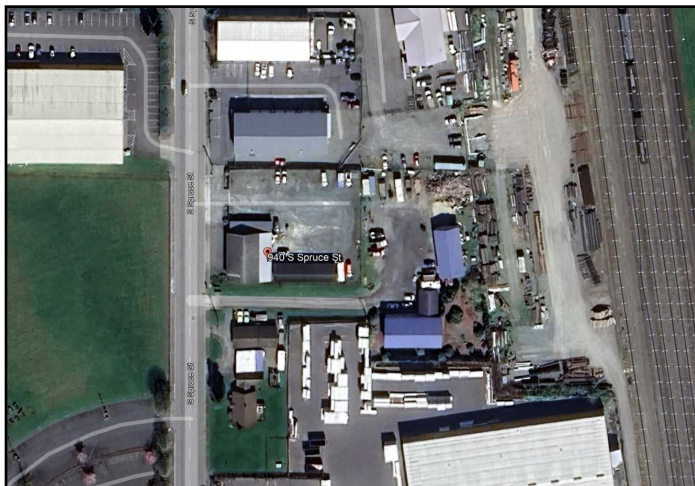


940 S SPRUCE ST BURLINGTON, WA

FOR LEASE

- 3,584 +/- sf building on 0.68 acres plus 1,920 +/- sf covered enclosure and fenced yard
- Available mid January 2026
- Office space, roll up doors
- Convenient access to I-5 exit 230/Hwy 20-Rio Vista
- Zoned CI-2: Commercial and Industrial
- \$5,500 per month plus NNN

**no auto repair businesses*



Clay Learned, CCIM, SIOR
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
clay@learnedcommercial.com



All info deemed reliable however verification recommended.

