

# 711 28TH ST ANACORTES, WA

# FOR LEASE

- 2.27 +/- acres yard space
- Gravel yard, fully fenced, power available
- Will consider partial leases
- Ideal for contractors, utility services, etc.
- Zoned I: Industrial
- \$0.15 psf per month NNN



Jarrod Ball, CCIM  
Learned Commercial, Inc.  
108 Gilkey Road, Burlington, WA 98233  
360.757.3888  
jb@learnedcommercial.com

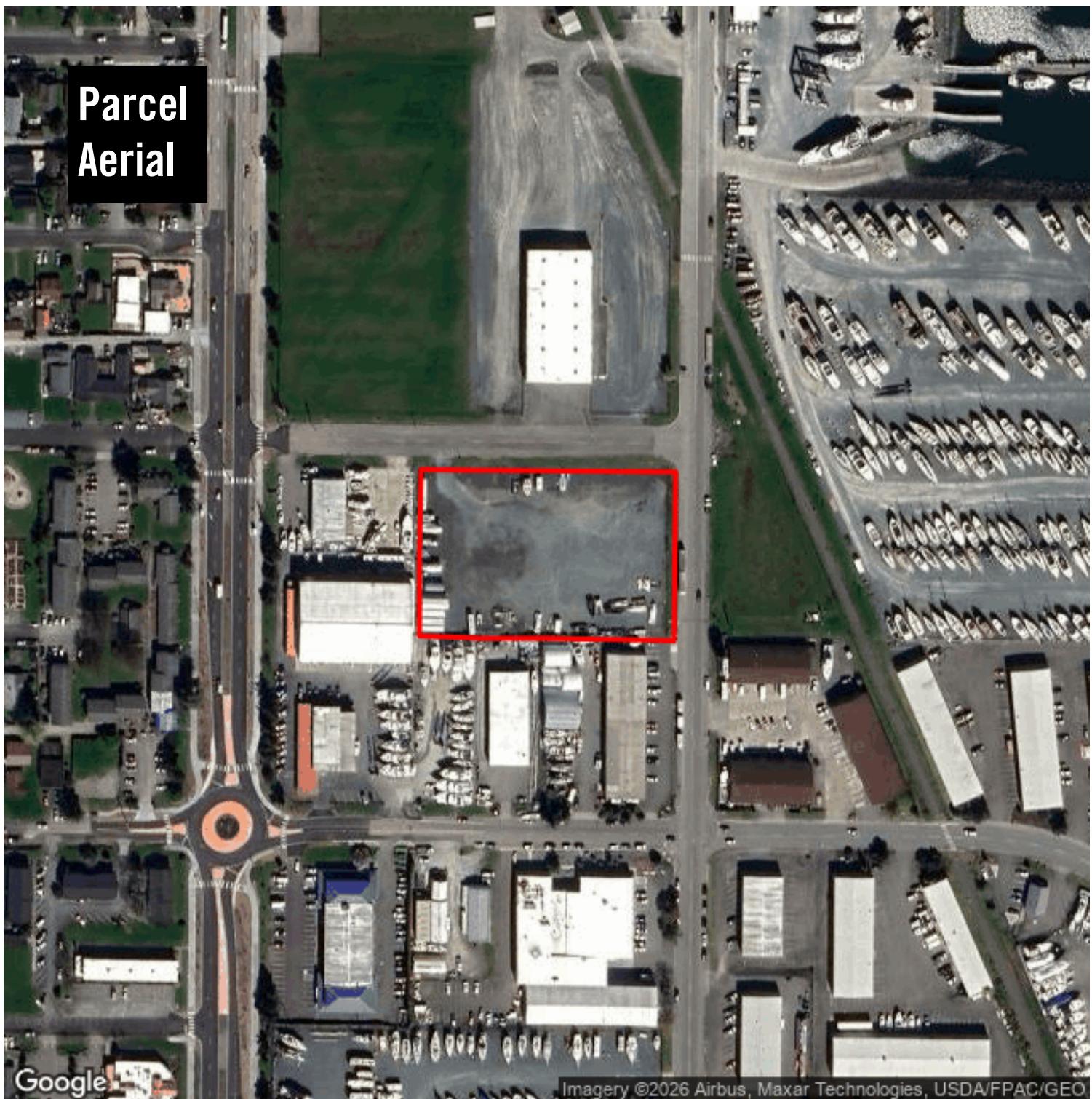


