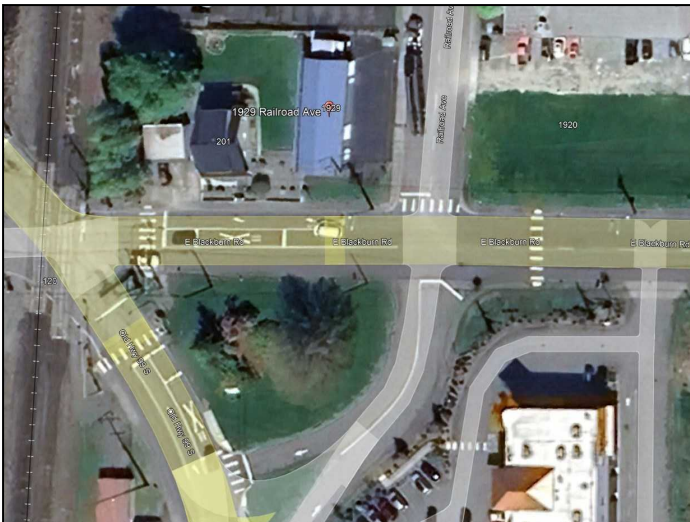


1929 RAILROAD AVE STE A MOUNT VERNON, WA

FOR LEASE

- 896 +/- sf warehouse space with office
- Includes an office, overhead door, and mezzanine
- Suitable for machine shop, light manufacturing, etc.
- Convenient access to I-5 exits 225 or 226
- Zoned M-2: Industrial District
- \$1,150 per month plus NNN and utilities



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

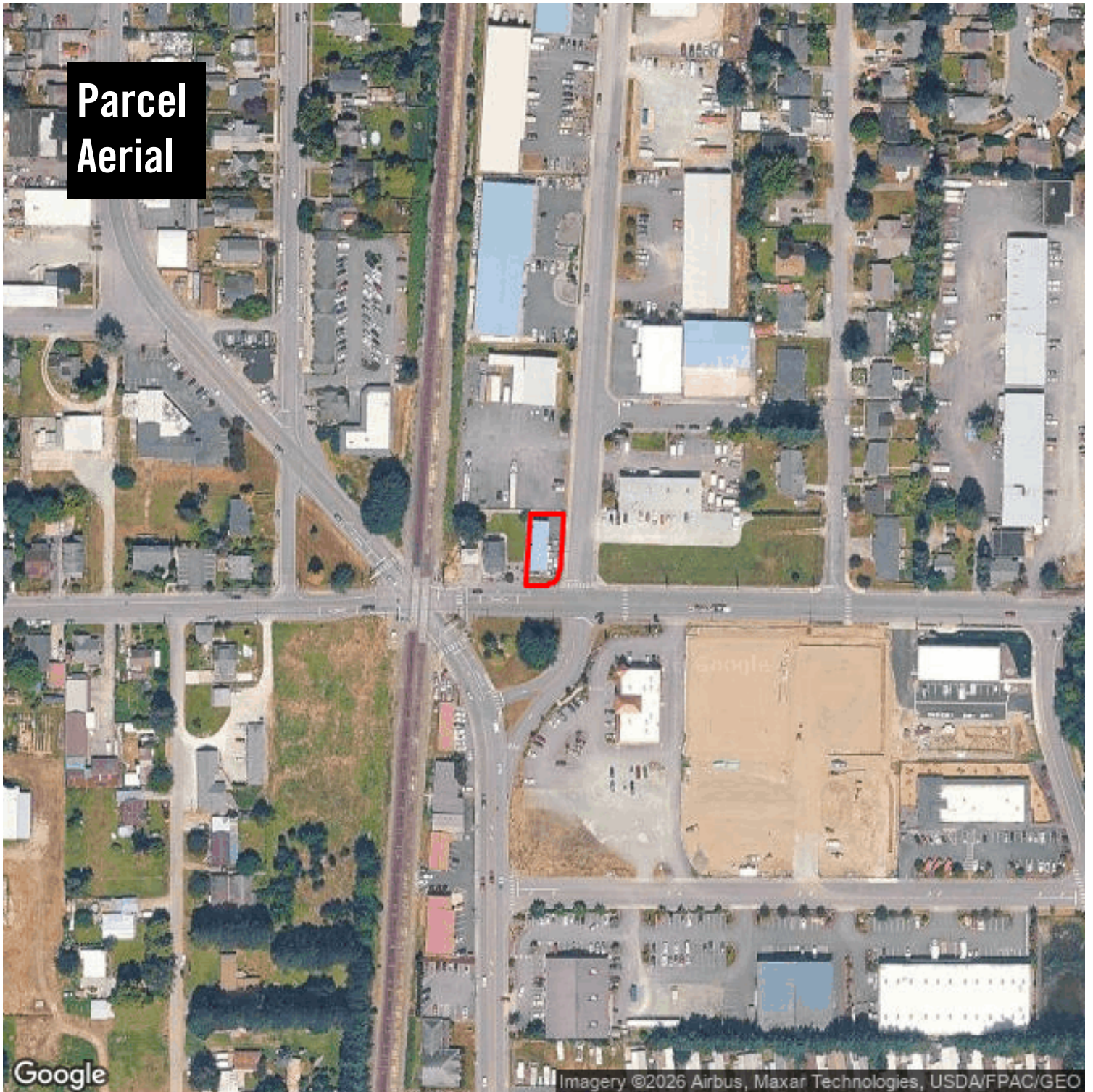
All info deemed reliable however verification recommended.

