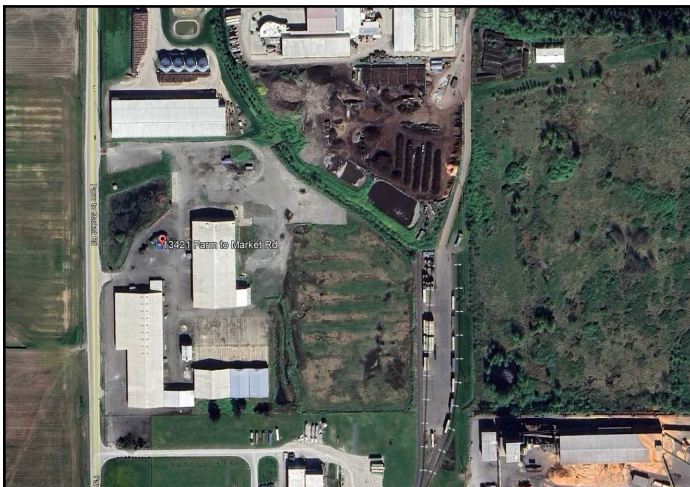


13421 FARM TO MARKET RD MOUNT VERNON WA

FOR LEASE

- 135,360 +/- sf building on 23.08 +/- acres includes large storage buildings and freestanding office building
- Formerly occupied by Northwest Hardwoods, suited for mill operations and other heavy industrial uses
- Located off State Route 20, less than 10 minutes from I-5
- Zoned BR-H: Bayview Ridge Heavy Industrial
- \$0.70 psf per month NNN



Jarrold Ball, CCIM

Learned Commercial, Inc.

108 Gilkey Road, Burlington, WA 98233

360.757.3888

jb@learnedcommercial.com



LEARNED
COMMERCIAL, INC.

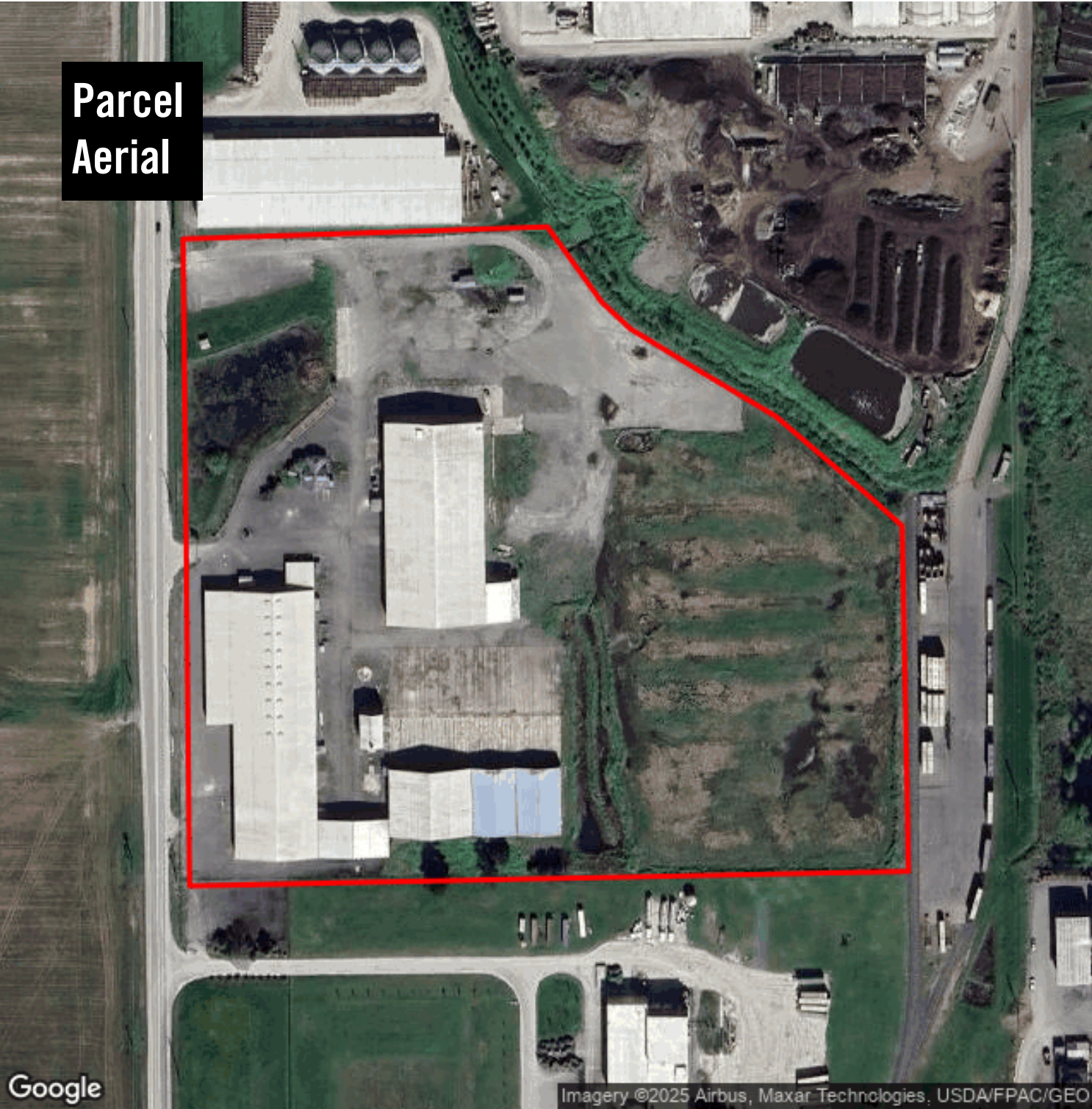
Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

