

# 13527 FARM TO MARKET RD YARD SPACE MOUNT VERNON WA

## FOR LEASE

- 15,000 +/- sf yard space
- Available end of April 2026
- Located off State Route 20, less than 10 minutes from I-5
- Zoned BR-H: Bayview Ridge Heavy Industrial
- \$2.00 psf per year 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

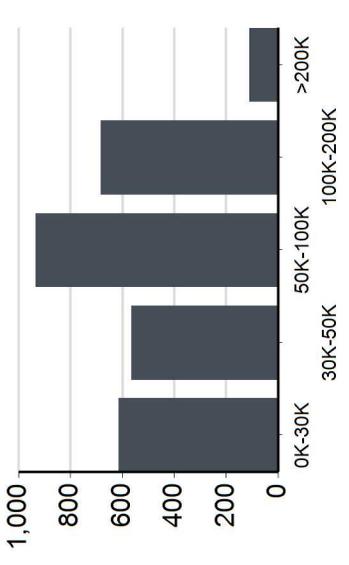
*All info deemed reliable however verification recommended.*

# Location Facts & Demographics

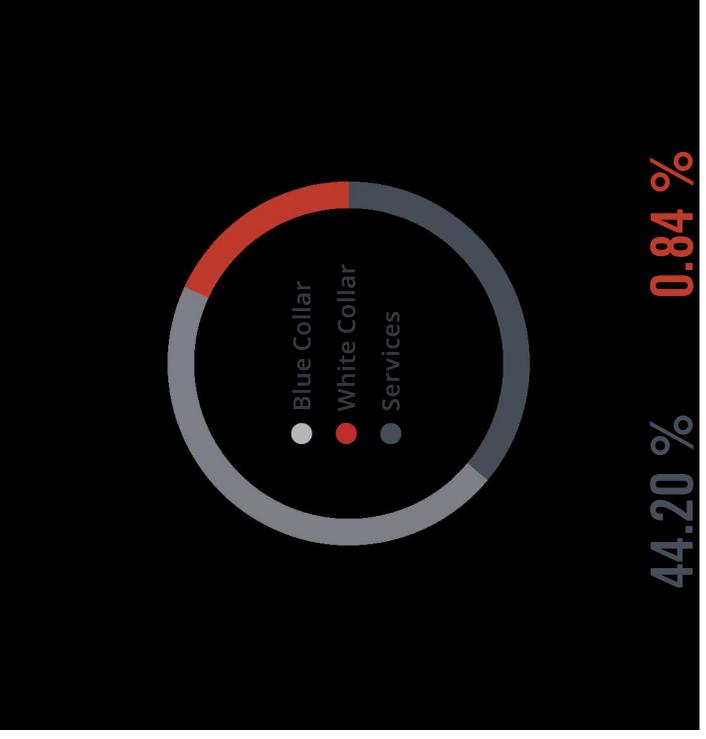
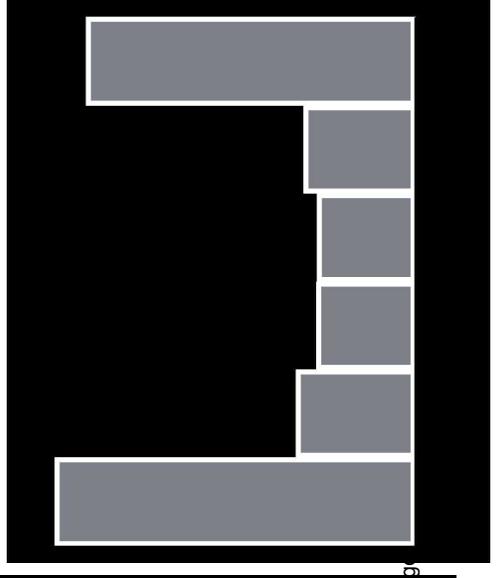
Demographics are determined by a 10 minute drive from 13527 Farm to Market Rd, Mount Vernon, WA 98273