ALBERTSON'S ADDITION TO TOWN OF BURLINGTON
4078

CEEDAR STREET

SPRUCE STREET

RAILROAD

SOUTH

LOT 1: P72423, AF #9608210040, V18, P152, 1

LOT 2: P72426, SURVEY AF 201403050036, 2

LOT 3: P72425

LOT 4: P72436

LOT 5: P72432

LOT 6: P72430, AF #9608210040, V18, P152, 2

LOT 7: P72434

LOT 8: P72435

LOT 9: P72427

LOT 10: P72428

LOT 11: P72429

LOT 12: P72431

LOT 13: P72432

LOT 14: P72433

LOT 15: P72434

LOT 16: P72435

LOT 17: P72436

LOT 18: P72437

LOT 19: P72438

LOT 20: P72439

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LOT 22: P72441

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LOT 209: P72628

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LOT 211: P72630

LOT 212: P72631

LOT 213: P72632

LOT 214: P72633

LOT 215: P72634

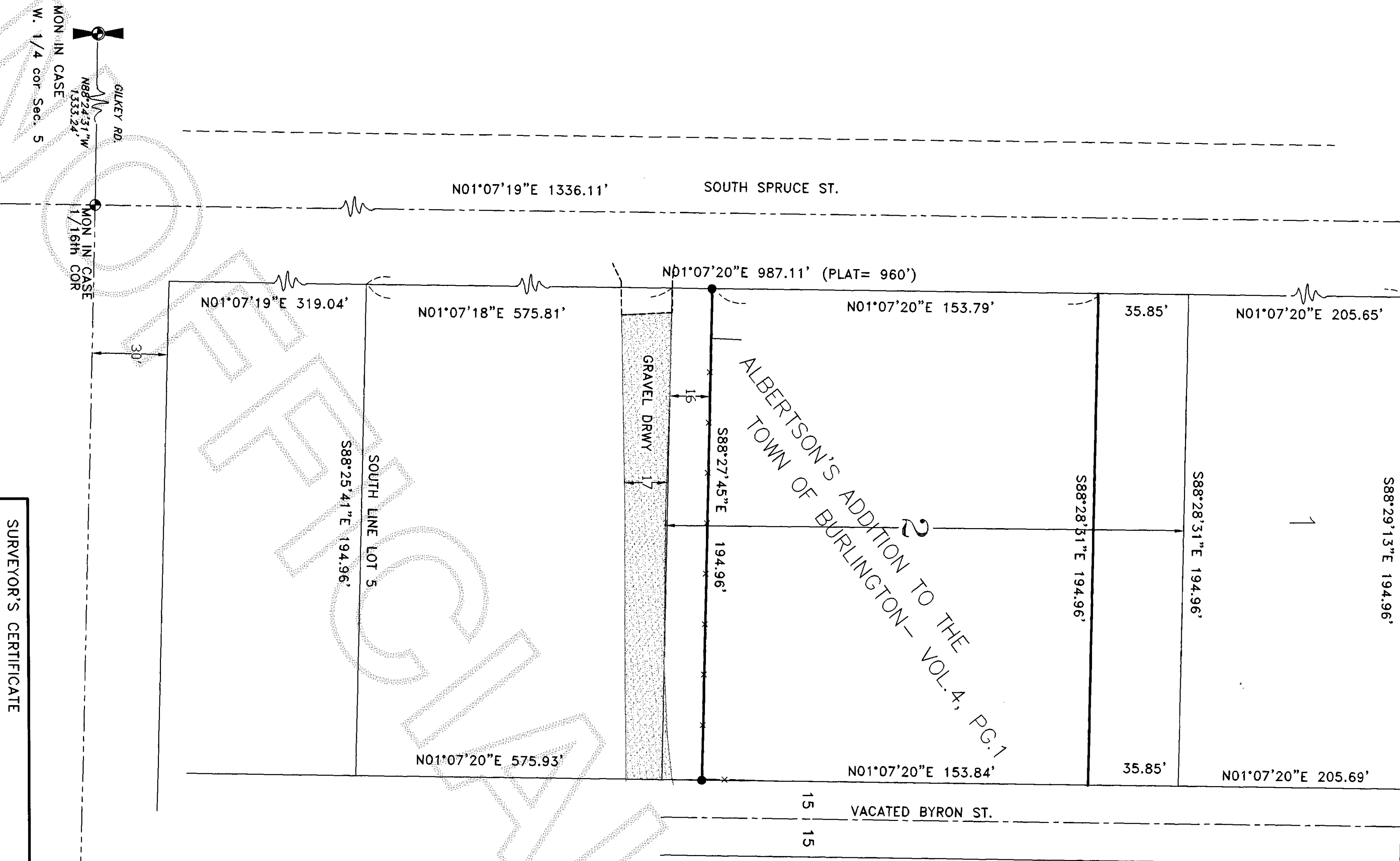
LOT 216: P72635

LOT 217: P72636

LOT 218: P72637

LOT 219: P72638

MON IN CASE CEDAR ST. (NOT CONSTRUCTED)



AUDITOR'S CERTIFICATE

Filed for Record at the request of AZIMUTH NORTHWEST, INC.

201403050036
\$138.00
Skagit County Auditor
3/5/2014 Page 1 of 1 3:08PM

SKAGIT COUNTY AUDITOR

DEPUTY

LEGAL DESCRIPTION

ALL OF BLOCK 2, "ALBERTSON'S ADDITION TO BURLINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE SOUTH 16 FEET THEREOF, AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 2; THENCE SOUTH 88 DEGREES 26'51" EAST ALONG THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 194.84 FEET TO THE WESTERLY MARGIN OF BYRON STREET; THENCE SOUTH 1 DEGREE 07'19" WEST ALONG THE WESTERLY MARGIN OF SAID BYRON STREET A DISTANCE OF 35.85 FEET; THENCE NORTH 88 DEGREES 26'51" WEST, PARALLEL TO THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 194.84 FEET TO THE WEST LINE OF SAID BLOCK 2; THENCE NORTH 1 DEGREE 07'19" EAST, A DISTANCE OF 35.85 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THE SOUTH 16 FEET OF SAID BLOCK 2.

RESERVATION:

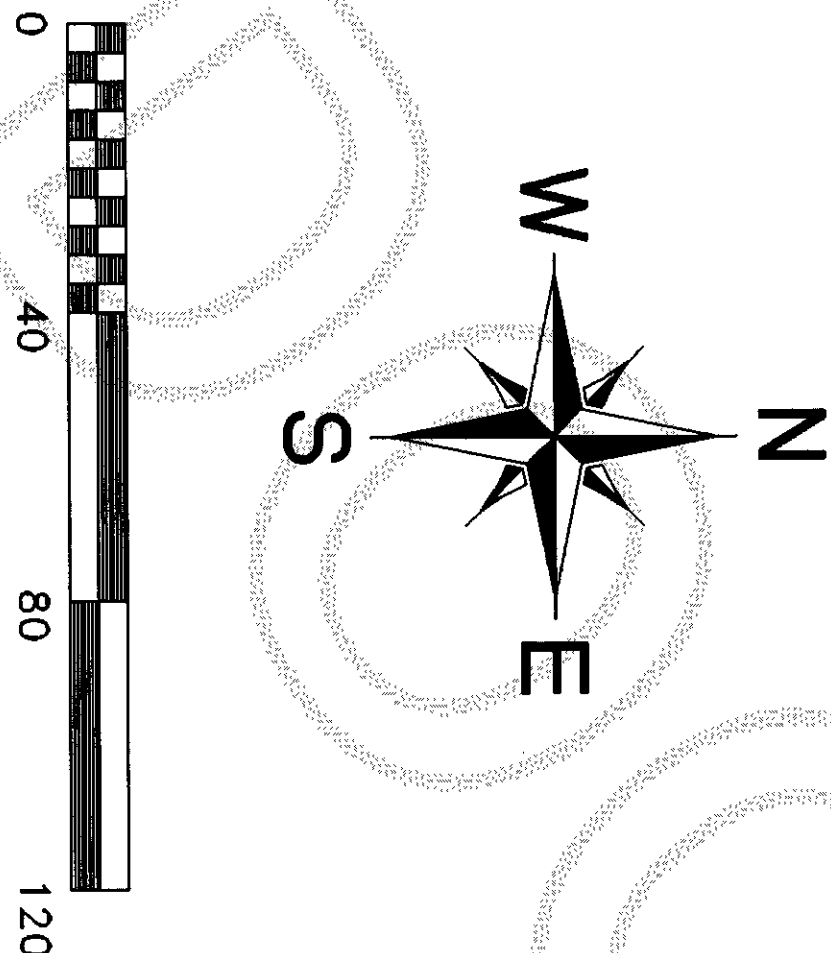
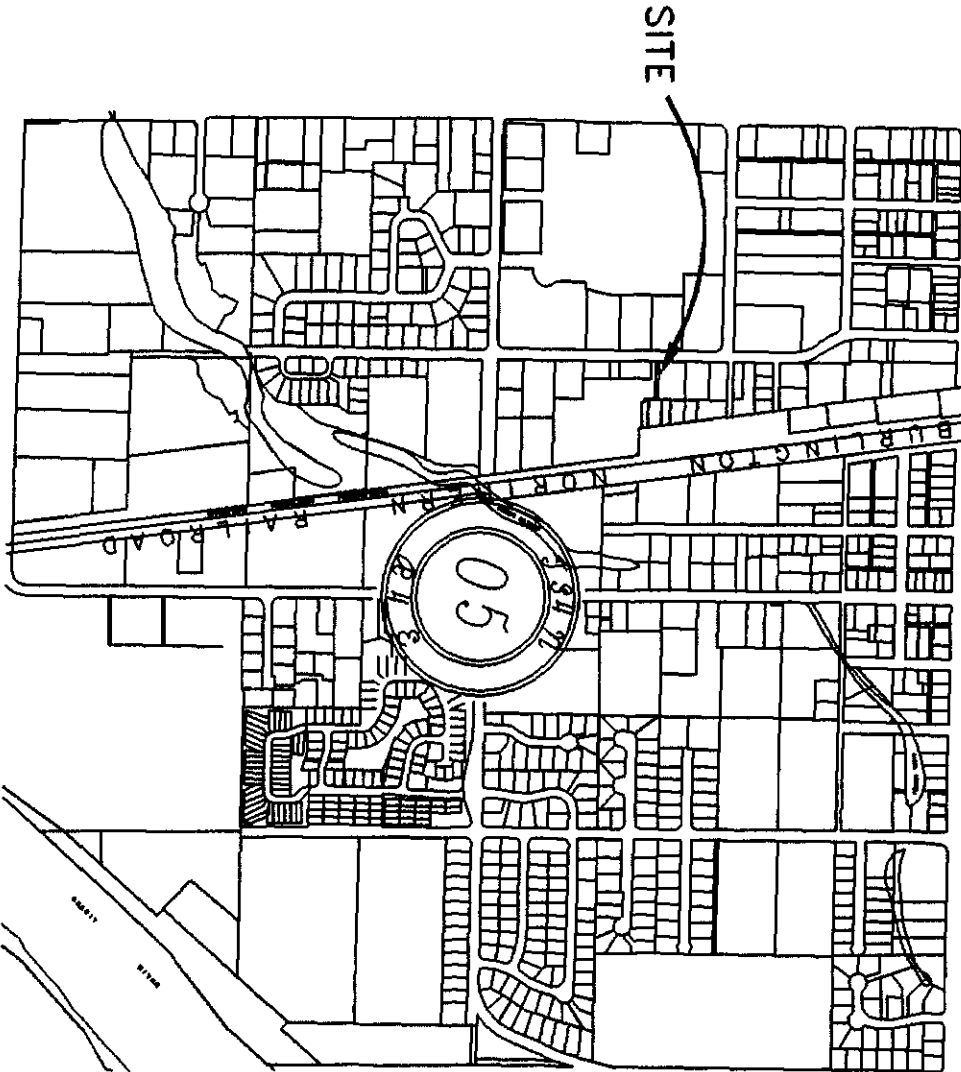
ATTACHED TO STATUTORY WARRANTY DEED DATED 3/19/07 FOR TAX PARCEL 4078--002--000--0104, P#72426

"THE GRANTORS HEREIN RESERVE ALL RIGHT, TITLE AND INTEREST IN THE WEST 1/2 OF BYRON STREET ADJACENT TO THE HEREINABOVE, DESCRIBED PROPERTY FOR THE BENEFIT OF THOSE PORTIONS OF LOTS 4,5,6,7 AND 8 IN BLOCK 6 OF SAID PLAT OWNED BY THE GRANTORS. IN THE EVENT OF A VACATION OF SAID BYRON STREET, THE GRANTEE SHALL ACQUIRE NO INTEREST THEREIN.

NOTES:

- ALL SECTION MONUMENTS AS DESCRIBED, WERE VISITED AS SHOWN. SEE ADDITIONAL SECTION SUBDIVISION IN R.O.S. UNDER A.F.#9608210040 AND A.F.#856943
- DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.
- DENOTES FENCE LINE.
- THIS SURVEY PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
- BASIS OF BEARING: NORTH 01 DEGREES 07'19" EAST ALONG THE MONUMENTED CENTERLINE OF SPRUCE STREET.
- LEGAL DESCRIPTION FOR THIS SURVEY TAKEN FROM STATUTORY WARRANTY DEED RECORDED MARCH 20, 2007, UNDER AUDITOR'S FILE NO. 200703200048.
- THIS SURVEY ONLY DEPICTS SOUTH BOUNDARY OF PROPERTY

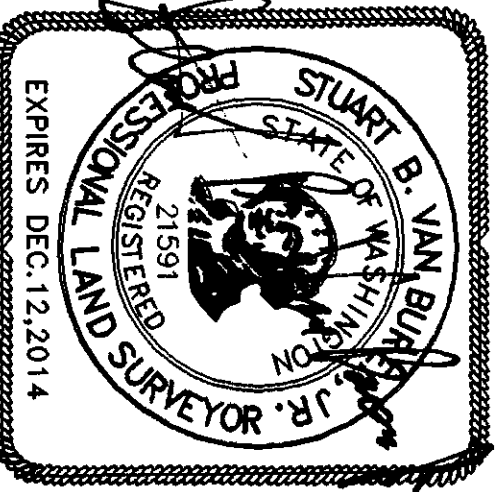
VICINITY MAP
SECTION 5, T.34N., R.4E., W.M.