1929 Railroad Avenue

MOODY'S

Learned Commercial, Inc.

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



1929 Railroad Avenue

1929 Railroad Ave
Mount Vernon, WA 98273



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

MOODY'S

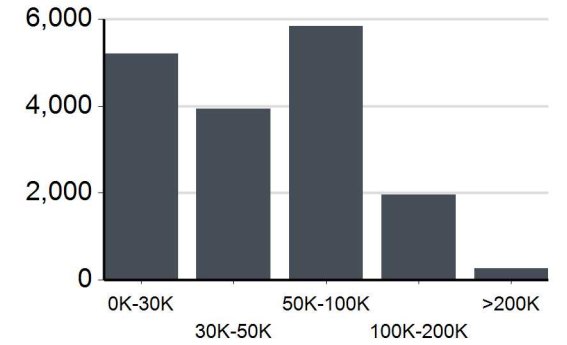
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material,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

Location Facts & Demographics

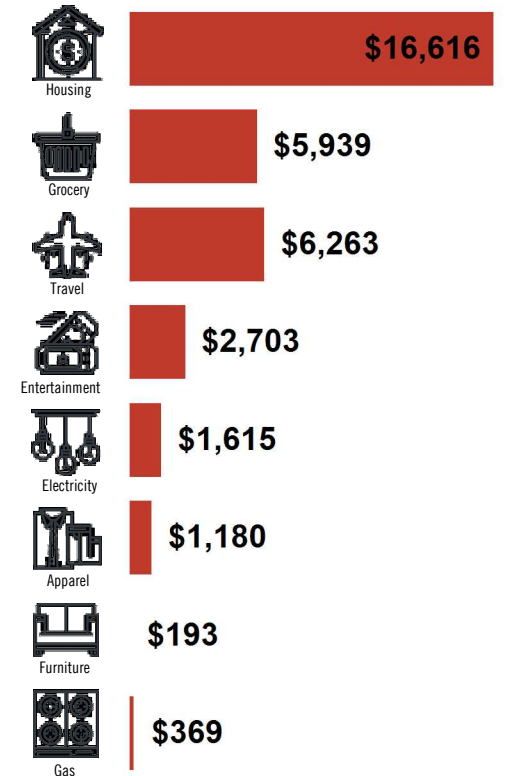
Demographics are determined by a 10 minute drive from 1929 Railroad Ave, Mount Vernon, WA 98273



