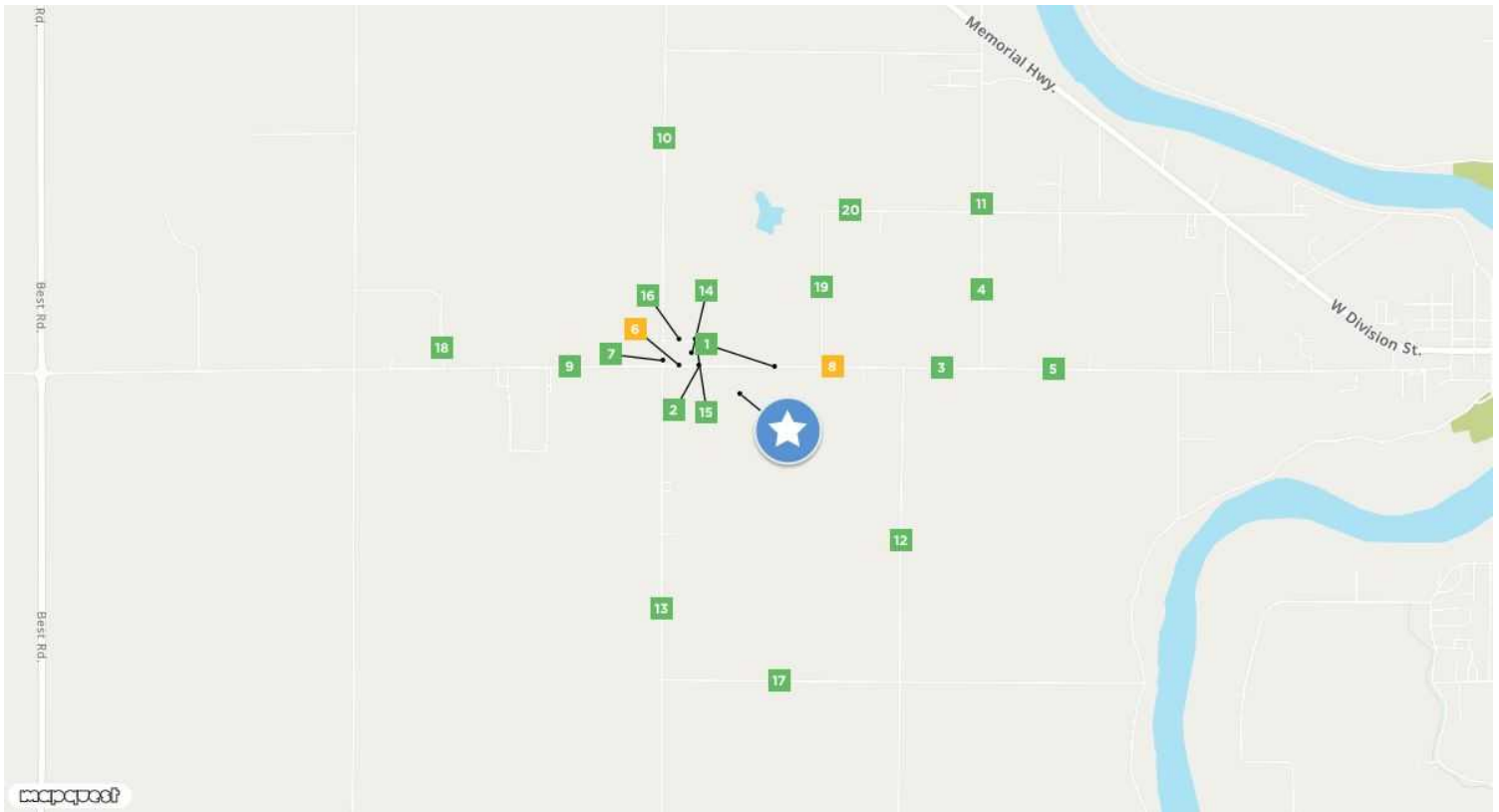
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MOODY'S
ANALYTICS