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the SURVEY RECORDING ACT at the request of STEVE STUDEBAKER

IN FEB 2014
Stuart B. VanBuren, Jr., P.L.S.
Certificate No. 21591



AZIMUTH NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA,
[360] 724-7326

SURVEY IN THE N.W. QUARTER SECTION 5, T.34N., R.4E., W.M. SKAGIT COUNTY, WASHINGTON FOR STEVE STUDEBAKER			
DRWG:1145ros1.dwg	DATE: FEB, 2014	SHEET 1 OF 1	
CHECKED: SVB	SCALE: 1" = 40'	JOB NO. 14.1145	

940 S Spruce St

MOODY'S

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



940 S Spruce St

940 S Spruce St
Burlington, WA 98233

Clay Learned
clay@claylearned.com
360-770-1388

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 940 S Spruce St, Burlington, WA 98233

CITY, STATE

Burlington, WA

POPULATION

21,657

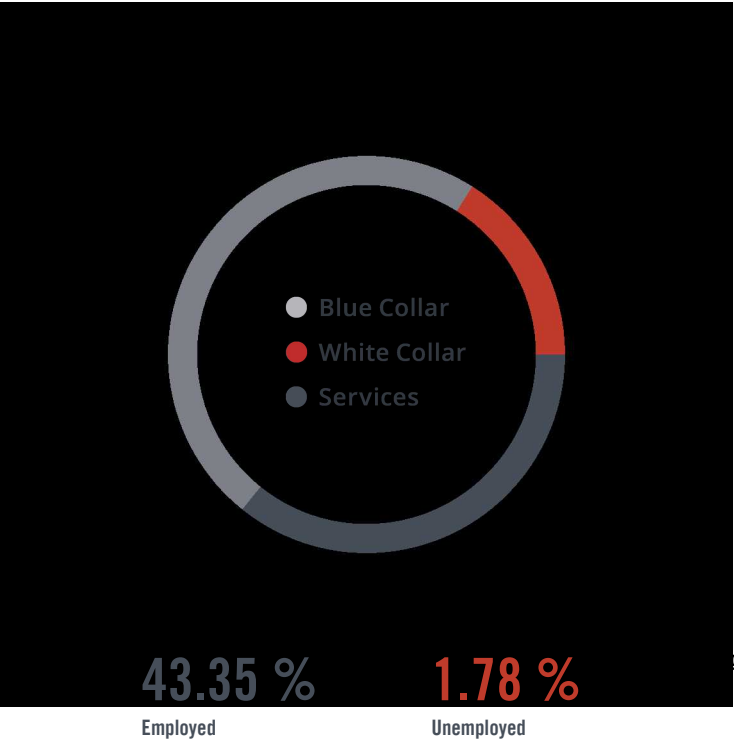
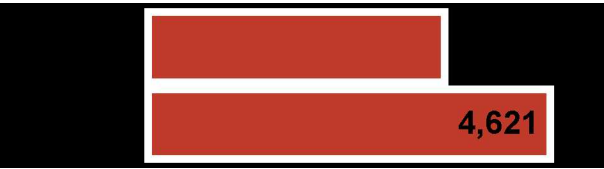
AVG. HH SIZE

2.59

MEDIAN HH INCOME

\$52,428

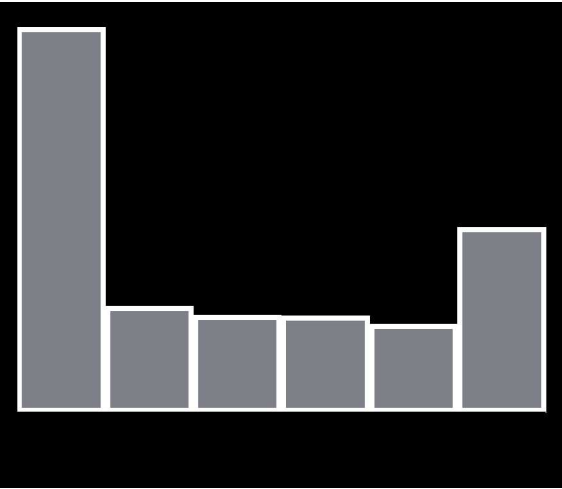
HOME OWNERSHIP



EDUCATION

High School Grad:	21.90 %
Some College:	34.00 %
Associates:	7.22 %
Bachelors:	19.40 %