INCOME BY HOUSEHOLD



HH SPENDING



CITY, STATE
Mount Vernon, WA

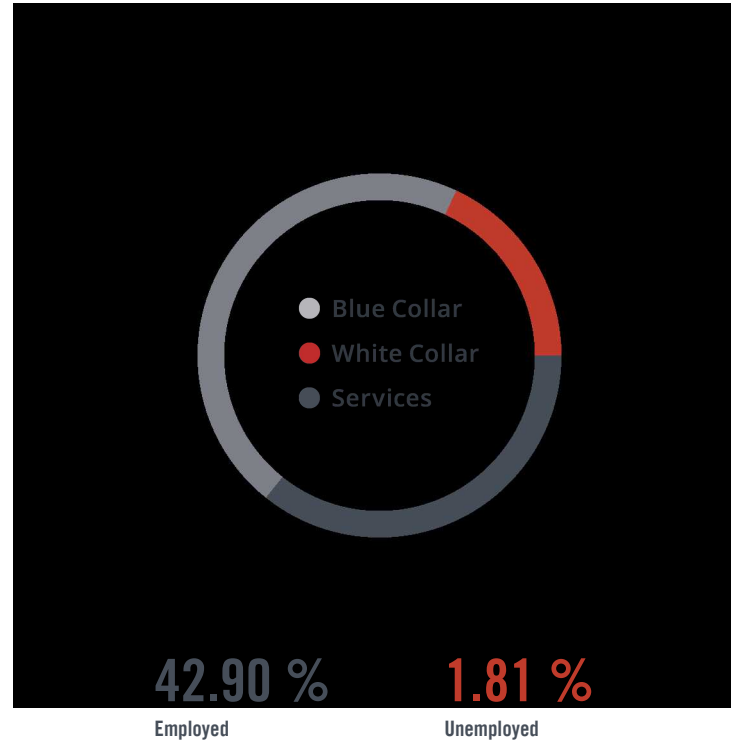
POPULATION
42,119

AVG. HHSIZE
2.67

MEDIAN HH INCOME
\$54,396

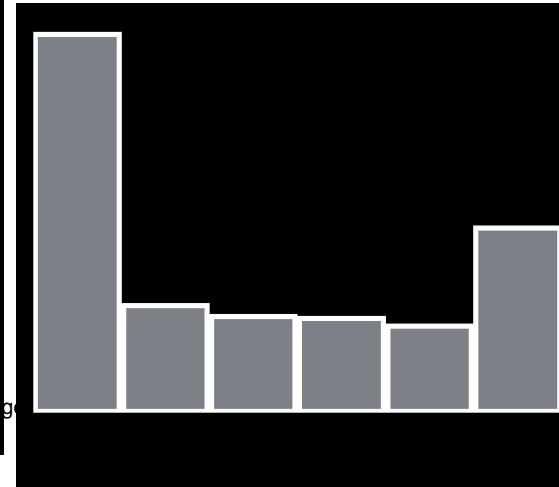
HOME OWNERSHIP

8,694



GENDER & AGE

49.97 % 50.03 %



RACE & ETHNICITY

White: **58.15 %**
 Asian: **0.48 %**
 Native American: **0.75 %**
 Pacific Islanders: **0.03 %**
 African-American: **0.19 %**
 Hispanic: **24.68 %**
 Two or More Races: **15.71 %**

EDUCATION

High School Grad: **22.75 %**
 Some College: **30.27 %**
 Associates: **8.02 %**
 Bachelors: **20.71 %**