Catylist

McLean Road Complex

Traffic Counts



McLean Rd 1 Barrett Rd Year: 2015 4,959 Year: 2006 4,470 Year: 2000 4,271	McLean Rd 2 Ginthner Dr Year: 2015 4,329 Year: 2009 4,374	McLean Rd 3 Kamb Rd Year: 2015 4,291 Year: 2004 4,542 Year: 2000 4,301	Avon Allen Rd 4 Dunbar Rd Year: 2015 1,334 Year: 2011 1,226 Year: 2007 1,171	McLean Rd 5 Avon Allen Rd Year: 2015 4,291 Year: 2011 5,185 Year: 2009 4,116
McLean Rd 6 Ginthner Dr Year: 2011 5,536 Year: 2009 4,374 Year: 2007 4,074	Daggett Rd 7 McLean Rd Year: 2011 1,454 Year: 2009 584	McLean Rd 8 Barrett Rd Year: 2011 5,972 Year: 2009 4,803 Year: 2006 4,470	McLean Rd 9 Daggett Rd Year: 2011 4,570 Year: 2009 3,775 Year: 2007 4,074	Daggett Rd 10 Donnelly Rd Year: 2011 545 Year: 2000 356
Avon Allen Rd 11 Dunbar Rd Year: 2011 1,226 Year: 2004 1,108	Kamb Rd 12 Jungquist Rd Year: 2009 590 Year: 1998 979	Daggett Rd 13 Jungquist Rd Year: 2005 1,348 Year: 2000 1,064	Ginthner Dr 14 McLean Rd Year: 2001 40	W Division St 15 Ginthner Dr Year: 2001 40
W Division St 16 Ginthner Dr Year: 2001 70	Jungquist Rd 17 Daggett Rd Year: 2001 160	Produce Ln 18 McLean Rd Year: 1997 50	Barrett Rd 19 Dunbar Rd Year: 1994 170	Dunbar Rd 20 Barrett Rd Year: 1994 240



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14.16.150 Rural Business (RB).

(1) Purpose. The Rural [Business](#) zone is intended to provide reasonable expansion and change of [use](#) opportunities for existing isolated nonresidential [uses](#) in the rural area that provide job opportunities for rural residents and that are not consistent with the other commercial and industrial [Comprehensive Plan](#) designations and [zoning districts](#).

(2) [Permitted Uses](#).

(a) Continuation of an existing commercial [use](#).

(b) Subject to an administrative decision, a change of [use](#) from the existing [use](#) to a [use](#) which is substantially similar to the existing [use](#) in terms of the type of commercial activity performed. A substantially similar [use](#) shall continue the same basic operational characteristics as the existing [use](#), shall be of no greater intensity, density, or generate no greater environmental or traffic [impact](#) than the existing [use](#).

(c) A [use](#) designated Rural [Business](#) may be expanded; provided, that any expansion is limited to a maximum of 50 percent of the gross [floor area](#) existing as of June 1, 1997, or 1,500 square feet, whichever is less. The maximum [floor area](#) of allowed expansion shall be determined based on the gross [floor area](#) dedicated to the Rural [Business](#) use as of June 1, 1997. The expansion, as well as all associated [development](#) including but not limited to parking areas, [driveways](#), septic systems, wells, and landscaping, must occur on the same [lot](#) upon which the existing [use](#) is located.

(d) [Outdoor working areas](#) may be expanded by a maximum of 50 percent; provided, that any expansion must occur on the same [lot](#) as the existing [outdoor working area](#). The area of allowed expansion shall be determined based on the [outdoor working area](#) dedicated to the Rural [Business](#) use as of June 1, 1997.

(e) [Habitat enhancement and/or restoration projects](#), except [mitigation banks](#) as defined by [SCC 14.04.020](#).

(f) [Owner operator/caretaker quarters](#) as accessory to a [business](#) use.

(g) [Maintenance, drainage](#).

(h) [Net metering system](#), solar.

(i) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 12 inches or less.

(j) [Recycling drop box facility](#), accessory to a permitted public, institutional, commercial or industrial [use](#).

(k) [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) [Personal wireless services](#) towers, subject to [SCC 14.16.720](#).

(e) [Temporary events](#).

(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) Storage of [unlicensed/inoperable vehicles](#).