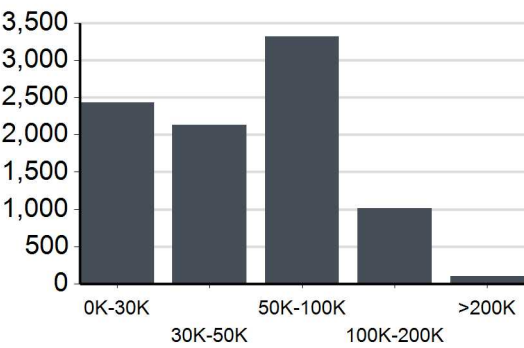
GENDER & AGE



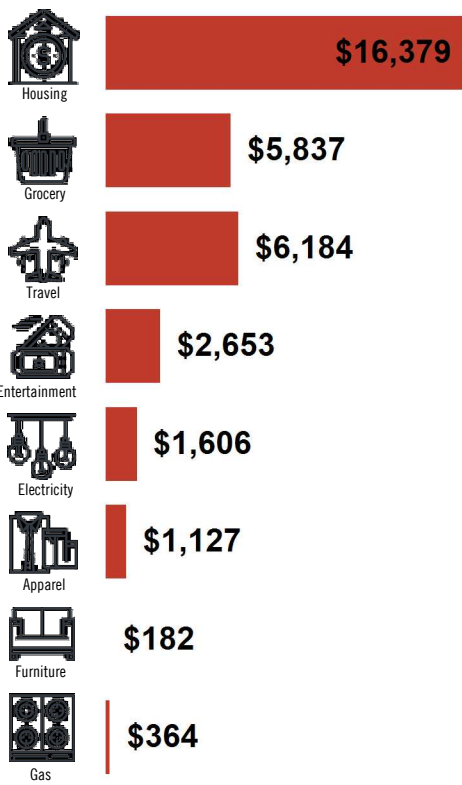
RACE & ETHNICITY

White:	52.02 %
Asian:	1.14 %
Native American:	0.60 %
Pacific Islanders:	0.04 %
African-American:	0.50 %
Hispanic:	27.40 %
Two or More Races:	18.29 %

INCOME BY HOUSEHOLD



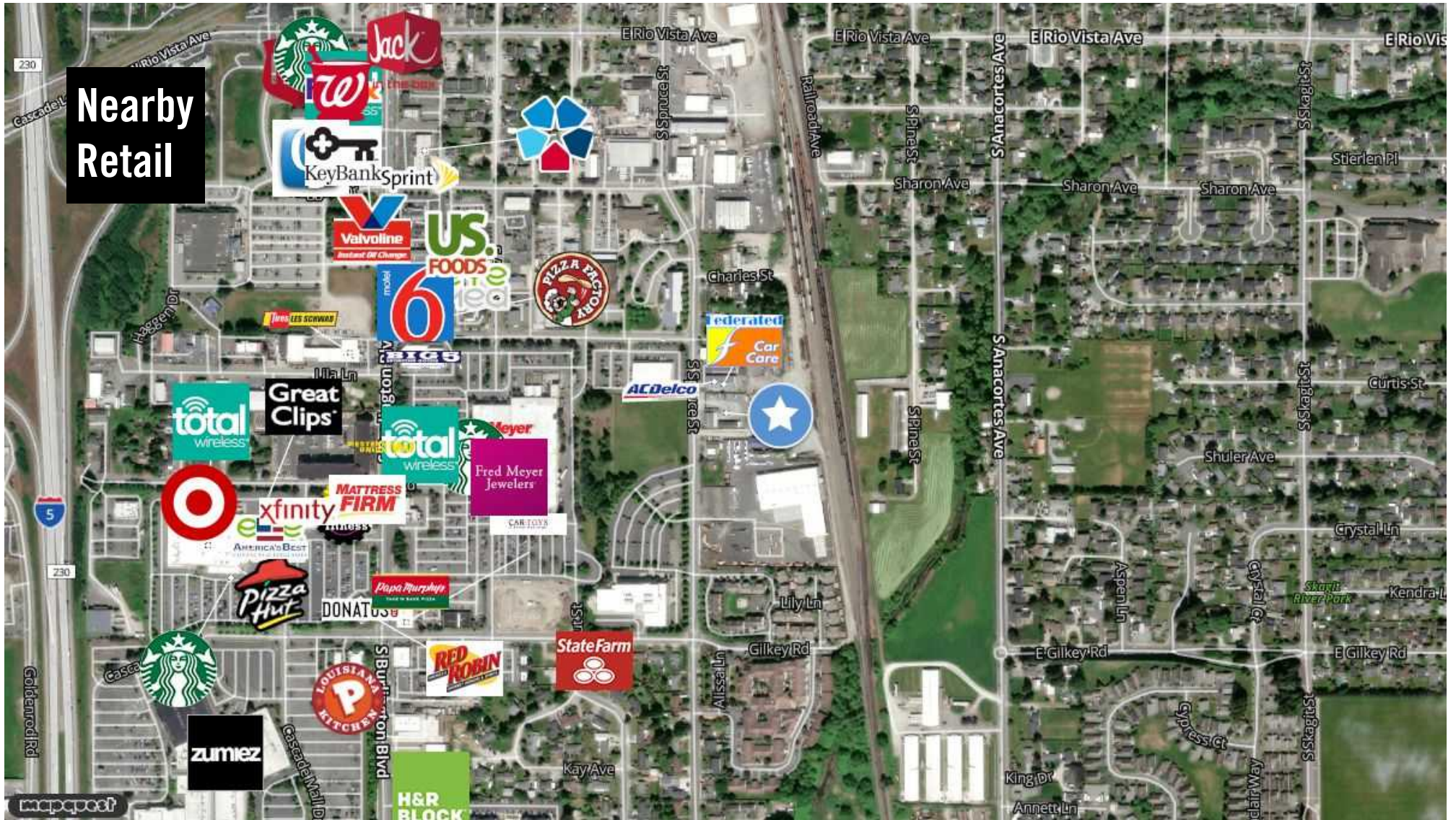
HH SPENDING



940 S Spruce St

Learned Commercial, Inc.

