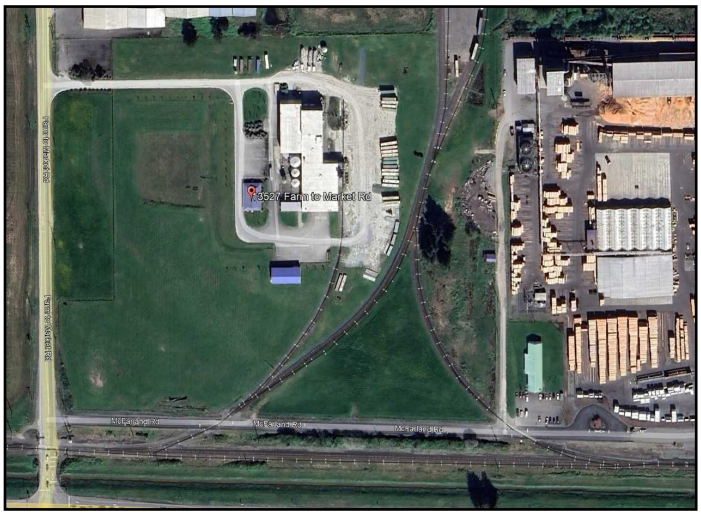
13527 FARM TO MARKET RD
MOUNT VERNON WA

FOR LEASE

- Small office spaces ranging from 120-422 +/- sf in multi-unit building
- Located off State Route 20, less than 10 minutes from I-5
- Zoned BR-H: Bayview Ridge Heavy Industrial
- $30 psf per year, modified gross



Jarrod Ball, CCIM
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
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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