Skagit Valley Industrial Park

MOODY'S

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



Skagit Valley Industrial Park

13421 Farm to Market 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 13421 Farm to Market Rd, Mount Vernon, WA 98273

CITY, STATE

Mount Vernon, WA

POPULATION

7,905

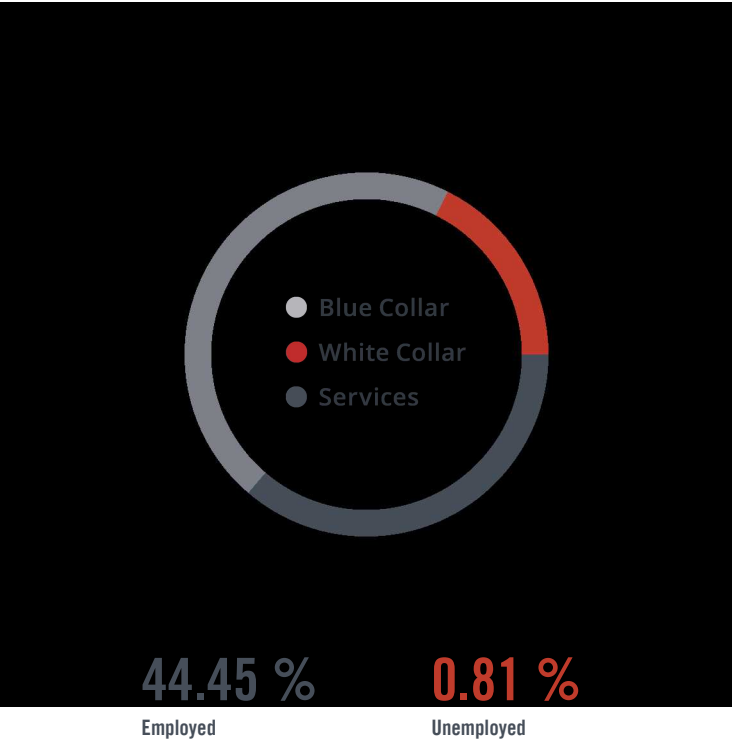
AVG. HH SIZE

2.45

MEDIAN HH INCOME

\$59,311

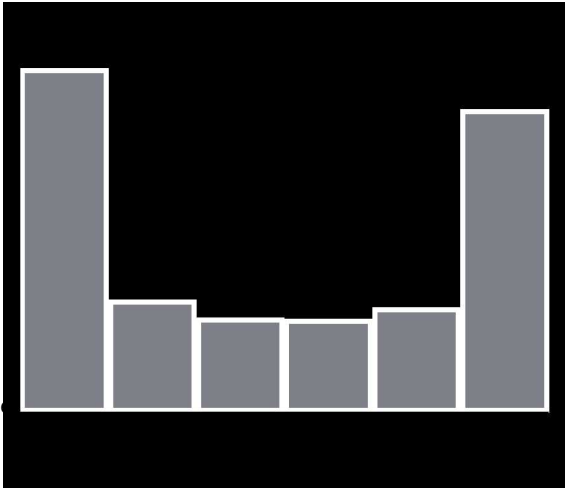
HOME OWNERSHIP



EDUCATION

High School Grad:	18.59 %
Some College:	31.83 %
Associates:	8.20 %
Bachelors:	29.89 %

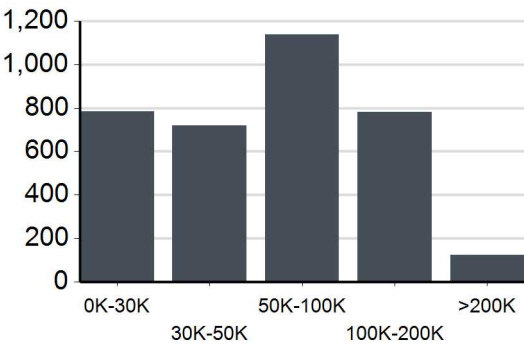
GENDER & AGE



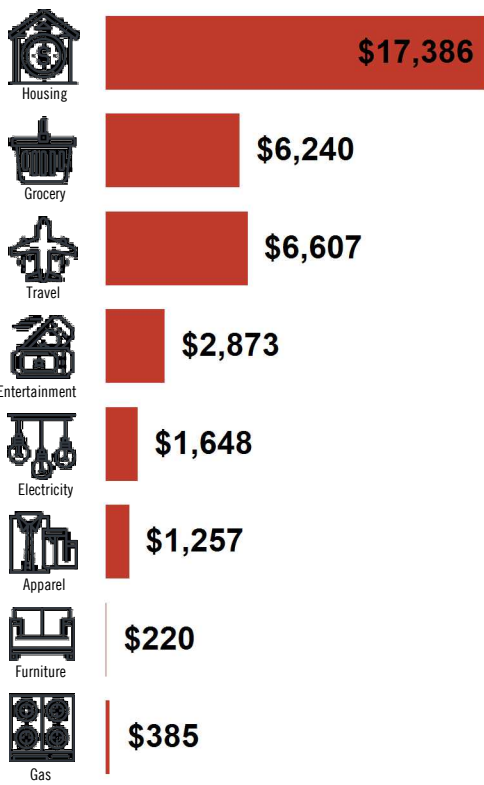
RACE & ETHNICITY

White:	79.21 %
Asian:	0.90 %
Native American:	0.30 %
Pacific Islanders:	0.00 %
African-American:	0.05 %
Hispanic:	11.25 %
Two or More Races:	8.29 %