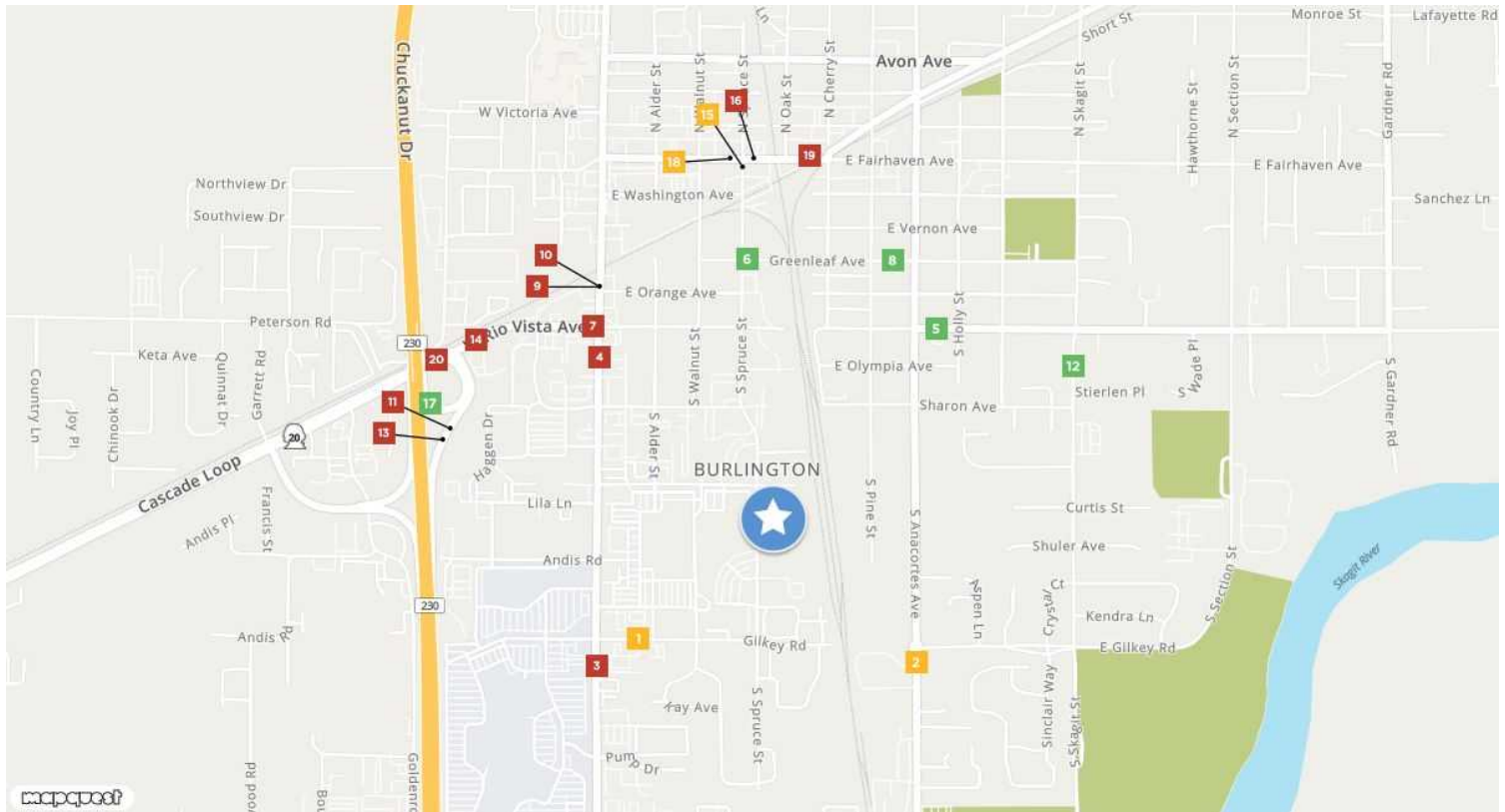
108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888



Clay Learned
clay@claylearned.com
360-770-1388

MOODY'S ANALYTICS | Catylist

Traffic Counts



E Gilkey Rd 1 S Walnut St Year: 2008 6,437 Year: 2006 6,248	S Anacortes St 2 Gilkey Rd Year: 2009 9,490 Year: 2008 9,100	S Burlington Blvd 3 Cascade Mall Dr Year: 2009 24,812 Year: 2008 23,260 Year: 1998 19,054	S Burlington Blvd 4 Rio Vista Ave Year: 2009 23,647 Year: 2008 23,422	E Rio Vista Ave 5 S Anacortes St Year: 2009 2,044 Year: 2008 1,996
Greenleaf Ave 6 S Spruce St Year: 2009 4,047 Year: 2007 4,096 Year: 1998 3,483	West Rio Vista Avenue 7 Avon Cutoff Year: 2022 16,111 Year: 2021 16,111 Year: 2019 18,000	Greenleaf Ave 8 S Anacortes St Year: 2008 3,749	South Burlington Boulevard 9 E Orange Ave Year: 2022 20,955 Year: 2021 20,955 Year: 2018 20,000	South Burlington Boulevard 10 Rio Vista Ave Year: 2019 21,000 Year: 2017 21,000 Year: 2015 20,000
E Fairhaven Ave 16 N Spruce St Year: 2002 16,000 Year: 2001 15,000 Year: 2000 15,000	S Skagit St 12 Stierlen Pl Year: 2008 2,453 Year: 2006 2,618	Avon Cutoff 13 Year: 2022 10,751 Year: 2021 10,751 Year: 2019 12,000	Avon Cutoff 14 W Rio Vista Ave Year: 2010 18,000 Year: 2007 17,873 Year: 2005 18,000	S Spruce St 15 Washington Ave Year: 2009 5,406 Year: 2007 5,232 Year: 1998 3,172
	Avon Cutoff 17 Year: 2022 4,686 Year: 2021 4,686 Year: 2019 5,200	E Fairhaven Ave 18 N Spruce St Year: 2009 9,376 Year: 2007 9,138 Year: 2002 16,000	Cascade Hwy 19 N Cherry St Year: 1997 14,000 Year: 1996 14,000 Year: 1995 13,000	Avon Cutoff 20 I- 5 Year: 2017 27,000 Year: 2015 26,000 Year: 2014 23,000