# LEARNED COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



*All info deemed reliable however verification recommended.*



**711 28th St**

711 28th St

Anacortes, WA 98221



**Jarrod Ball**  
jb@learnedcommercial.com  
360-855-8875

**MOODY'S**  
ANALYTICS

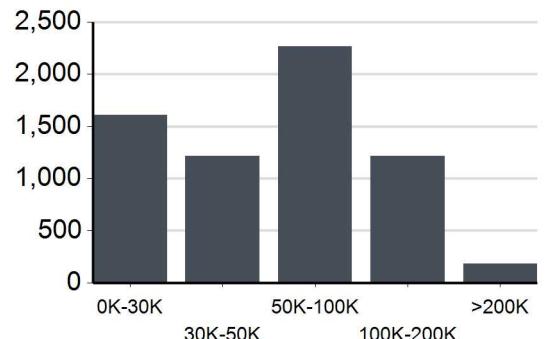
**Catylst**

# Location Facts & Demographics

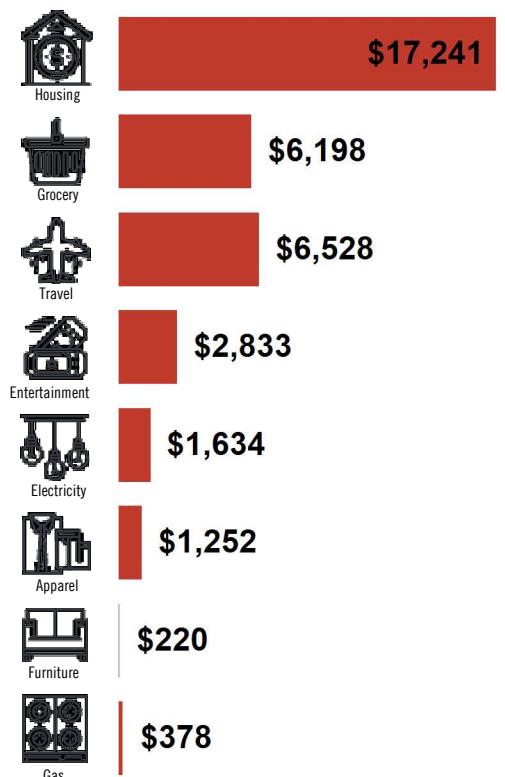
Demographics are determined by a 10 minute drive from 711 28th St, Anacortes, WA 98221