INCOME BY HOUSEHOLD



HH SPENDING



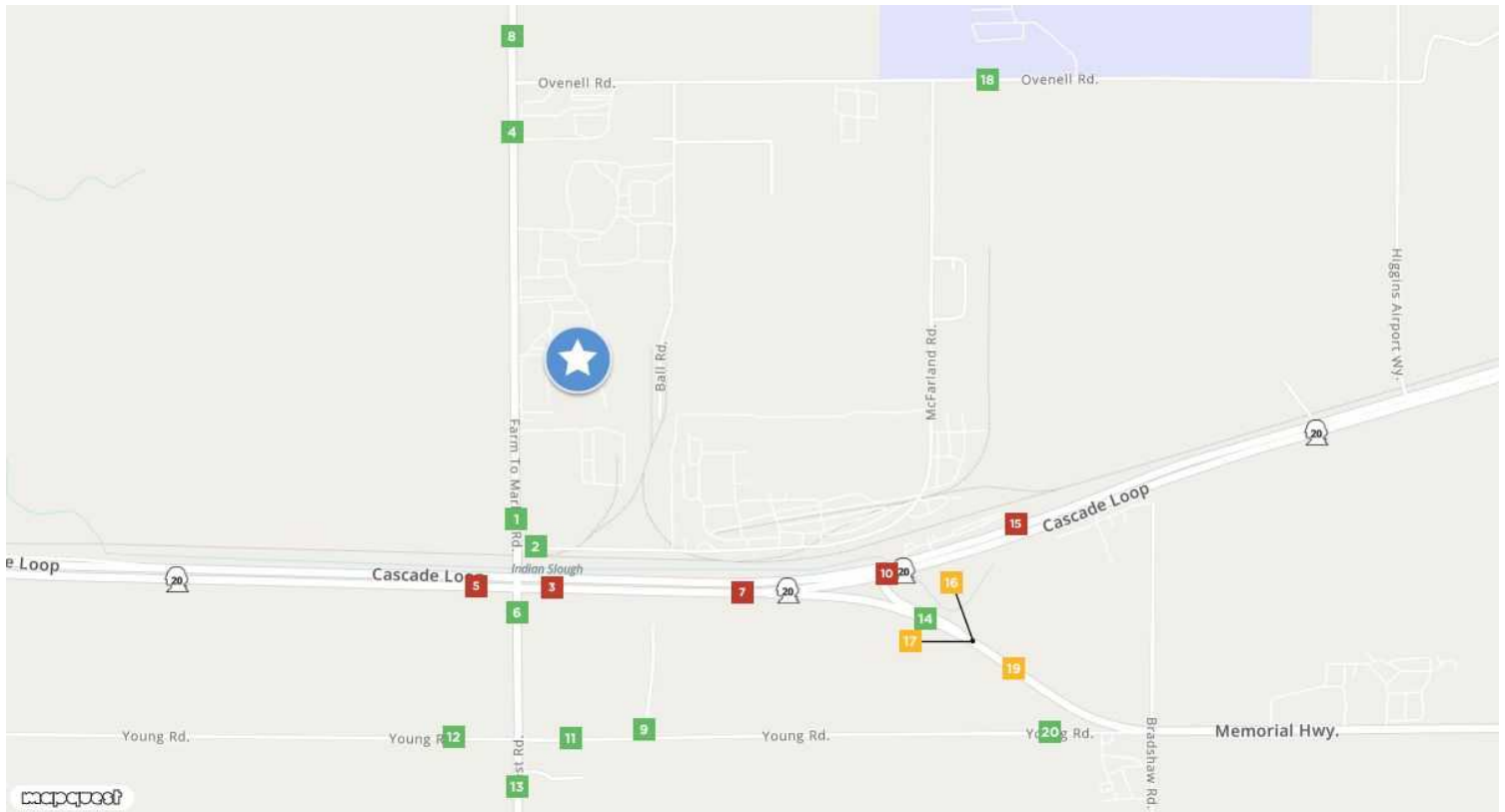
Skagit Valley Industrial Park

MOODY'S

Learned Commercial, Inc.

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Traffic Counts



Farm To Market Rd 1 McFarland Rd Year: 2016 300 Year: 2001 2,884	McFarland Rd 2 Farm To Market Rd Year: 1999 3	Memorial Hwy 3 Farm To Market Rd Year: 2017 32,000 Year: 2015 31,000 Year: 2014 31,000	Farm To Market Rd 4 Ovenell Rd Year: 2015 2,969 Year: 2011 2,803 Year: 2001 2,884	Memorial Hwy 5 Farm To Market Rd Year: 2000 23,000 Year: 1999 25,000 Year: 1998 24,000
Best Rd 6 Farm To Market Rd Year: 2012 2,071 Year: 2011 2,104 Year: 2009 2,205	State Route 20 7 Memorial Hwy Year: 2022 34,628 Year: 2021 34,628 Year: 2018 33,000	Farm To Market Rd 8 Ovenell Rd Year: 2001 2,884	S Fredonia Rd 9 Year: 2001 60	State Route 20 10 State Hwy536 Year: 2022 26,485 Year: 2021 26,485 Year: 2019 26,000
Young Rd 11 Best Rd Year: 1994 450	Young Rd 12 Best Rd Year: 1994 300	Best Rd 13 Young Rd Year: 2015 2,609 Year: 2011 2,111 Year: 2009 2,145	14 Farm To Market Rd Year: 2022 3,855 Year: 2021 3,855 Year: 2019 33,000	Avon Cutoff 15 State Hwy20 Year: 2017 25,000 Year: 2015 24,000 Year: 2014 21,000
16 State Hwy536 Year: 2019 8,100 Year: 2017 4,300 Year: 2012 4,100	17 State Hwy20 Year: 2022 7,203 Year: 2021 7,203 Year: 2019 3,900	Ovenell Rd 18 Ball Rd Year: 2000 676	Memorial Hwy 19 State Hwy536 Year: 2017 8,100 Year: 2015 7,900 Year: 2014 7,700	Young Rd 20 Memorial Hwy Year: 1994 450



