

13527 FARM TO MARKET RD UNIT #5 MOUNT VERNON WA

FOR LEASE

- 15,400 +/- sf industrial space
-includes warehouse, office, break room
- Three dock high doors, one grade-level doors
- Located off State Route 20, less than 10 minutes from I-5
- Zoned BR-H: Bayview Ridge Heavy Industrial
- \$0.75 per month NNN
can be combined with Unit 3—2,643 +/- sf



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All info deemed reliable however verification recommended.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 13527 Farm to Market Rd, Mount Vernon, WA 98273

CITY, STATE

Mount Vernon, WA

POPULATION

6,424

AVG. HH SIZE

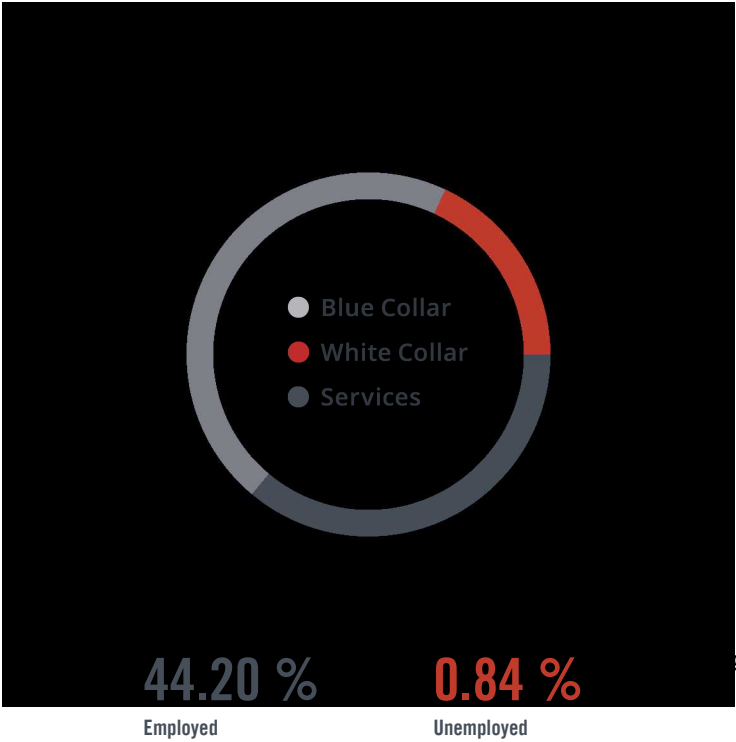
2.43

MEDIAN HH INCOME

\$57,663

HOME OWNERSHIP

1,928



EDUCATION

High School Grad:	18.77 %
Some College:	32.06 %
Associates:	8.39 %
Bachelors:	29.80 %

GENDER & AGE

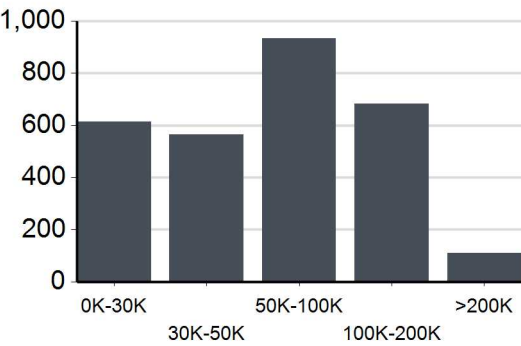


RACE & ETHNICITY

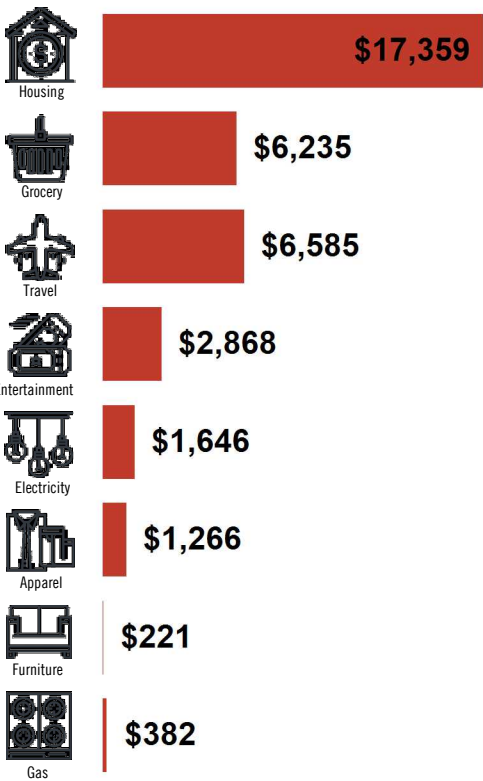
White:	78.80 %
Asian:	0.83 %
Native American:	0.32 %
Pacific Islanders:	0.00 %
African-American:	0.06 %
Hispanic:	11.57 %
Two or More Races:	8.43 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