MOODY'S

## INCOME BY HOUSEHOLD



## HH SPENDING



### CITY, STATE

Anacortes, WA

### POPULATION

13,185

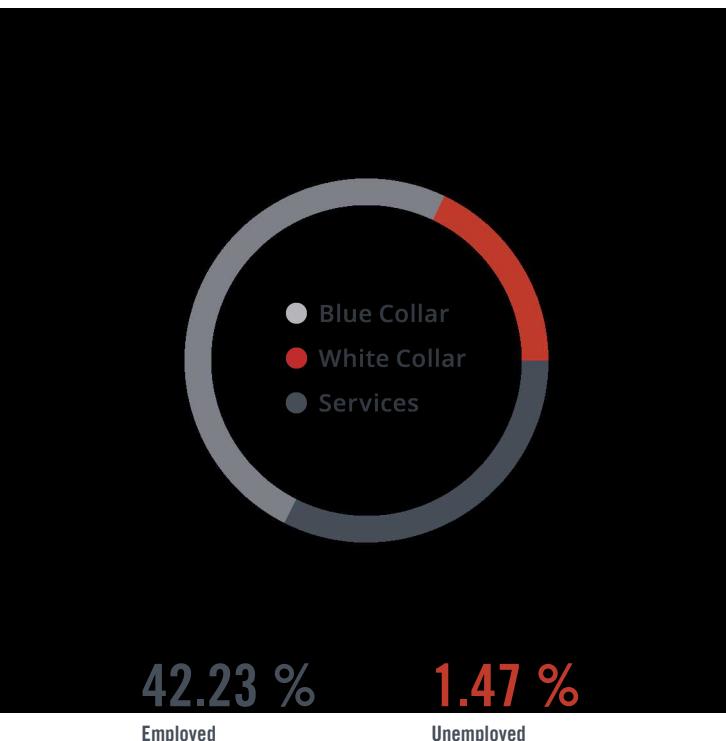
### AVG. HH SIZE

2.23

### MEDIAN HH INCOME

\$58,375

### HOME OWNERSHIP

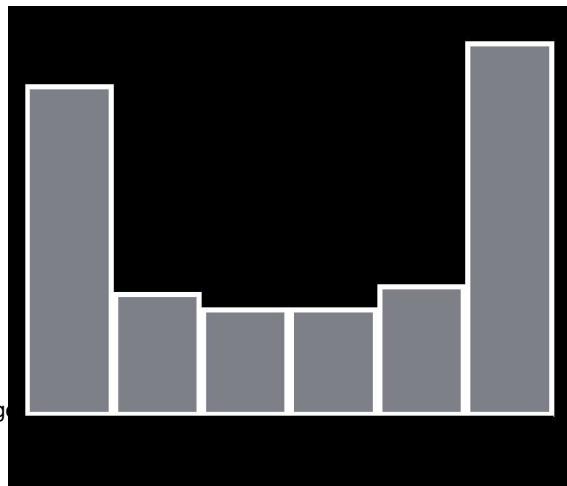


### EDUCATION

High School Grad: **25.86 %**  
Some College: **28.43 %**  
Associates: **7.65 %**  
Bachelors: **29.10 %**