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MOODY'S
ANALYTICS

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14.16.190 Bayview Ridge Heavy Industrial (BR-HI).

- (1) Purpose. The purpose of the Bayview Ridge Heavy Industrial [zone](#) is to allow for industrial [developments](#) that have the potential for more than a minimal level of disturbance to adjacent properties.
- (2) [Permitted Uses](#).
- (a) Fabrication of resource-related items.
 - (b) Fertilizer manufacturing.
 - (c) Manufacturing wood containers and products.
 - (d) Production, [repair](#) and servicing of specialized tools and equipment.
 - (e) Agricultural [uses](#), on an interim basis until industrial [development](#); provided, that residences shall not be allowed as an [accessory use](#) in conjunction with agriculture.
 - (f) [Automobile wrecking](#); provided, that landscaping is installed pursuant to [SCC 14.16.830](#), Landscaping. If none applies pursuant to a zoning designation, a Type I [buffer](#) shall be required.
 - (g) Bulk commodity storage and rail/truck trans-shipment terminals.
 - (h) Cold storage facilities.
 - (i) Communication utilities offices.
 - (j) Construction contractors, contractors' services, utility services (equipment and supply yards for contractors and utility [providers](#)), and [building](#) services (cleaning, maintenance, security, landscaping, etc.).
 - (k) Eating and drinking establishments.
 - (l) [Habitat enhancement and/or restoration projects](#), except [mitigation banks](#) as defined by [SCC 14.04.020](#).
 - (m) [Historic site](#) open to the public.
 - (n) Lumber yards.
 - (o) Manufacture, processing, treatment, storage, fabrication, assembly or packaging of any product from natural or synthetic materials.
 - (p) Rail terminals and intermodal truck/rail storage and shipping facilities.
 - (q) [Repair](#) and storage facilities for equipment, including heavy equipment, [farm](#) equipment, marine equipment, boats, airplanes, automobiles, trucks, and [recreational vehicles](#).
 - (r) Research, [development](#) and testing facilities.
 - (s) Sale, rental and [repair](#) of new and used industrial and [farm](#) machinery and equipment.
 - (t) Security services/armored car depots and services.
 - (u) Utility services offices.
 - (v) Vocational educational and training facilities.
 - (w) Warehousing, distribution and storage facilities.
 - (x) Wholesale businesses with incidental retail trade permitted as [accessory uses](#) under Subsection (3) of this Section.

- (y) [Maintenance, drainage.](#)
 - (z) [Net metering system](#), solar.
 - (aa) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 12 inches or less.
 - (bb) [Recycling drop box facility.](#)
 - (cc) [Anaerobic digester.](#)
 - (dd) [Marijuana production/processing facility.](#)
 - (ee) Vehicle charging and [vehicle fueling station.](#)
 - (ff) [Temporary events.](#)
- (3) [Accessory Uses.](#)
- (a) Electrical generating plants producing less than 50 megawatts of electricity and electrical substations and gasworks related to Subsection (2) of this Section.
 - (b) Incidental retail sales of products manufactured, processed, distributed, produced, or assembled on-site; provided, that the [building](#) area allocated to retail sales of products distributed on-site shall not be greater than 10% of the gross [floor area](#) of the [building](#) occupied by the distribution facility and in no event shall said retail sale area be greater than 2,000 square feet of gross [floor area](#).
 - (c) Offices.
 - (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, waste materials or other similar materials used in conjunction with a permitted, accessory, or special [use](#).
 - (f) [Owner operator/caretaker quarters.](#)
 - (g) Recreational facilities primarily serving facilities and employees in the Bayview Ridge Subarea.
- (4) 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 greater than 50 cubic yards that may have a potential health hazard. Does not include storage of [hazardous materials](#).
 - (e) [Wireless facilities](#), subject to [SCC 14.16.720](#).
 - (f) Trails and primary and [secondary trailheads](#).
- (5) [Hearing Examiner Special Uses.](#)
- (a) Adult entertainment.
 - (b) [Major public uses](#) and expansions of existing [major public uses](#), 3,000 square feet and greater.

