

OFFERING MEMORANDUM

INDUSTRIAL WAREHOUSE

FOR LEASE
APPROX. 1,000 SF



Windermere
COMMERCIAL



2615 Old Highway 99 Suite B Mount Vernon, WA

Table of Content

```
graph LR; A[Table of Content] --- B[COVER PAGE]; A --- C[THE OFFERING]; A --- D[THE MARKET]; A --- E[OUR TEAM];
```

COVER PAGE

THE OFFERING

THE MARKET

OUR TEAM

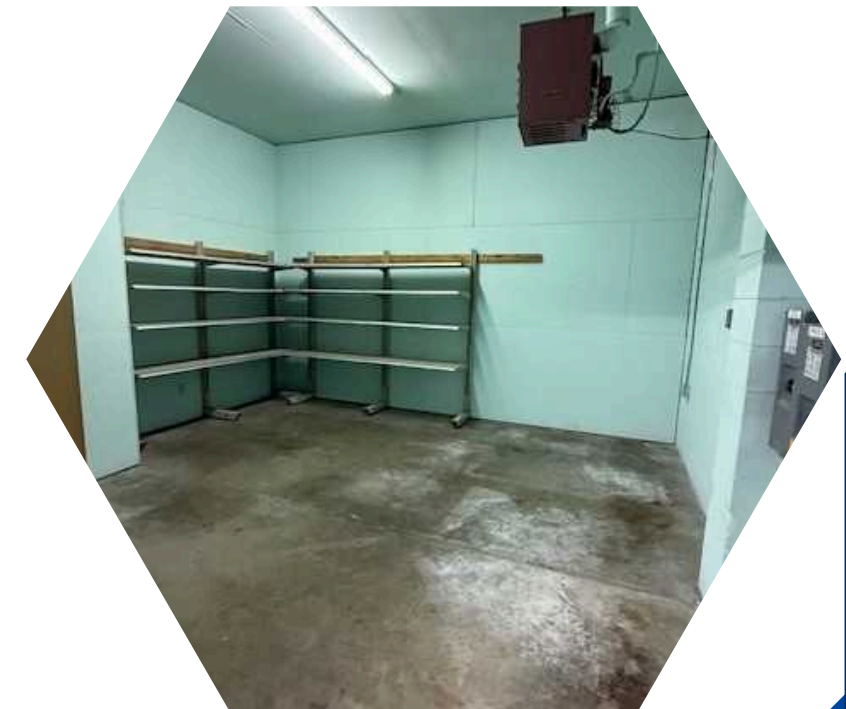
The Offering

SUITE SIZE: APPROX 1,000 SF
BASE RENT: \$1,167 PER MONTH (\$14/SF NNN)
NNN EXPENSE: \$207 PER MONTH (TAX & INSURANCE)
ZONE: COMMERCIAL LT. INDUSTRIAL
USES: WAREHOUSE| DISTRIBUTION
HEAT: OVER HEAD
ELECTRICAL

LOCATION ATTRIBUTES:

THIS SITE FRONTS OLD HIGHWAY 99 IN THE
COMMERCIAL LIGHT INDUSTRIAL AREA OF SOUTH
MOUNT VERNON.

GOOD ACCESS TO INTERSTATE 5 VIA THE ANDESON
ROAD EXIT.



Market

Strategically located between Seattle and Vancouver, BC, Burlington is the largest retail corridor 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, quaint surrounding towns and the gateway to the San Juan Islands one will find endless play to reward ones hard work.



Our Team

With a combined 40 years of experience in Commercial Real Estate and finance, spanning the Western United States, we understand the intricate details in negotiating and navigating complex real estate transactions for our clients.

Whether you are leasing, investing to expand a portfolio or selling to meet other needs we are here to assist your team.



Balisa Koetje

Managing Broker
balisa@windermere.com
360.421.4111



Jake Koetje

Broker
jakekoetje@windermre.com
360.466.8045



Windermere
COMMERCIAL



Windermere
COMMERCIAL