Clay Learned
clay@claylearned.com
360-770-1388

MOODY'S
ANALYTICS

Catylst

Chapter 17.60

CI-2 COMMERCIAL AND INDUSTRIAL ZONE

Sections:

- 17.60.010 Title.
- 17.60.020 Application.
- 17.60.030 Purpose.
- 17.60.040 Authority.
- 17.60.050 Permitted primary uses.
- 17.60.060 Permitted accessory uses.
- 17.60.070 Conditional uses.
- 17.60.080 Additional regulations.
- 17.60.090 Development standards.

17.60.010 Title.

This chapter shall be called “CI-2 Commercial and Industrial Zone” (Ord. 1857 § 2 (Exh. B), 2018).

17.60.020 Application.

This chapter shall apply to all uses and developments in areas zoned CI-2. (Ord. 1857 § 2 (Exh. B), 2018).

17.60.030 Purpose.

The CI-1 zone is intended to implement the CI comprehensive plan designation by accommodating uses such as manufacturing, warehousing, and distribution that require little or no retail contact with the general public, large tracts of land, and access to rail. The uses permitted in this zone may involve outdoor manufacturing, intensive nighttime operations, loud and consistent noise emissions, or light, glare, and odor impacts. The uses permitted in this zone may also generate heavy truck traffic or involve loading and unloading operations that are incompatible with general pedestrian or vehicle traffic. The CI-2 zoning designation is primarily associated with the North and South Burlington Industrial Areas but has also been applied to other areas of existing industrial development. The regulations in this chapter are intended to accommodate the needs of uses involving manufacturing processes, assembly, fabrication, processing, bulk handling, storage and warehousing, and outdoor activities and to minimize the impacts of such uses through the application of appropriate design and performance standards.

While non-industrial uses may, in limited circumstances, be permitted in this zone, the overall purpose of the CI-2 is to maintain a large block of industrial land, minimize conflicts between incompatible uses, and to discourage, restrict, or prohibit non-industrial uses that could conflict or interfere with the intended purposes of the zone. (Ord. 1857 § 2 (Exh. B), 2018).

17.60.040 Authority.

This chapter is adopted pursuant to the provisions of chapters 35.63, 35A.63, 36.70A, and 36.70B RCW and other applicable laws. (Ord. 1857 § 2 (Exh. B), 2018).

17.60.050 Permitted primary uses.

Hereafter all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this title:

- A. Adult entertainment use; provided, that it shall be located a minimum of 1,000 feet from any residential zone, 1,000 feet from any school, public or private, 1,000 feet from any church, and 1,000 feet from any park, measured along the right-of-way;
- B. Vehicle parking and storage;
- C. Fueling stations;
- D. Warehousing and distribution;

E. Car wash;

F. Pet boarding, daycare and overnight, subject to the following:

1. Outdoor runs and exercise areas shall not be located between the primary structure and an adjoining street or public right-of-way;
2. Areas containing outdoor runs or exercise areas shall be surrounded on all sides not adjacent to a building or structure by a masonry wall six feet in height and screening shall be provided consistent with the requirements for a Type III separation buffer identified in BMC 17.81.110;
3. Outdoor runs may be provided but individual indoor sleeping areas shall be provided for all pets;
4. Overnight boarding facilities shall include additional measures to mitigate and reduce the sound of barking including, but not limited to, acoustic insulation, additional landscaping, masonry walls, and operational procedures;
5. Overnight boarding facilities shall only be permitted on sites where all of the adjacent parcels are zoned CI-1 or CI-2. If the site is adjacent to an unincorporated area, all of the adjacent unincorporated parcels shall have a Skagit County natural resource lands designation;

G. Contractor offices;

H. Nurseries and garden supply;

I. Bulk material sales and storage;

J. Heavy vehicle and equipment repair;

K. Personal storage;

L. Vehicle repair, all types;

M. Specialized instruction, limited to job training and vocational education where the course of instruction is related to another use listed as permitted in this chapter, including, but not limited to, training and education for construction trades, mechanics, industrial workers, heavy equipment and vehicle operation and repair, and machinists;

N. Lumber yards;

O. Industrial, major and minor;

V. Recreational marijuana processors and producers subject to the following:

1. The definitions set forth in BMC 17.01.050 shall apply.
2. Recreational marijuana processors and producers shall only be permitted when licensed by the state of Washington.
3. Location.
 - a. No more than one medical or recreational marijuana use or garden shall be located on a single parcel or in a single structure.
 - b. Shall be located fully within a permanent structure designed to comply with the city building code and constructed under a building permit from the city regardless of the size or configuration of the structure.
 - c. Shall not be located in a mobile structure.

d. Shall not be located within 1,000 feet of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, library, or arcade, single-family residential zone or another medical or recreational marijuana use. The measurement shall be taken in a straight line from property boundary to property boundary.

e. No production, processing or delivery of marijuana may be visible to the public nor may it be visible through windows.

f. All requirements of state laws must be met.

g. All fertilizers, chemicals, gases and hazardous materials shall be handled in compliance with all applicable local, state and federal regulations. No fertilizers, chemicals, gases or hazardous materials shall be allowed to enter a sanitary sewer or storm sewer system nor be released into the atmosphere outside of the structure where the garden is located.