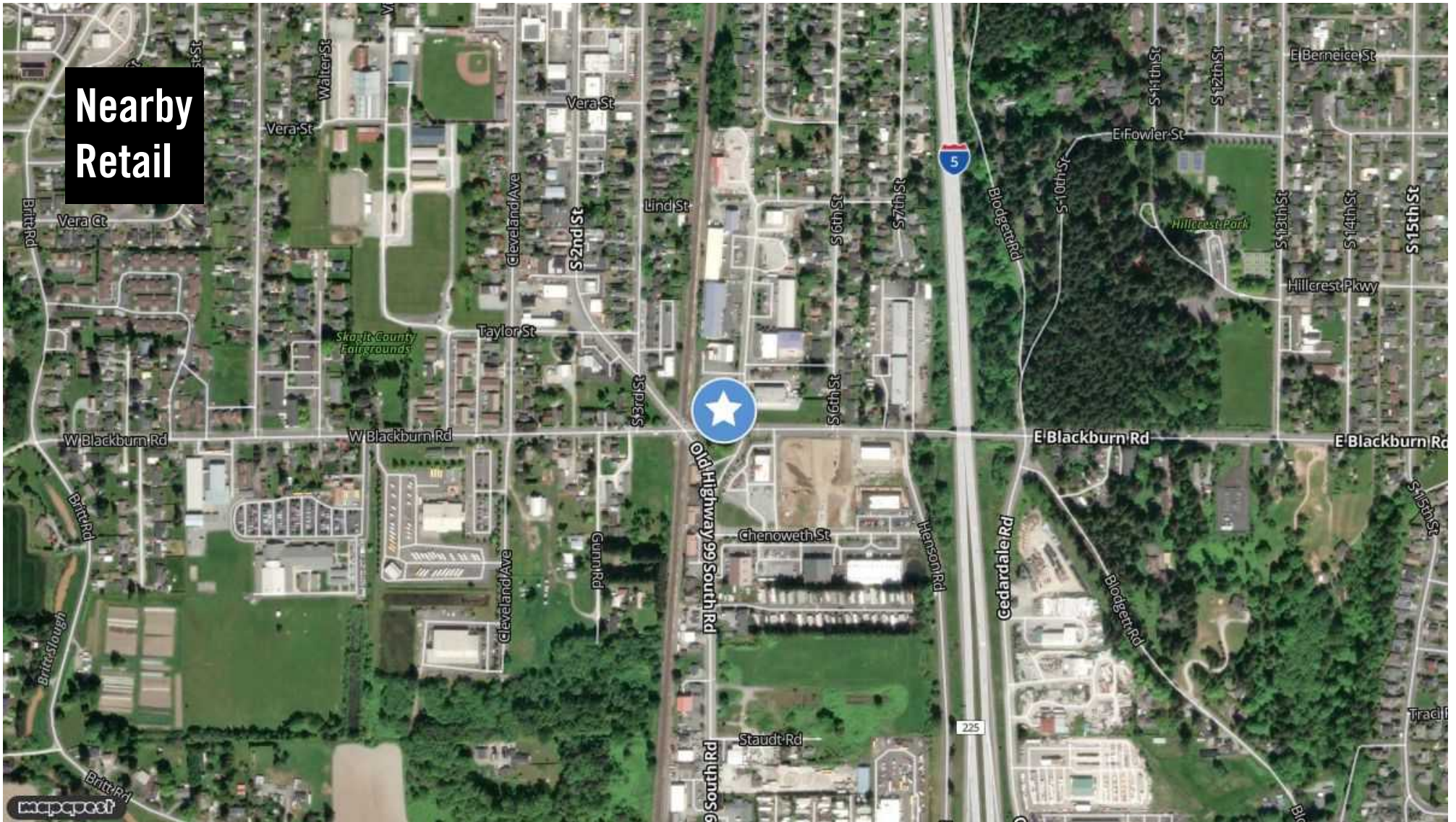
1929 Railroad Avenue

MOODY'S

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

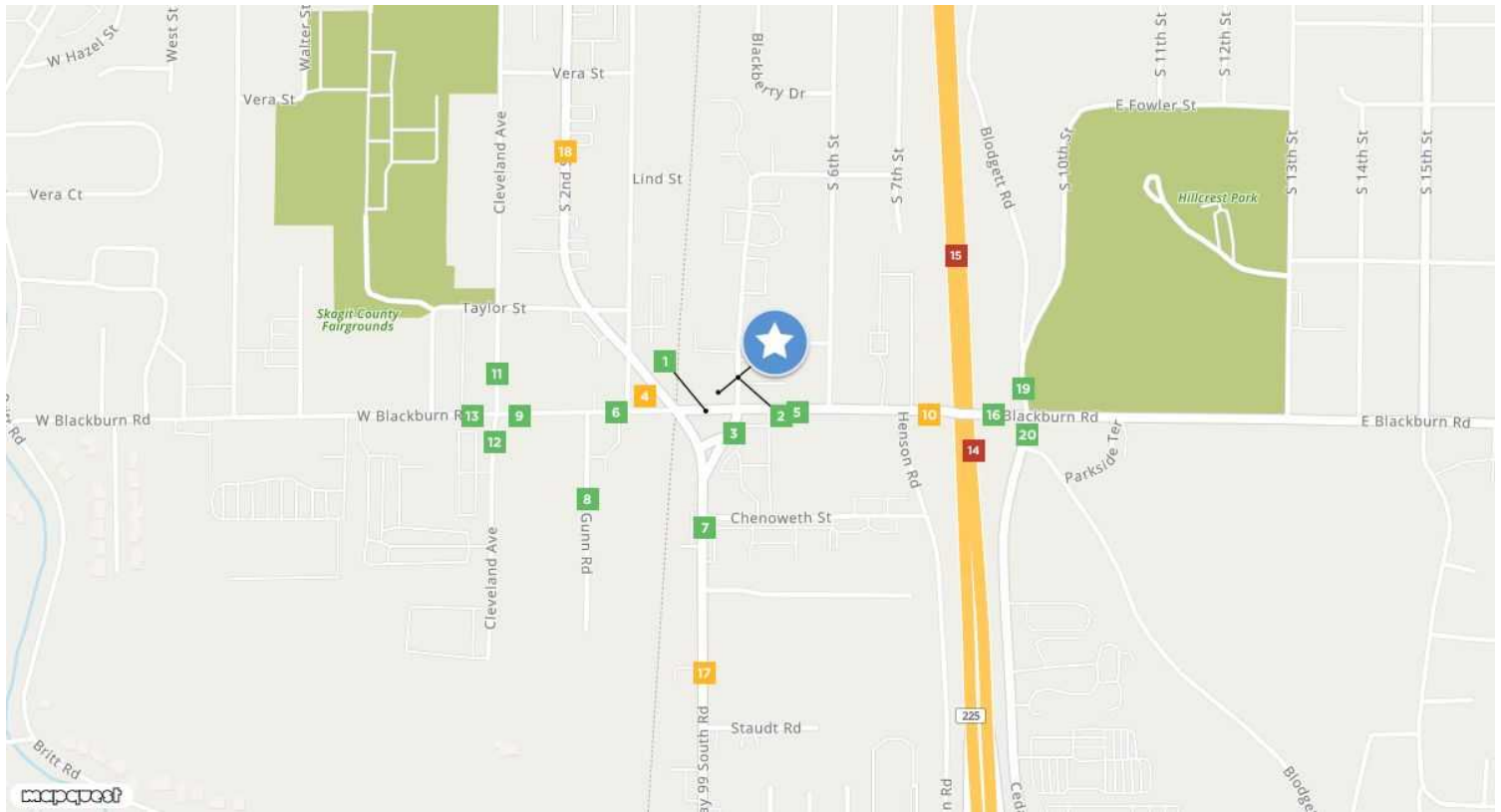
**Nearby
Retail**



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

MOODY'S

Traffic Counts



E Blackburn Rd 1 Railroad Ave Year: 2013 3,350	Railroad Ave 2 E Blackburn Rd Year: 2013 560	Railroad Ave 3 E Blackburn Rd Year: 2013 790	S 2nd St 4 W Blackburn Rd Year: 2013 6,190 Year: 2005 7,700	E Blackburn Rd 5 S 6th St Year: 2013 3,867 Year: 2012 4,460 Year: 2005 6,200
W Blackburn Rd 6 S 3rd St Year: 2013 2,998 Year: 2012 2,663	Old Highway 99 S Rd 7 Chenoweth St Year: 2013 4,830 Year: 2000 6,157	Gunn Rd 8 W Blackburn Rd Year: 2001 140	W Blackburn Rd 9 Cleveland Ave Year: 2013 2,470	E Blackburn Rd 10 Henson Rd Year: 2005 5,200 Year: 1977 1,000
Cleveland Ave 11 W Blackburn Rd Year: 2013 1,110	Cleveland Ave 12 W Blackburn Rd Year: 2013 560	W Blackburn Rd 13 Cleveland Ave Year: 2013 2,020	14 I- 5 Year: 2022 66,470 Year: 2021 66,470 Year: 2018 70,000	15 I- 5 E Blackburn Rd Year: 2017 68,000 Year: 2015 65,000 Year: 2012 63,000
E Blackburn Rd 16 I- 5 Year: 2013 4,490 Year: 2005 4,400 Year: 1998 4,238	Old Highway 99 S Rd 17 Staudt Rd Year: 2005 7,700 Year: 2000 6,157	S 2nd St 18 Vera St Year: 2005 8,700	Blodgett Rd 19 E Blackburn Rd Year: 2013 1,090	Blodgett Rd 20 Cedardale Rd Year: 2013 2,050



