



CHAD WALDBAUM, CCIM  
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 JSH | PROPERTIES, INC.

# SITE PLAN

11,455 SF

\$1.20/SF/MONTH, NNN

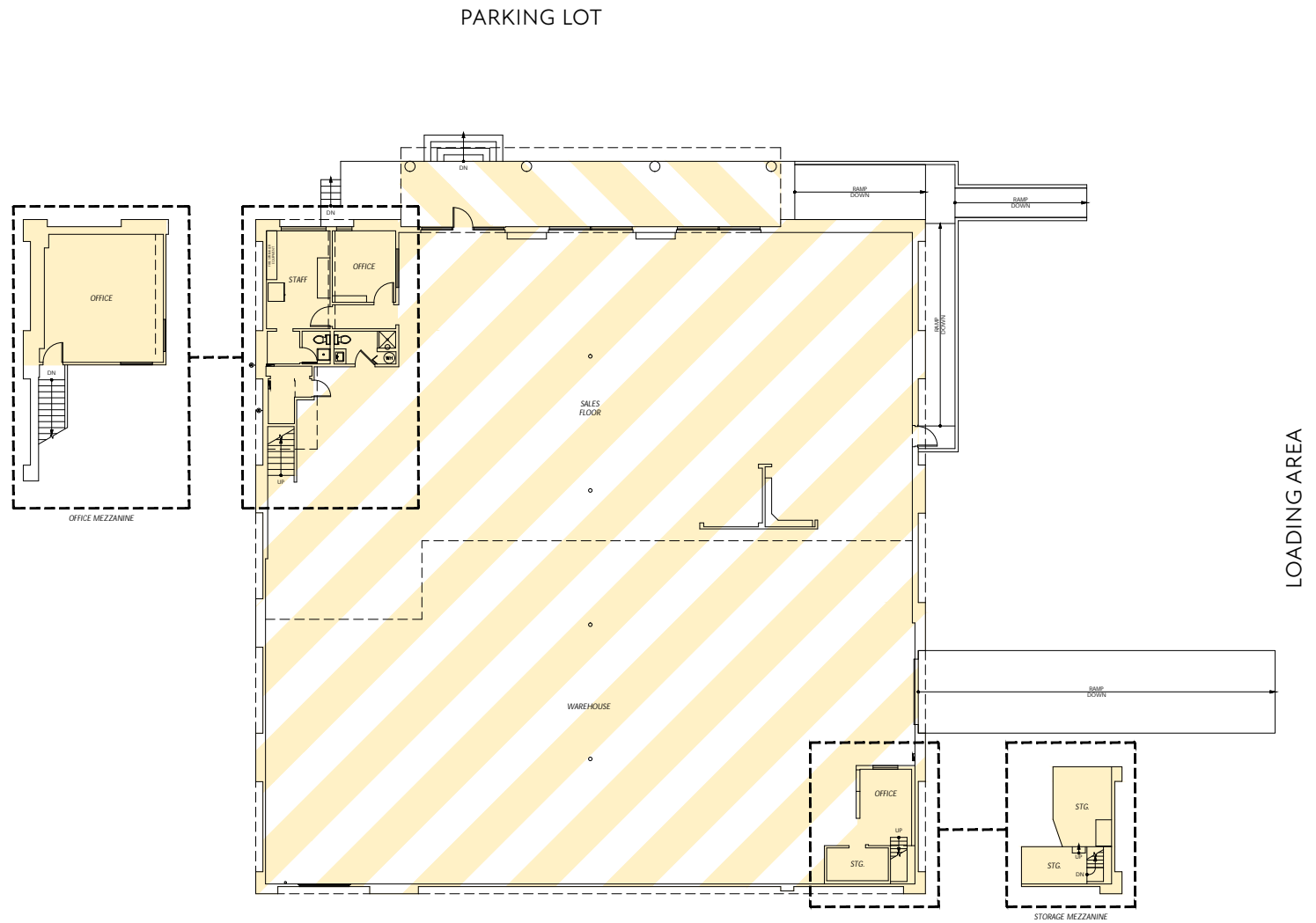
1,217 SF - Office

10,238 SF - Warehouse

20' Clear Height

Adjoining 1–1.5 acre yard  
also available

INTERSTATE 5



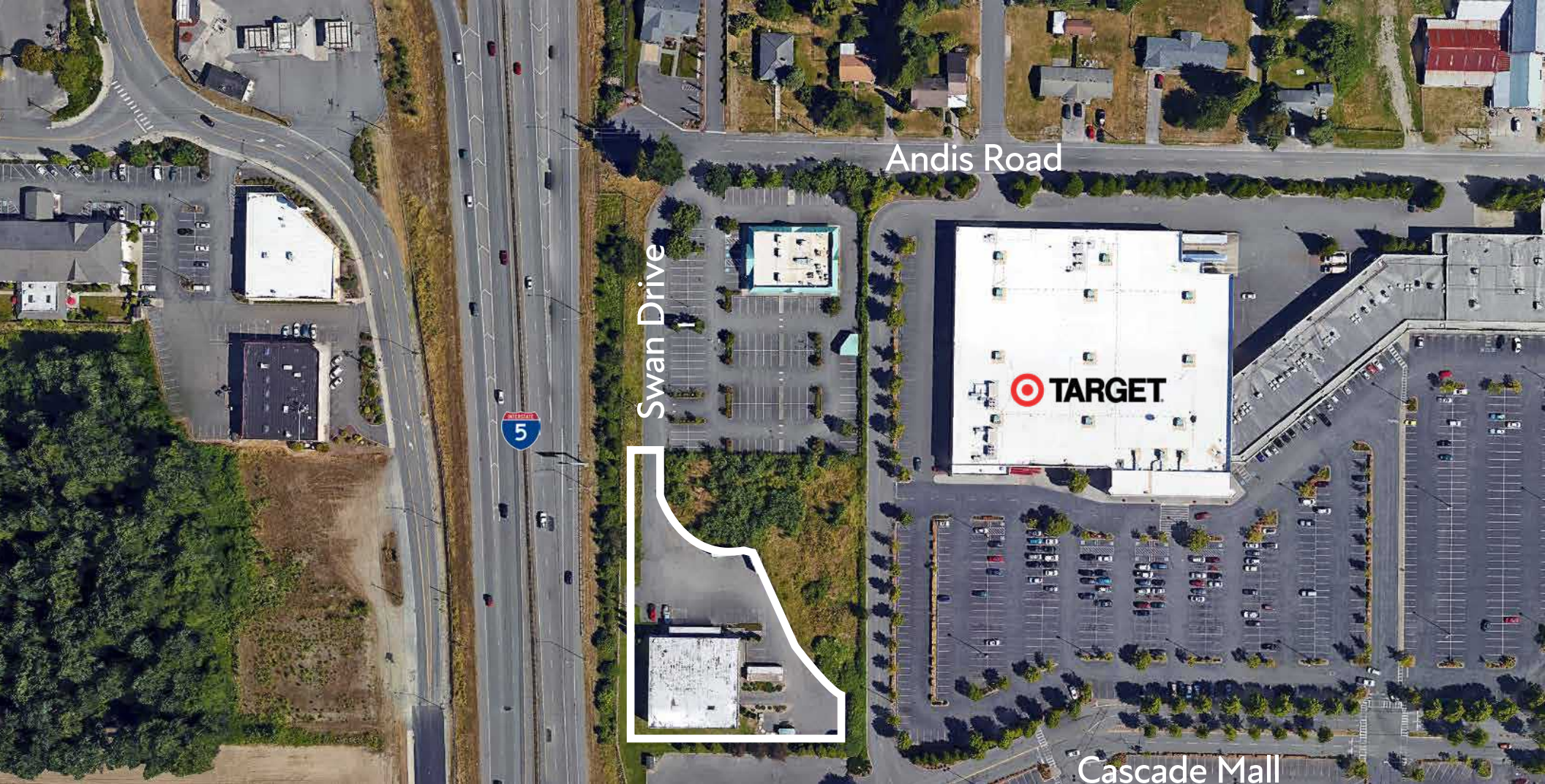
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BURLINGTON INDUSTRIAL WAREHOUSE SHOWROOM | FOR LEASE

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# 1250 Swan Dr Burlington

Located in the heart of Burlington's retail core, offering excellent visibility from Interstate 5, with approximately 77,000 vehicles passing by daily. The site provides convenient access to both Interstate 5 and State Route 20, ensuring exceptional connectivity for businesses.

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# BURLINGTON

Located near the intersection of Interstate 5 and State Route 20, Burlington's growing retail market is approaching \$1 billion in annual sales. Burlington is home to more than 43,292 jobs within a 10-mile radius. Major employment sectors in Burlington include retail, manufacturing, and government.