(c) Major [utility developments](#).

(d) On-site [hazardous waste treatment](#) and storage facilities that are an [accessory use](#) to an otherwise [permitted use](#) on the site, provided such facilities are greater than 500 feet from the nearest residence and comply with the [State](#) Hazardous Waste Siting Standards and [County](#) and [State](#) Environmental Policy [Act](#) requirements and the Clean Water [Act](#).

(e) Recreational racetracks.

(6) Additional Special [Uses](#) in Heavy Industrial [Zone](#). The following additional special [uses](#) shall be permitted, subject to a [Hearing Examiner](#) review and recommendation; provided, that the [Hearing Examiner](#) must find that the proposed special [use](#) on-site operations do not pose any demonstrable threat of contamination to adjacent AG-NRL designated lands; provided, that all other applicable local, [State](#) and Federal regulations regarding environmental disturbance are met; and provided, that permanent land disposal of [hazardous waste](#), oil refinery, [mineral](#) smelting and other similar operations shall not be allowed.

(a) [Hazardous waste treatment](#) and storage facilities that are a [principal use](#) of the property are permitted; provided, that such facilities comply with the [State](#) Hazardous Waste Siting standards and [County](#) and [State](#) Environmental Policy [Act](#) and Clean Water [Act](#) requirements. No treatment or storage of [hazardous materials](#) shall be permitted within 500 feet of the nearest residence.

(b) [Solid waste](#) processing, recycling and transfer facilities.

(7) [Dimensional Standards](#).

(a) [Setbacks](#).

(i) Front: 35 feet.

(ii) Side: shall be in conformance with the adopted [building](#) code of Skagit [County](#) if adjacent to other commercial/industrial zoning designations, and 50 feet if adjacent to other zoning designations.

(iii) Rear: shall be in conformance with the adopted [building](#) code of Skagit [County](#) if adjacent to other commercial/industrial zoning designations and 50 feet if adjacent to other noncommercial/industrial zoning designations.

(iv) Accessory: same as [principal buildings](#).

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

(b) Maximum height: 50 feet or shall conform to the applicable Federal Aviation Administration regulations concerning [height](#) restrictions when located within the [Airport](#) Environs Overlay, [SCC 14.16.210](#), whichever is less.

(i) [Height](#) Exemptions. Flagpoles, ham radio [antennas](#), [church](#) steeples, water [towers](#), [meteorological towers](#), and fire [towers](#) are exempt from the maximum [height](#), but shall conform to the applicable Federal Aviation Administration regulations. The [height](#) of [wireless facilities](#) is regulated in [SCC 14.16.720](#).

(8) Landscaping shall be provided as required by [SCC 14.16.830](#).

(9) Infrastructure Requirements. This [zone](#) is part of the Bayview Ridge [Urban Growth Area](#) (UGA). [Development](#) must comply with the UGA infrastructure requirements in [SCC 14.16.215](#), Bayview Ridge [Urban Growth Area](#), and with Chapter [14.28 SCC](#), Concurrency.

(10) Additional requirements related to this [zone](#) are found in [SCC 14.16.210](#), [14.16.215](#), [14.16.600](#) through [14.16.900](#), Chapter [14.28 SCC](#), and the rest of the Skagit [County](#) Code. (Ord. O20230007 § 1 (Att. 1); Ord. O20200005 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20150005 § 3 (Att. 1); Ord. O20110007 Attch. 1 (part); Ord.

O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20070009 (part); Ord. O20060007 Exh. D § 4: Ord. 17938 Attch. F (part), 2000)