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 360-855-8875



**Chapter 17.60
M-2 INDUSTRIAL DISTRICT**

Sections:

[17.60.010 Intent.](#)

[17.60.020 Permitted uses.](#)

[17.60.030 Accessory uses.](#)

[17.60.035 Special uses.](#)

[17.60.040 Performance standards – Violation deemed nuisance.](#)

[17.60.050 Storage yard requirements.](#)

[17.60.060 Setbacks.](#)

[17.60.061 Repealed.](#)

[17.60.070 Landscaping.](#)

[17.60.080 Parking.](#)

[17.60.090 Signs.](#)

[17.60.100 Site plan review.](#)

[17.60.110 Design review.](#)

17.60.010 Intent.

The intent of this chapter is to provide areas for manufacturing, warehousing and distributing operations which require little or no retail contact with the general public. (Ord. 3315, 2006; Ord. 2352, 1989).

17.60.020 Permitted uses.

Permitted primary uses in the M-2 district include:

A. Commercial, manufacturing, and industrial uses such as, but not restricted to, the following:

1. Wood, coal, or oil fuel yards,
2. Retail or wholesale lumber or building material yards,

3. Contractors' offices, shops and storage yards,
4. Freight warehouse terminals,
5. Furniture manufacture and repair or cabinet or millwork shops,
6. Retail and wholesale markets,
7. Automobile repair garages, body and fender repair shops, car washes,
8. Blacksmith, welding and metal fabricating shops,
9. Processing, packaging or distributing operations,
10. On-site hazardous waste treatment and storage facilities as an accessory use to a permitted use provided such facilities comply with the State Hazardous Waste Siting Standards and Mount Vernon and State Environmental Policy Act requirements;

B. Buildings or developments necessary for the operation of a public utility or government function;

C. Public parks;

D. Automobile service stations;

E. Public transportation system terminals;

F. Public and private vocational and technical schools;

G. Towing businesses and their associated temporary impound lots. Wrecking yards or junk vehicle storage shall not be allowed;

H. Other industrial uses which have similar environmental influences. (Ord. 3315, 2006; Ord. 2594 § 4, 1994; Ord. 2352, 1989).

17.60.030 Accessory uses.

Permitted accessory uses in the M-2 district include:

- A. Residences for watchmen or custodians.
- B. Employees' cafeterias and auditoriums.
- C. Parking lots for employees' cars or equipment used in the business.