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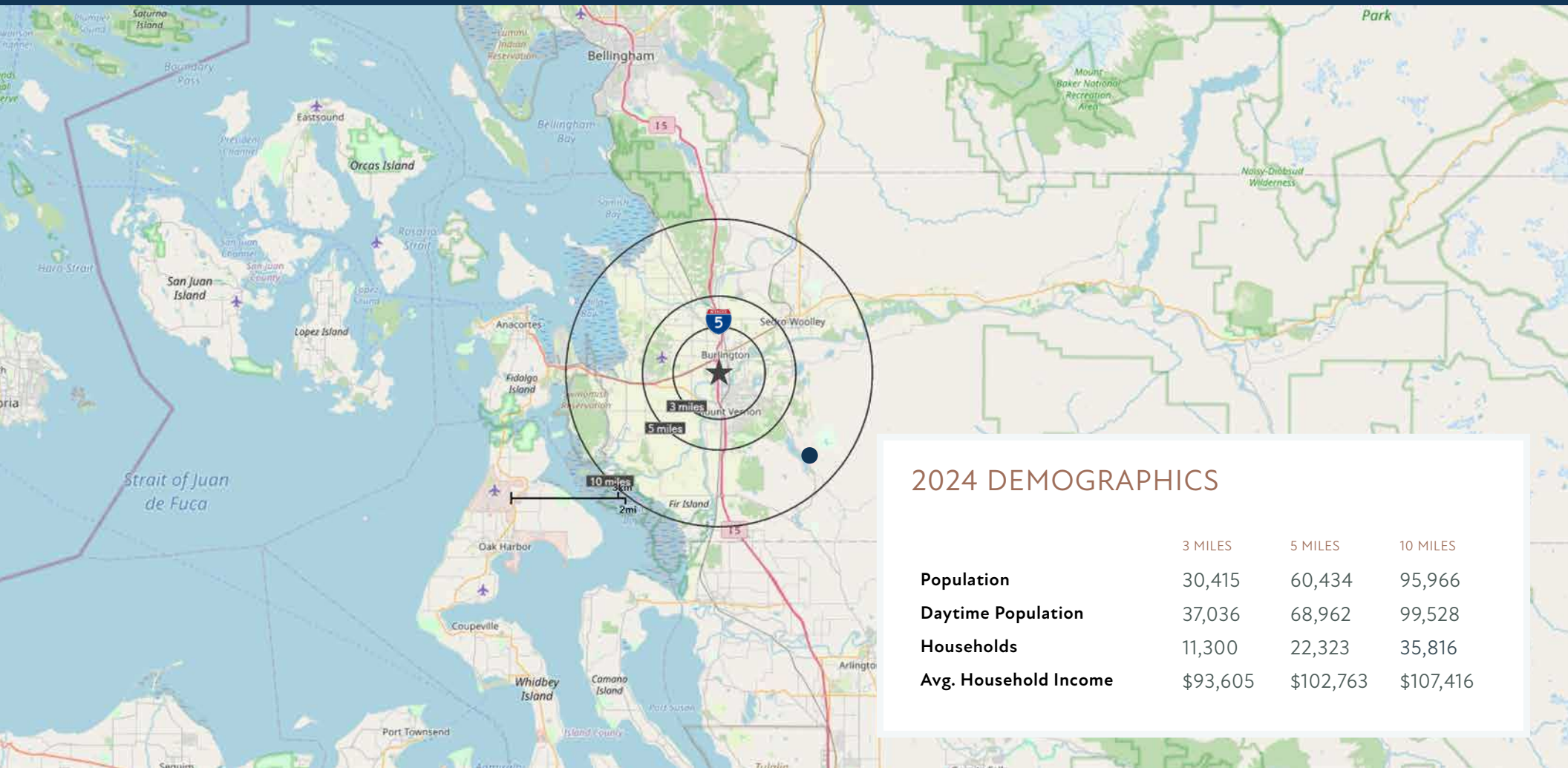
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# SKAGIT COUNTY

Burlington is centrally located between Seattle and Vancouver, B.C. Burlington is the “hub” of commerce and industry in the Skagit Valley with more than 3,896 businesses within a 10 mile radius.



## 2024 DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	30,415	60,434	95,966
Daytime Population	37,036	68,962	99,528
Households	11,300	22,323	35,816
Avg. Household Income	\$93,605	\$102,763	\$107,416