### GENDER & AGE

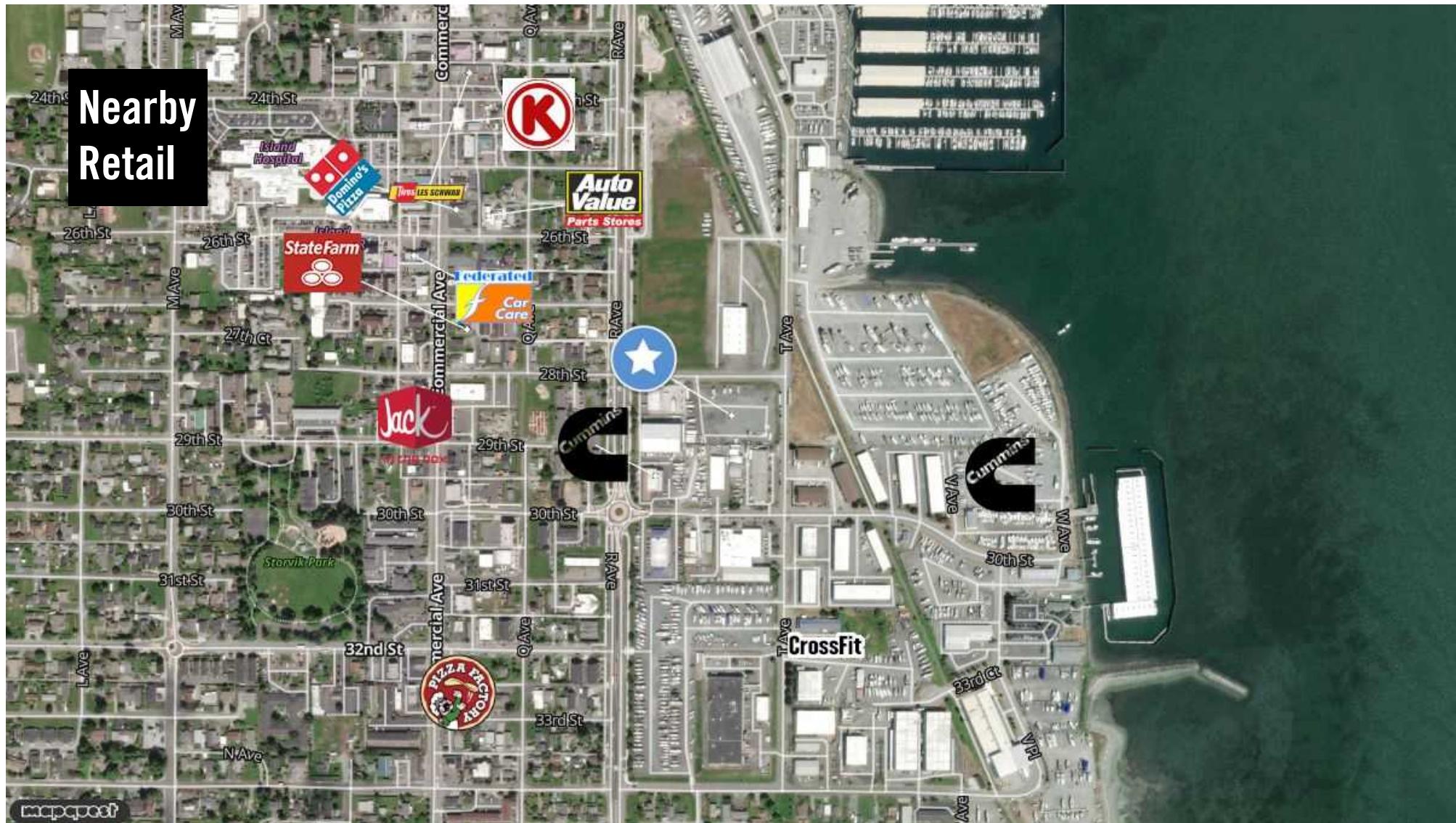
47.80 % 52.20 %



### RACE & ETHNICITY

White: **88.43 %**  
Asian: **0.35 %**  
Native American: **0.27 %**  
Pacific Islanders: **0.00 %**  
African-American: **0.22 %**  
Hispanic: **6.39 %**  
Two or More Races: **4.33 %**