CITY, STATE

Mount Vernon, WA

POPULATION

6,424

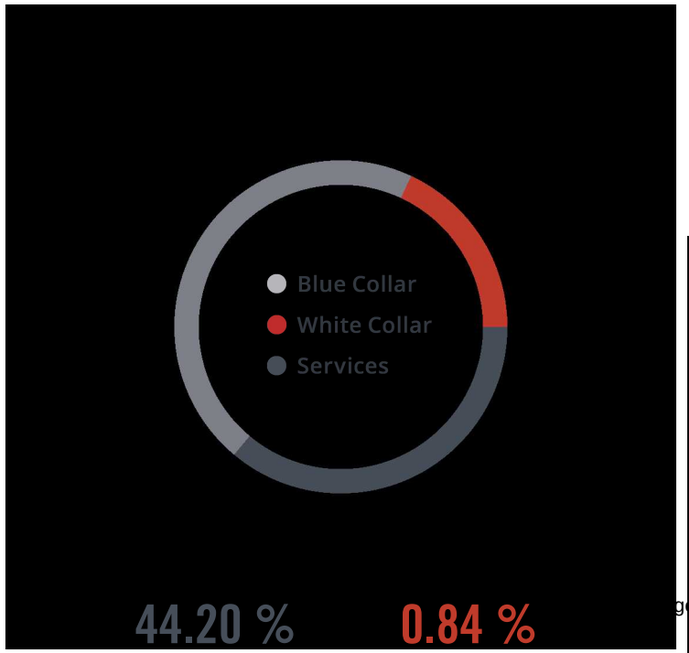
AVG. HH SIZE

2.43

MEDIAN HH INCOME

$57,663

HOME OWNERSHIP



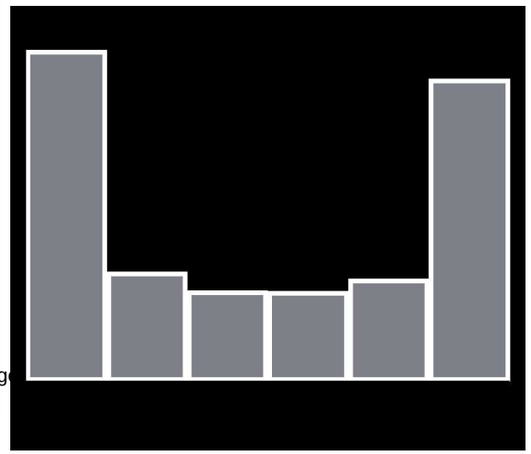
EDUCATION

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

GENDER & AGE

49.99 %

50.01 %

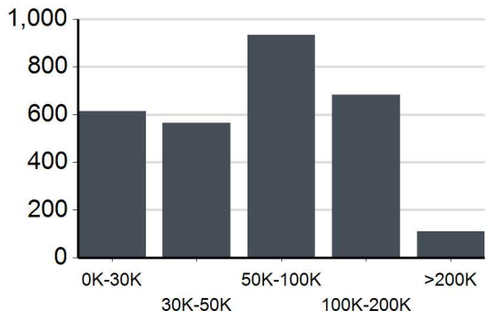


RACE & ETHNICITY

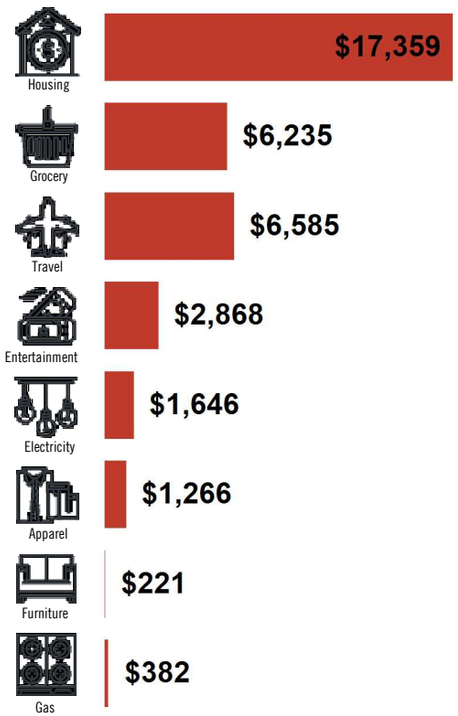
White:	78.80 %
Asian:	0.83 %
Native American:	0.32 %
Pacific Islanders:	0.00 %
African-American:	0.06 %
Hispanic:	11.57 %
Two or More Races:	8.43 %

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING



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Farm to Market Industrial Buildings

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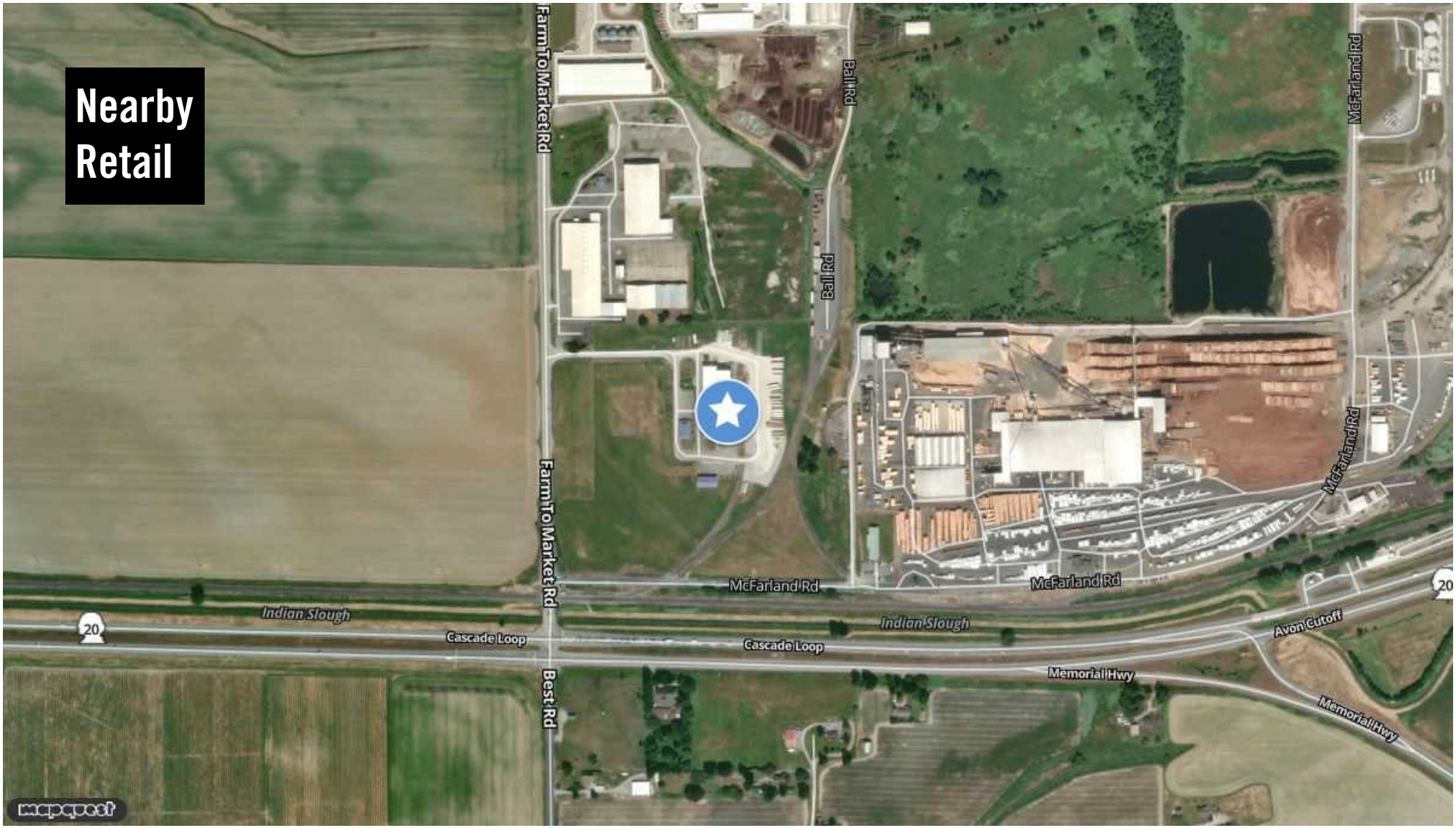