D. Each primary structure is permitted to have one accessory structure that can be used as a shed to store tools or other items as long as it complies with the following requirements:

1. The total building area of the accessory structure shall be no more than 120 square feet.
2. The accessory structure is required to be a single story and is not allowed to be taller than the primary structure on the site.
3. The accessory structure shall be located in the rear yard and is required to maintain a minimum five-foot setback from all property lines and all other structures.
4. The accessory structure shall not have a permanent heat source.
5. The accessory structure is intended to be for storage of tools or other household items and is not to be a space that is slept in.
6. The accessory structure is not allowed in critical areas or their associated buffers regulated under Chapter 15.40 MVMC. (Ord. 3802 § 41, 2019).

17.60.035 Special uses.

Uses permitted by a special use permit in M-2 districts shall include:

A. Emergency shelter for the homeless; provided emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate additional homeless, except that the hearing examiner may approve a location within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have 100 square feet of gross floor area per resident as defined by the city building code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law. (Ord. 3315, 2006; Ord. 2966 § 10, 1999; Ord. 2598 § 8, 1994).

17.60.040 Performance standards – Violation deemed nuisance.

All commercial, industrial or manufacturing operations are permitted in this district, provided their performance is of such nature that they do not inflict upon the surrounding residential, commercial, M-1 or M-2 areas smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting such areas. The maximum permissible limits of these detrimental effects shall be considered a nuisance, declared in violation of the regulations of this zoning title, and ordered abated. It shall be the responsibility of the operator and/or proprietor of any permitted use to provide such

reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the performance standards of this chapter.

A. Air pollution shall be controlled by the operator and/or proprietor of any land use or activity permitted by this chapter. The ambient air quality standards specified by the Northwest Air Pollution Authority shall apply to all air contaminants listed therein.

B. Liquid wastes shall be disposed of through local sanitary sewer systems only upon approval of the city engineer.

C. Liquid or solid wastes unacceptable to the city engineer shall be disposed of on a regular basis in keeping with the best operating characteristics of the industry, and in compliance with the regulations and requirements of local, regional, state or federal agencies having jurisdiction in waste disposal and environmental health and safety.

D. Any operation producing intense heat or glare shall be performed within an enclosure so as to completely obscure such operation from view from any point along the property line.

E. The use, storage, transportation and disposal of all radioactive materials and radiation machines shall be subject to the regulatory jurisdiction and control of the Radiation Control Agency of the Washington State Department of Social and Health Services as amended.

F. No use shall cause earth vibrations or concussions detectable without the aid of instruments beyond its lot lines, with the exception of the temporary vibration produced as a result of construction activity.

G. Materials used or produced in any manufacturing process shall be handled in such a manner as to prevent ground or soil pollution which destroys or endangers the support of natural vegetation or which may contaminate underground aquifers or other natural drainage systems. (Ord. 3349 § 4, 2007).

17.60.050 Storage yard requirements.

A. Storage yards and outdoor storage areas shall be surrounded by a fence or wall at least six feet high. This fence or wall shall be sight-obscuring on the side of any property facing a residential or commercial district, except that it shall not be sight-obscuring within 20 feet of a street corner. Outdoor storage of materials shall not exceed height of the fence and junk shall be obscured by buildings or fencing on all sides. Outside storage areas shall not be located in the front yard setback or along a street.

B. Storage yards and outdoor storage areas shall be associated with a permitted use. (Ord. 3315, 2006; Ord. 2352, 1989).

17.60.060 Setbacks.

Minimum setback requirements shall be the same as for the M-1 district. (Ord. 3315, 2006; Ord. 2352, 1989).

17.60.061 Buildable area calculation – Transfer of floor area.

Repealed by Ord. 3315. (Ord. 3014 § 27, 2000).

17.60.070 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.60.080 Parking.

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.60.090 Signs.

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.60.100 Site plan review.

All developments in this district shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.60.110 Design review.

Certain uses permitted through this chapter are subject to the development regulations codified in Chapter 17.70 MVMC, Design Review. (Ord. 3773 § 25, 2018).