## Nearby Retail

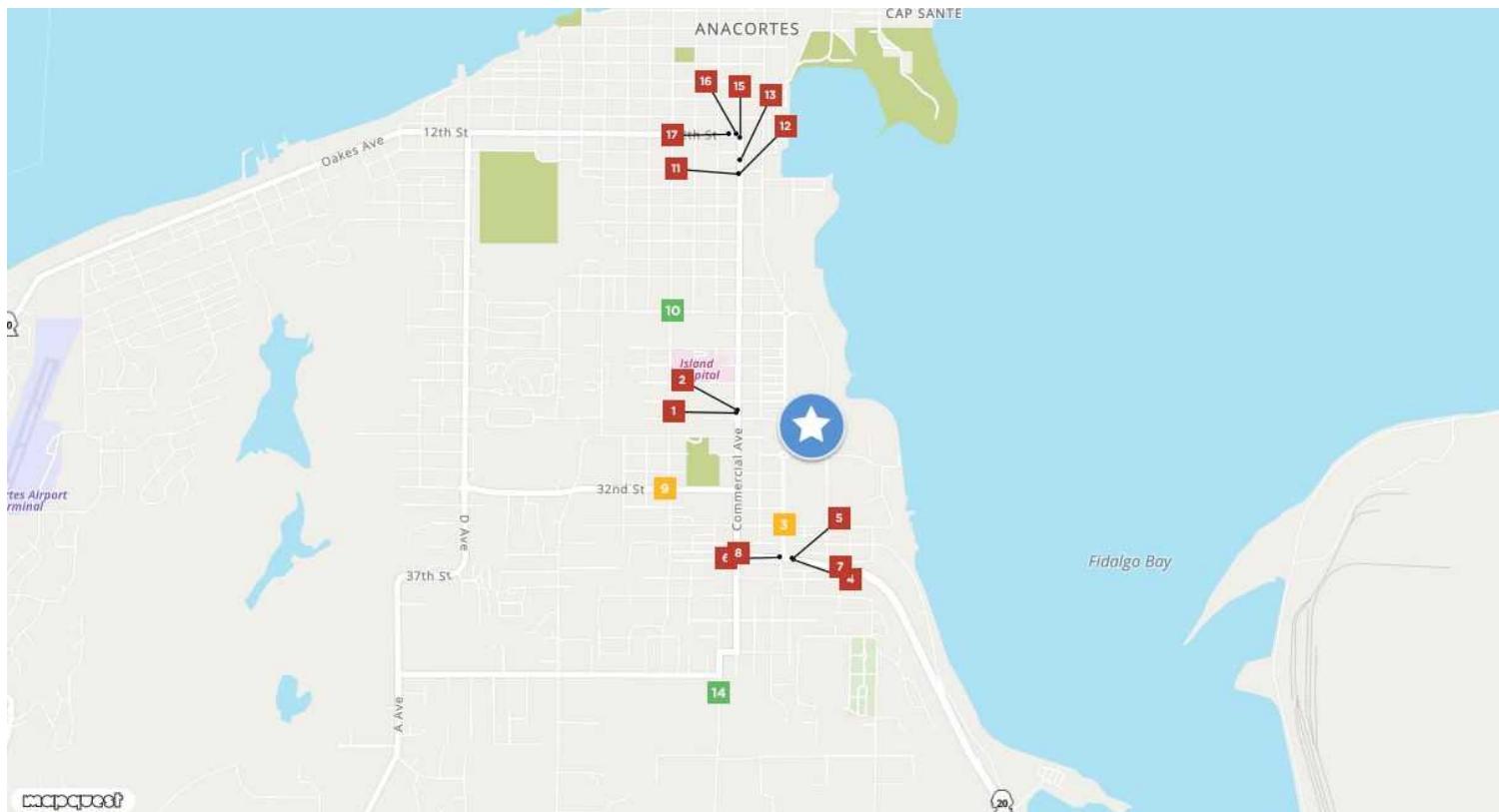


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This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

## Traffic Counts



<b>Commercial Avenue</b>	<b>1</b>	<b>Commercial Ave</b>	<b>2</b>	<b>34th St</b>	<b>3</b>	<b>State Route 20 Spur</b>	<b>4</b>	<b>State Route 20 Spur</b>	<b>5</b>
15th St		28th St		R Ave		State Hwy20 Spr		Scandia Ct	
Year: 2022	13,594	Year: 2018	16,000	Year: 1998	8,630	Year: 2018	26,000	Year: 2019	26,000
Year: 2021	13,594	Year: 2017	16,000					Year: 2018	26,000
Year: 2019	16,000	Year: 2015	15,000						
<b>State Route 20 Spur</b>	<b>6</b>	<b>State Rte 20 Spr</b>	<b>7</b>	<b>Commercial Avenue</b>	<b>8</b>	<b>32nd St</b>	<b>9</b>	<b>22nd St</b>	<b>10</b>
R Ave		R Ave		State Hwy20 Spr		M Ave		M Ave	
Year: 2022	12,897	Year: 2017	25,000	Year: 2022	12,585	Year: 1998	6,821	Year: 1998	2,890
Year: 2021	12,897	Year: 2015	25,000	Year: 2021	12,585				
Year: 2019	15,000	Year: 2014	23,000	Year: 2019	15,000				
<b>WA 20 SPUR</b>	<b>11</b>	<b>WA 20 SPUR</b>	<b>12</b>	<b>Commercial Ave</b>	<b>13</b>	<b>0 Ave</b>	<b>14</b>	<b>Commercial Avenue</b>	<b>15</b>
14th St		14th St		13th St		41st St		13th St	
Year: 2021	13,169	Year: 2022	13,169	Year: 2010	15,000	Year: 1997	450	Year: 2022	14,444
				Year: 2005	17,000			Year: 2021	14,444
				Year: 2004	18,000			Year: 2018	15,000
<b>12th Street</b>	<b>16</b>	<b>12th St</b>	<b>17</b>						
I Ave		O Ave							
Year: 2022	10,878	Year: 2018	12,000						
Year: 2021	10,878	Year: 2017	12,000						
Year: 2019	12,000	Year: 2015	11,000						



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## Chapter 19.45

# INDUSTRIAL USES

Sections:

- 19.45.010 Heavy industrial.**
- 19.45.020 Light industrial.**
- 19.45.030 Light manufacturing.**
- 19.45.040 Research and development.**
- 19.45.050 Self-service storage.**
- 19.45.060 Warehouse and distribution.**
- 19.45.070 Waste-related service.**
- 19.45.080 Water-oriented industrial.**
- 19.45.090 Wholesale trade.**

### **19.45.010 Heavy industrial.**

A. *Heavy Industrial Use Category.* Any facility that involves production and/or storage of dangerous, noxious or offensive uses or a facility that has smoke, odor, noise, glare, fumes, gas, vibration, use of fire or explosives, emission of particulate matter, interference with radio or television reception, or radiation. Such uses include, but are not limited to:

1. Petroleum and oil refineries.
2. Chemical manufacturing.
3. Wood products manufacturing.
4. Food and beverage manufacturing.
5. Primary metal manufacturing.
6. Fabricated metal products and machinery.
7. Machinery manufacturing.
8. Transportation equipment manufacturing. (Ord. 3040 § 2 (Att. A), 2019)

## **19.45.020 Light industrial.**

A. *Light Industrial Use Category.* Manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off site. The light industrial category includes, but is not limited to, the following uses:

1. Bottling.
2. Brewery (produce 15,000 or more U.S. beer barrels annually).
3. Bus or rail transit vehicle maintenance or storage facility.
4. Contractor's storage, including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping or electrical contractor and others who perform services off site, but store equipment and materials or perform fabrication or similar work on site.
5. Food and beverage products except animal slaughter, stockyards.
6. Laundry, dry-cleaning, and carpet cleaning plants.
7. Leather and leather products except tanning and finishing.
8. Sheet metal, welding, machine, tool repair shop or studio.
9. Stone, clay, glass, and concrete products.
10. Woodworking, including cabinet makers and furniture manufacturing.

B. *Marijuana Processors.*

1. *Definition.* "Marijuana processor" means a person licensed by the State Liquor and Cannabis Board to process marijuana into marijuana concentrates, useable marijuana, and marijuana-infused products, package and label marijuana concentrates, useable marijuana, and marijuana-infused products for sale in retail outlets, and sell marijuana concentrates, useable marijuana, and marijuana-infused products at wholesale to marijuana retailers.
2. *Standards.* Marijuana processors are only allowed east of the interchange of State Route 20 and State Route 20 Spur. (Ord. 3040 § 2 (Att. A), 2019)

## **19.45.030 Light manufacturing.**

A. *Light Manufacturing Use Category.* A facility conducting light manufacturing operations within a fully enclosed building. The light manufacturing category includes, but is not limited to, the following uses:

1. Clothing, textile, and apparel manufacturing.
2. Facilities engaged in the assembly, design, repair or testing of: analyzing or scientific measuring instruments; semiconductor and related solid state devices, including but not limited to clocks, integrated microcircuits; jewelry, medical, musical instruments, photographic or optical instruments; and timing instruments.
3. Printing, publishing, and lithography.
4. Production of artwork and toys, graphic design sign-making, movie production facility, photo-finishing laboratory.
5. Repair of scientific or professional instruments and electric motors.

B. *Artisan Manufacturing.*

1. *Definition.* Production of goods by the use of hand tools or small-scale, light mechanical equipment occurring within a fully enclosed building where such production requires no outdoor operations or storage, and where the production, operations, and storage of materials related to production occupy no more than 3,500 square feet of net floor area. Typical uses have negligible negative impact on surrounding properties and include woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing. (Ord. 3040 § 2 (Att. A), 2019)

## **19.45.040 Research and development.**

A. *Research and Development Use Category.* A facility focused primarily on the research and development of new products. The research and development category includes, but is not limited to, the following uses:

1. Laboratories, offices and other facilities used for research and development by or for any individual or organization, whether public or private.
2. Prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product.
3. Pilot plants used to test manufacturing processes planned for use in production elsewhere.