Clay Learned
clay@claylearned.com
360-770-1388

Moody's Analytics | Catylist

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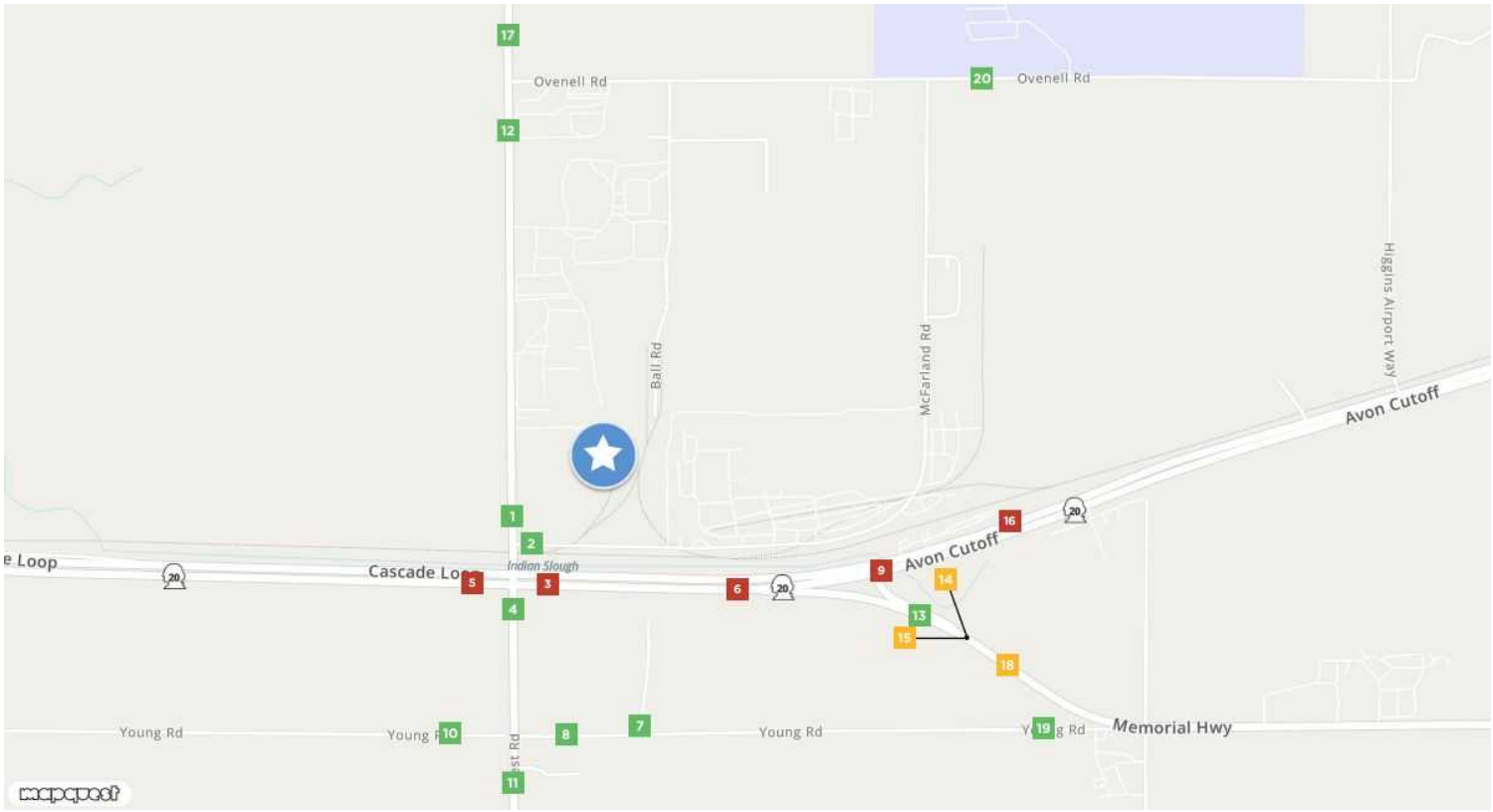
Traffic Counts



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
Ovenell 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
Ovenell 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

Ovenell 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 noncommerical/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.