Dahlstedt Industrial Buildings

MOODY'S

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Nearby
Retail

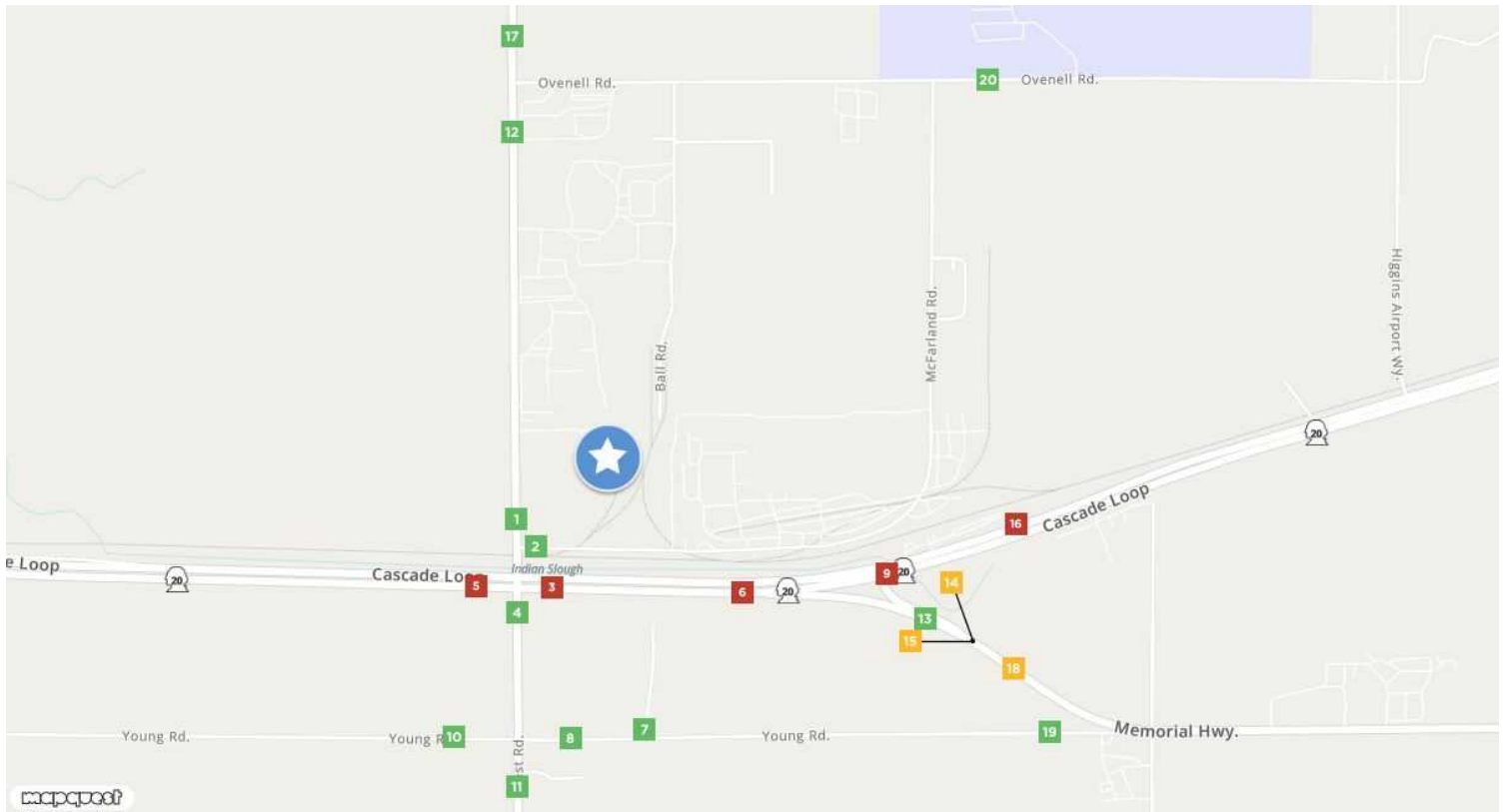


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MOODY'S
ANALYTICS | Catylist

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



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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)