(d) With an approved [Hearing Examiner](#) special [use](#) permit, a [use](#) designated Rural [Business](#) which was established prior to July 1, 1990, may be expanded beyond the 1,500-square-foot limit established in Subsection (2)(c) of this Section. For [agricultural support services](#), the expansion is not limited. For all other [uses](#), the expansion may not exceed 50 percent of the gross [floor area](#) dedicated to the Rural [Business](#) use as of July 1, 1990, up to a maximum of 5,000 square feet; and Subsections (4)(d)(i) through (vi) of this Section must be met. The [applicant](#) shall have the burden of proof to demonstrate that the [use](#) was established, and to what extent, prior to July 1, 1990. An expansion of 50 percent is not guaranteed, but instead is a maximum allowance; provided, that in no instance shall an expansion greater than 5,000 square feet of gross [floor area](#) be allowed. Compliance with the criteria below may dictate a smaller maximum expansion. Expansions greater than 1,500 square feet shall not be allowed if the following criteria cannot be met:

- (i) The expansion, as well as all associated [development](#) including but not limited to parking areas, [driveways](#), septic systems, wells, and landscaping, will occur on the same [lot](#) upon which the existing [use](#) is located;
- (ii) The expansion is visually compatible with the surrounding neighborhood and rural area;
- (iii) Detrimental [impacts](#) to adjacent properties or to existing easement rights on the property will not be increased or intensified;
- (iv) The expansion does not result in a formerly small operation dominating the area;
- (v) The expansion will not constitute new [urban growth](#) in the rural area, except that [uses](#) may utilize [urban services](#) that are historically already available to the site; and
- (vi) [Public services](#) and facilities are limited to those necessary to serve the isolated nonresidential [use](#) and are provided in a manner that does not permit low density [sprawl](#).

(e) A [Hearing Examiner](#) special [use](#) permit is required to change from one [use](#) to another [use](#) when Subsection (2)(b) of this Section does not apply. The [Hearing Examiner](#) shall not grant a special [use](#) permit if he/she determines that the change of [use](#) would:

- (i) Result in a substantially increased [impact](#) on any 1 of the following criteria; or
- (ii) Result in smaller [impacts](#) across a number of criteria that combined, result in a substantially increased overall [impact](#). Information in parentheses defines “substantial [impact](#)” for that particular measure.
 - (A) Traffic generation (more than 10% increase in vehicle trips per [day](#) equals substantial increase).
 - (B) Parking requirements (the need to expand existing parking facilities or the likelihood that parking would flow over to adjacent [roads](#) or properties equals substantial increase).
 - (C) Hours of operation (10% increase in hours of operation, or any measurable increase in evening and weekend hours equals substantial increase).
 - (D) Visitors/customers visiting the site (10% increase in visitors to the site equals substantial increase).
 - (E) Need for expanded septic, sewer, water, power, or other services.
 - (F) Need for increased infrastructure, such as [road](#) widening or access improvements.
 - (G) Noise, light, glare and related [impacts](#) from [business](#) operations on adjacent properties.
 - (H) Detrimental [impacts](#) on productive [use](#) of surrounding [natural resource lands](#).
 - (I) Detrimental [impacts](#) to surrounding [critical areas](#).
 - (J) Change to the visual character of the [structure](#) or property that would significantly and negatively affect the visual character of the surrounding rural area.

(K) Be inconsistent with an applicable community [development](#) plan, if one has been adopted.

(iii) Any [use](#) requiring the installation or extension of [urban services](#), including sewer and [stormwater](#), would be considered an urban [use](#) rather than a rural [use](#) and would be disqualified.

(iv) A new [use](#) may take advantage of the one-time expansion opportunity provided to existing RB [uses](#), provided it satisfies the expansion criteria in the [Comprehensive Plan](#) and [development regulations](#). However, a change to a new [use](#) does not create any new expansion opportunities or rights.

(5) [Dimensional Standards](#).

(a) [Setbacks](#).

(i) Front: 35 feet, where parking is located in front of [structure](#) or on sides, 55 feet.

(ii) Side and rear: 35 feet.

(iii) Accessory.

(A) Front: 35 feet.

(B) Side and rear: 35 feet.

(iv) [Setbacks](#) from NRL lands shall be provided per [SCC 14.16.810\(7\)](#).

(b) Maximum height: 40 feet.

(i) [Height Exemptions](#). Flagpoles, ham radio [antennas](#), [church steeples](#), water [towers](#), [meteorological towers](#), and fire [towers](#) are exempt. The [height](#) of [personal wireless services](#) towers is regulated in [SCC 14.16.720](#).

(c) Maximum [lot](#) coverage: 50%.

(6) Additional requirements related to this [zone](#) are found in [SCC 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. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20070009 (part); Ord. 17938 Attch. F (part), 2000)