B. *Research and Development Use Standards.*

1. Such uses in the C, CBD, and MMU zones must occur within a fully enclosed building.
2. In the MMU zone, the use of outdoor areas for final product assembly and transportation-related activities are permitted; provided, that screening of such outdoor uses mitigates the impacts of planned activities. Screening options include fencing (AMC Chapter [19.66](#)) and Type A or B landscaping (AMC [19.65.060](#)). (Ord. 3040 § 2 (Att. A), 2019)

## **19.45.050 Self-service storage.**

A. *Self-Service Storage Category.* Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property. The self-service storage category includes, but is not limited to, the following uses:

1. Warehouse, self-service.
2. Fully enclosed indoor multistory storage.
3. Mini-warehouse. (Ord. 4014 § 2 (Att. A), 2022; Ord. 3040 § 2 (Att. A), 2019)

## **19.45.060 Warehouse and distribution.**

A. *Warehouse and Distribution Category.* Facilities involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers. The warehouse and distribution category includes, but is not limited to, the following uses:

1. Bulk storage, including nonflammable liquids, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store.
2. Distribution facility, central postal facility.
3. Parcel services.
4. Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred.
5. Trailer storage, drop-off lot.
6. Truck or motor freight terminal, service facility. (Ord. 3040 § 2 (Att. A), 2019)

## **19.45.070 Waste-related service.**

A. *Waste-Related Service Category.* Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material. The waste-related service category includes, but is not limited to, the following uses:

1. Uses that receive solid or liquid wastes from others for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material.

2. Animal waste processing.
3. Landfill.
4. Manufacture and production of goods from composting organic material.
5. Outdoor storage of recyclable material.
6. Scrap materials (indoor storage).
7. Solid or liquid waste transfer station, waste incineration.

B. *Recycling Facility.*

1. *Definition.* A building and/or site in which recoverable materials such as paper, plastic, glass, and metal are collected, stored, flattened, crushed, or bundled prior to shipment to others who will use those materials to manufacture new products. The materials are stored on site for shipment to market. (Ord. 3040 § 2 (Att. A), 2019)

## **19.45.080 Water-oriented industrial.**

A. *Water-Oriented Industrial Use Category.* Industrial type uses that are either water-dependent, water-related, or water-enjoyment use, or any combination thereof. The water-oriented industrial use category includes, but is not limited to:

1. Ship and boat building and repair.
2. Seafood processing.
3. Dry stack boat storage.
4. Maritime administration.
5. Piers and wharfs.
6. Water-based shipping terminals.
7. Boat launch facilities.

B. *Dry Stack Boat Storage.*

1. *Definition.* A facility for storing boats out of water. This is principally a land operation, where boats are dry stored or "stacked" until such time as they are transferred to the water for use. Structures must comply with form and intensity standards in AMC Chapter [19.42](#) for the applicable zoning district.

C. *Boat Launch Facilities.*

1. *Definition.* Boat launch facilities are slabs, pads, planks, rails, cranes, or graded slopes used for launching boats by means of a trailer, hand, or mechanical device. (Ord. 3040 § 2 (Att. A), 2019)

## **19.45.090 Wholesale trade.**

A. *Wholesale Trade Category.* Facilities involved in the sale, lease, or rental of products to industrial, institutional, or commercial businesses only. The use emphasizes on-site sales or order-taking and often includes display areas. Businesses may or may not be open to the general public, but sales to the general public are not permitted. Products may be picked up on site or delivered to the customer.

The wholesale trade category includes, but is not limited to, the following uses:

1. Sale or rental of machinery, equipment, heavy equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, plumbing supplies, janitorial supplies, restaurant equipment, and store fixtures.
2. Wholesale sales of food, clothing, auto parts, building hardware, and similar products. (Ord. 3040 § 2 (Att. A), 2019)

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**The Anacortes Municipal Code is current through Ordinance 5007, passed October 20, 2025.**

Disclaimer: The city attorney's office has the official version of the Anacortes Municipal Code. Users should contact the city attorney's office for ordinances passed subsequent to the ordinance cited here.

[City Website: www.cityofanacortes.org](http://www.cityofanacortes.org)

[City Telephone: \(360\) 293-1900](tel:(360)293-1900)

[Hosted by General Code.](#)