## INCOME BY HOUSEHOLD



## GENDER & AGE



## CITY, STATE

**Mount Vernon, WA**

## POPULATION

**6,424**

## AVG. HHSIZE

**2.43**

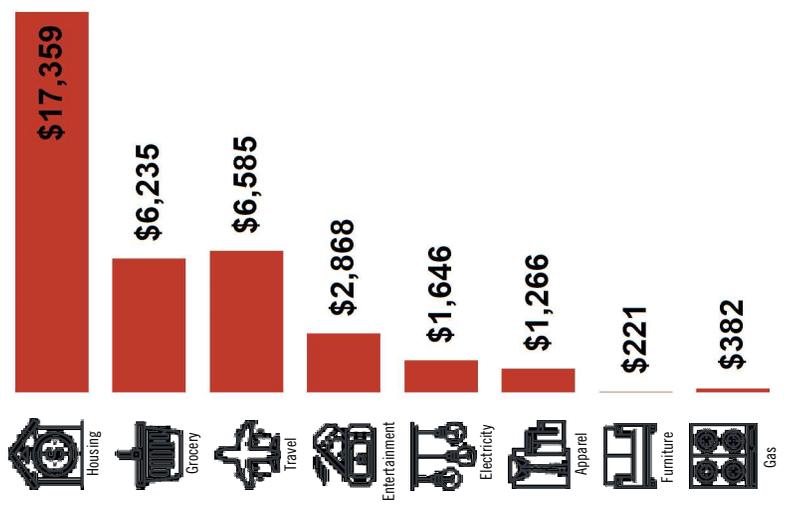
## MEDIAN HH INCOME

**\$57,663**

## HOME OWNERSHIP



## HH SPENDING



## 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 %**

## EDUCATION

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

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.

