

INDUSTRIAL FOR SALE

BOW INDUSTRIAL PROPERTY

16812 COLONY ROAD, BOW, WA 98232



FOR SALE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

JOEY SOLLER

Commercial Broker

O: (253) 606-6332

C: (253) 606-6332

force10commercial@gmail.com

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16812 COLONY ROAD



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

16812 COLONY ROAD



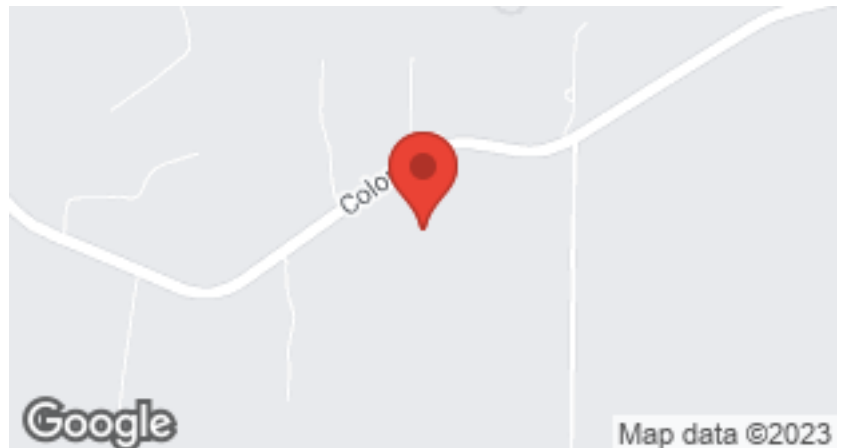
OFFERING SUMMARY

PRICE:	\$1,500,000
BUILDING SF:	20,750
PRICE / SF:	\$72.29
LOT SIZE:	18.71 Acres
WAREHOUSE SF:	18,480
OFFICE SF:	2,270
GRADE DOORS:	2
UTILITIES:	Septic / Well / Power
YARD:	Private
YEAR BUILT:	1900
RENOVATED:	2003
ZONING:	RRv - Rural Reserve

PROPERTY OVERVIEW

Zoned in Rural Reserve, two parcels equating to 18.71 acres of Commercial property. Permitted uses for Agriculture, Cultivation of Forest Products, Detached SFR, Recycling drop box facility and many other redevelopment uses per 14.16.320 RRv such as outdoor storage.

The hefty steel building of 18,480 SF with height in the ceilings, building pads & take down yards, heavy power, loading ramp, offices, truck scale, barns, storage buildings, Park Model MFH, secure industrial gate, and log sign monument.



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LOCATION & HIGHLIGHTS

16812 COLONY ROAD



LOCATION INFORMATION

Building Name: Bow Industrial Property
Street Address: 16812 Colony Road
City, State, Zip: Bow, WA 98232
APN: P48691, P48701, P128426
County: Skagit
Market: Skagit County
Signal Intersection: No



LOCATION OVERVIEW

Bow is an unincorporated community in Skagit County overlooking Samish Bay. It is included in the Mount Vernon - Anacortes Washington Statistical Area and near the towns of Bay View, Edison, and Burlington.

It is less than 5 minutes from I-5, 15 minutes to Burlington, WA and only 20 minutes from Bellingham.

Entry by permission only.



PROPERTY HIGHLIGHTS

- 18,482 SF steel building
- Heavy power
- Loading ramp
- Truck scale
- Secure industrial gate
- Log monument sign

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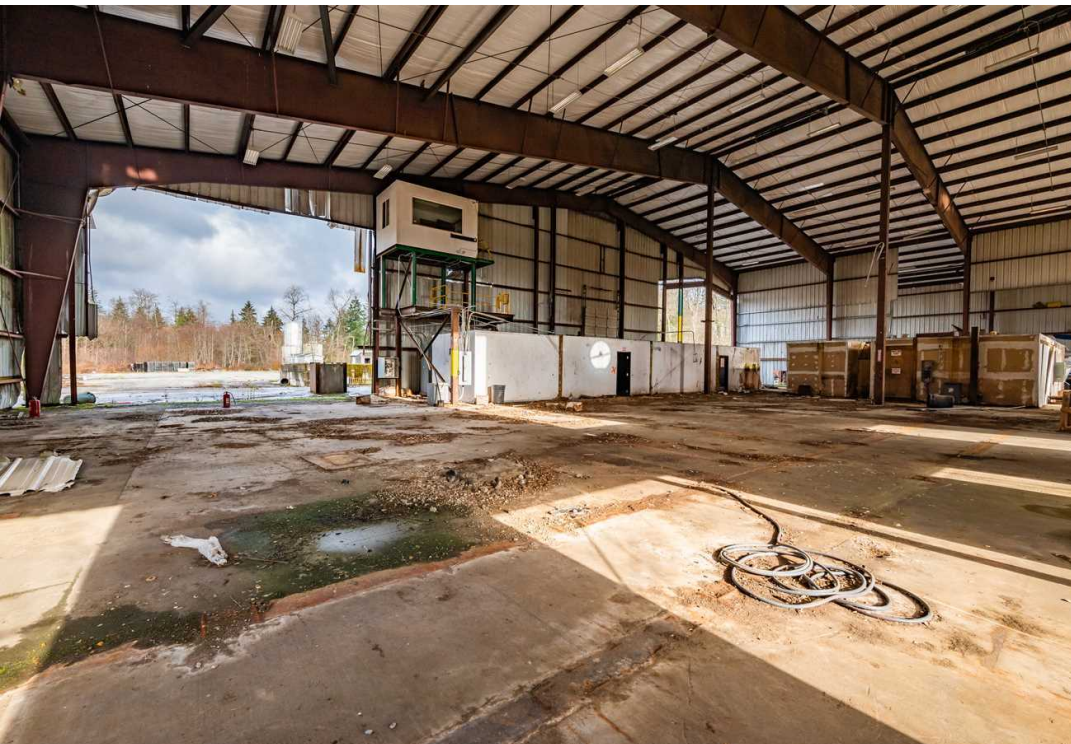