h. No odors shall be allowed to migrate beyond the interior portion of the structure where the garden or processing facility is located;

W. Manufactured home sales;

X. Utilities, small and medium;

Y. Outdoor storage yards;

Z. Printing, publishing, and allied industries including such processes as lithography, etching, and engraving, binding, blueprinting, photocopying, and film processing;

AA. Craft industries;

BB. Auction houses and wholesalers;

CC. Laboratories and research facilities;

DD. Private passenger transportation services;

EE. Towing service, subject to the following:

1. All outdoor storage yards or outdoor areas where vehicles are impounded shall have screening consistent with the requirements for a Type III separation buffer identified in BMC 17.81.110
2. The towing service shall maintain a registration as required by Chapter 46.55 RCW. Only towing services with a current Washington State registration shall be considered a legally authorized use;
3. The term "towing service" does not include wrecking yards or hulk haulers which are classified as conditional uses in the CI-2 zone.

FF. Personal storage;

GG. Commercial laundries.

17.60.060 Permitted accessory uses.

A. Caretaker dwellings and employee or student housing;

B. Offices, all types;

C. On-site day commercial child day center serving the employees of a permitted use;

D. On-site recreational facilities serving the employees of a permitted use;

- E. Outdoor storage yards and sales lots;
- F. Eating and drinking establishment;
- G. Retail and wholesale trade of products produced, manufactured, or assembled on site;
- H. Telecommunication macro facilities may be permitted, subject to the following requirements, except as limited by the Telecommunications Act of 1996 as amended:
 - 1. Macro facilities may be located on buildings and structures; provided, that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
 - 2. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.
 - 3. Macro facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, or in the case of nonconforming structures the antennas may extend 15 feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blends in with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure.
- I. Existing monopole I and lattice towers may be extended in height to maximum of 160 feet in height without complying with setback requirements. (Ord. 1857 § 2 (Exh. B), 2018).

17.60.070 Conditional uses.

The following uses shall be considered conditional uses and shall require a conditional use permit:

- A. Meeting facilities, all sizes;
- B. Wrecking yards and hulk haulers;
- C. Indoor commercial entertainment, all types;
- D. Outdoor commercial entertainment;
- E. Shooting range, indoors;
- F. Utilities, large;
- G. Truck stop;
- H. Industrial, high impact;
- I. Animal and food processing including the following:
 - 1. Tanning and dressing of hides,
 - 2. Curing, canning, freezing, canning and processing of meat and seafood,
 - 3. Pickling and brine curing;
- T. Bulk storage or processing of oil, gas, petroleum, butane, liquid petroleum, gas and similar products, unless clearly incidental and secondary to support a principally permitted use;
- U. Concrete mixing and batching plants, including ready-mix concrete facilities;
- Z. Rock crushing plants;

AA. Sales and rental of motorized vehicles;

BB. Transmission towers, subject to the following, except as limited by the Telecommunications Act of 1996 as amended:

1. Antennas may not extend more than 15 feet above their supporting structure, monopole, lattice tower, building or other structure;
2. Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the zone district to the extent consistent with the function of the communications equipment. Wireless communication towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practicable. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area;
3. Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped in conformance with chapter 17.80 BMC;
4. No equipment shall be operated so as to produce noise in levels above 45 dB as measured from the nearest property line on which the attached wireless communication facility is located;
5. New transmission towers and additional height on existing towers shall comply with performance standards for industrial uses adjacent to less intensive or residential zones consistent with chapters 17.70 and 17.81 BMC;
6. New transmission towers shall only be permitted within the Burlington Hill special management area;
7. New transmission towers shall only be permitted where co-location exists.

17.60.080 Additional regulations.

A. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use, subject to the requirements of the International Fire Code.

B. Development abutting a less intensive zone shall provide for a transition area and screening as required by chapters 17.70 and 17.81 BMC and shall be subject to the following the following:

2. Uses generating noise after 9:00 p.m. shall not be permitted, including assembly occupancies, restaurants with cocktail lounges or dance floors, all night businesses, shooting ranges, overnight pet boarding, and other similar types of uses. This shall not include shift work for an industrial or manufacturing use;
3. Measures shall be taken to prevent light and glare from being directed to residential uses; and

C. Outdoor storage yards and service areas. All service yards shall be surrounded on all sides not adjacent to, and directly abutting, a building by a solid site obscuring fence or wall six-feet in height and landscaped consistent with the requirements for Type I screening identified in BMC 17.81.110.

17.60.090 Development standards.

A. Lot Area and Dimension.

1. Minimum lot area: none.
2. Minimum lot width: none.
3. Minimum lot depth: none.

B. Maximum Building and Impervious Surface Coverage.

1. Building coverage: none.
2. Impervious surface coverage: 80 percent.

C. Minimum Setbacks.

1. Front: none.
2. Side: none.
3. Street: none.
4. Rear: none.

D. Maximum building height: 45 feet except:

1. Buildings may exceed 45 feet if one foot of setback is provided from each property line for each foot the building exceeds 45 feet; and
2. An additional 15 feet of height may be permitted when parking is located under the building.

E. Fences. See Chapter 17.70 BMC.

F. Parking. See chapter 17.85 BMC.

G. Landscaping. See Chapter 17.81 BMC.

H. Signs. See Chapter 17.95 BMC.

I. Performance Standards. See Chapter 17.70 BMC.