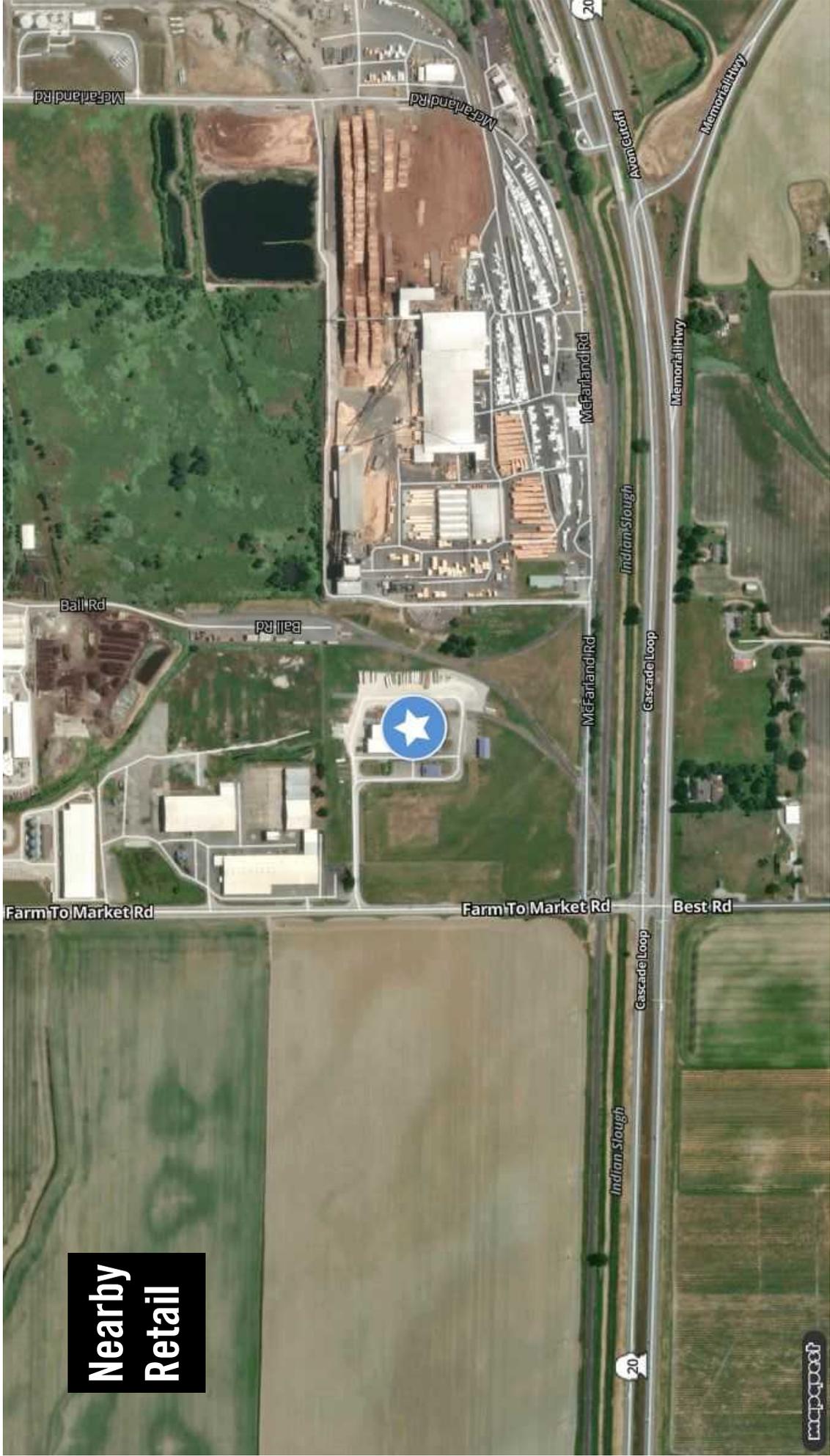
# Farm to Market Industrial Buildings

# MOODY'S

Learned Commercial, Inc.

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

**Nearby  
Retail**

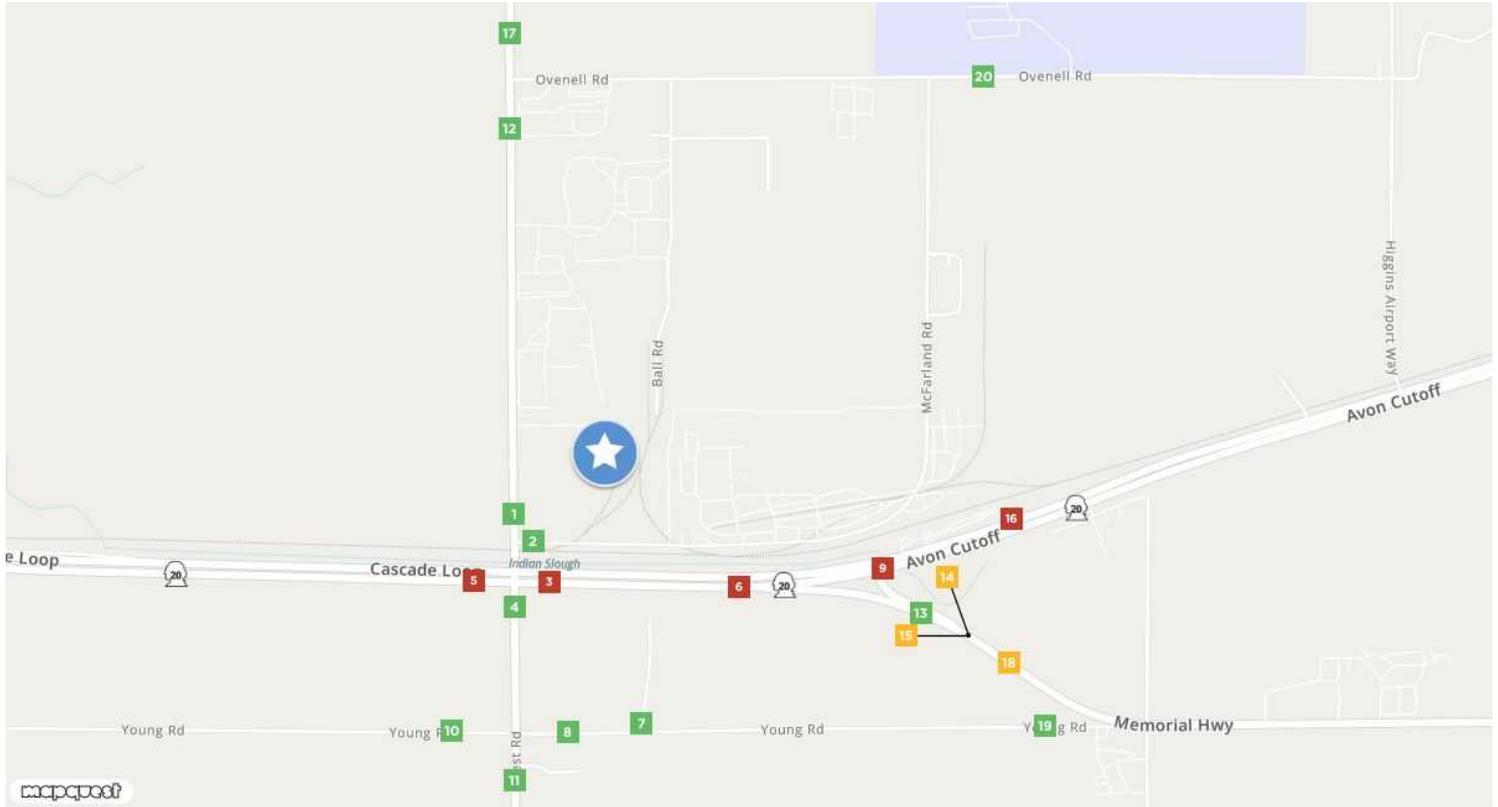


**Jarrod Ball**  
jb@learnedcommercial.com  
360-855-8875

**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 professional advisor.

## Traffic Counts



<b>Farm To Market Rd</b>	<b>1</b>
McFarland Rd	
Year: 2016	300
Year: 2001	2,884

<b>McFarland Rd</b>	<b>2</b>
Farm To Market Rd	
Year: 1999	3

<b>Memorial Hwy</b>	<b>3</b>
Farm To Market Rd	
Year: 2017	32,000
Year: 2015	31,000
Year: 2014	31,000

<b>Best Rd</b>	<b>4</b>
Farm To Market Rd	
Year: 2012	2,071
Year: 2011	2,104
Year: 2009	2,205

<b>Memorial Hwy</b>	<b>5</b>
Farm To Market Rd	
Year: 2000	23,000
Year: 1999	25,000
Year: 1998	24,000

<b>State Route 20</b>	<b>6</b>
Memorial Hwy	
Year: 2022	34,628
Year: 2021	34,628
Year: 2018	33,000

<b>S Fredonia Rd</b>	<b>7</b>
Year: 2001	60

<b>Young Rd</b>	<b>8</b>
Best Rd	
Year: 1994	450

<b>State Route 20</b>	<b>9</b>
State Hwy536	
Year: 2022	26,485
Year: 2021	26,485
Year: 2019	26,000

<b>Young Rd</b>	<b>10</b>
Best Rd	
Year: 1994	300

<b>Best Rd</b>	<b>11</b>
Young Rd	
Year: 2015	2,609
Year: 2011	2,111
Year: 2009	2,145

<b>Farm To Market Rd</b>	<b>12</b>
Ovenell Rd	
Year: 2015	2,969
Year: 2011	2,803
Year: 2001	2,884

<b>Farm To Market Rd</b>	<b>13</b>
Farm To Market Rd	
Year: 2022	3,855
Year: 2021	3,855
Year: 2019	33,000

<b>State Hwy536</b>	<b>14</b>
State Hwy536	
Year: 2019	8,100
Year: 2017	4,300
Year: 2012	4,100

<b>State Hwy20</b>	<b>15</b>
State Hwy20	
Year: 2022	7,203
Year: 2021	7,203
Year: 2019	3,900

<b>Avon Cutoff</b>	<b>16</b>
State Hwy20	
Year: 2017	25,000
Year: 2015	24,000
Year: 2014	21,000

<b>Farm To Market Rd</b>	<b>17</b>
Ovenell Rd	
Year: 2001	2,884

<b>Memorial Hwy</b>	<b>18</b>
State Hwy536	
Year: 2017	8,100
Year: 2015	7,900
Year: 2014	7,700

<b>Young Rd</b>	<b>19</b>
Memorial Hwy	
Year: 1994	450

<b>Ovenell Rd</b>	<b>20</b>
Ball Rd	
Year: 2000	676

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

**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)