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PICTURES

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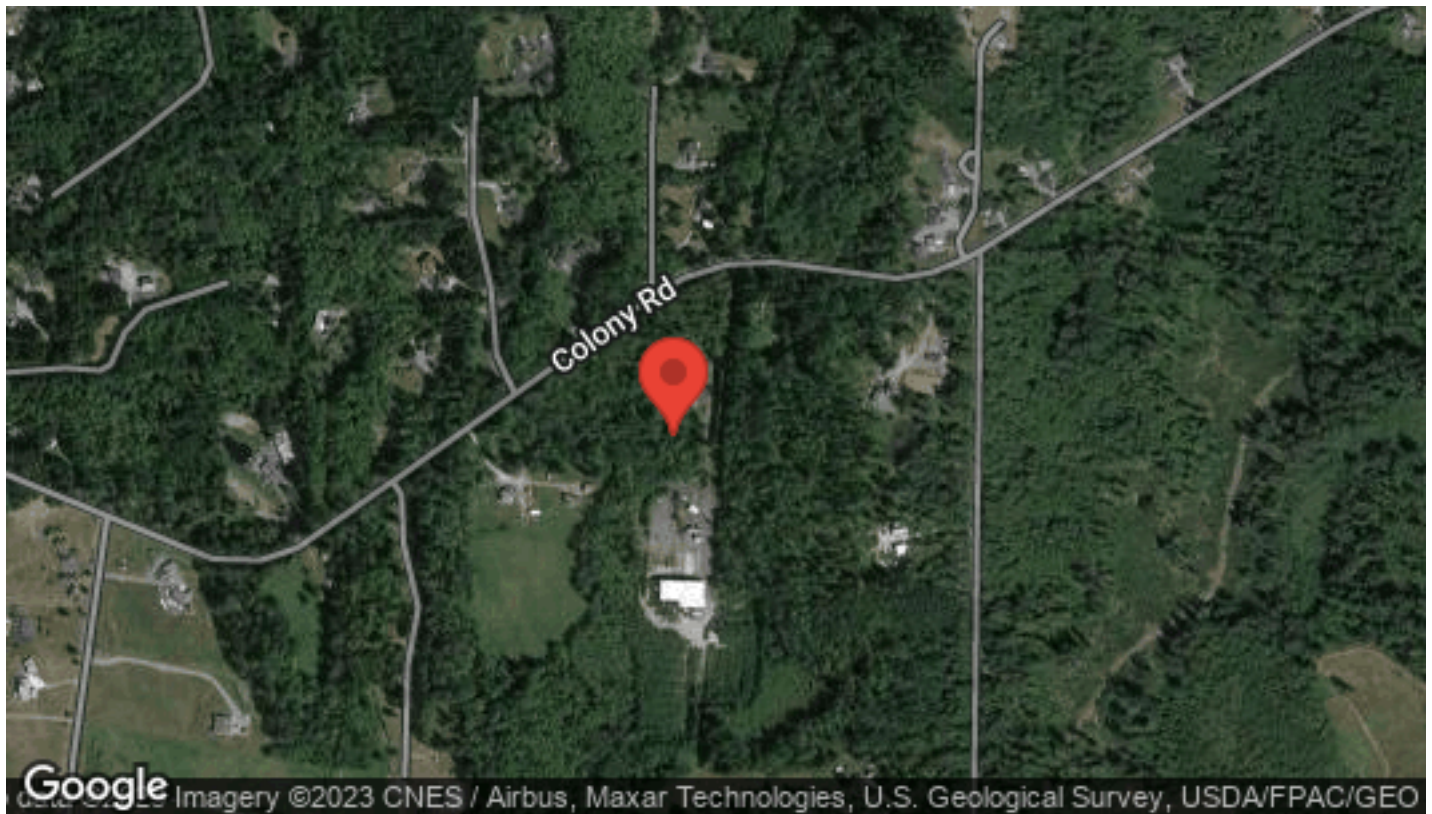
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LOCATION MAPS

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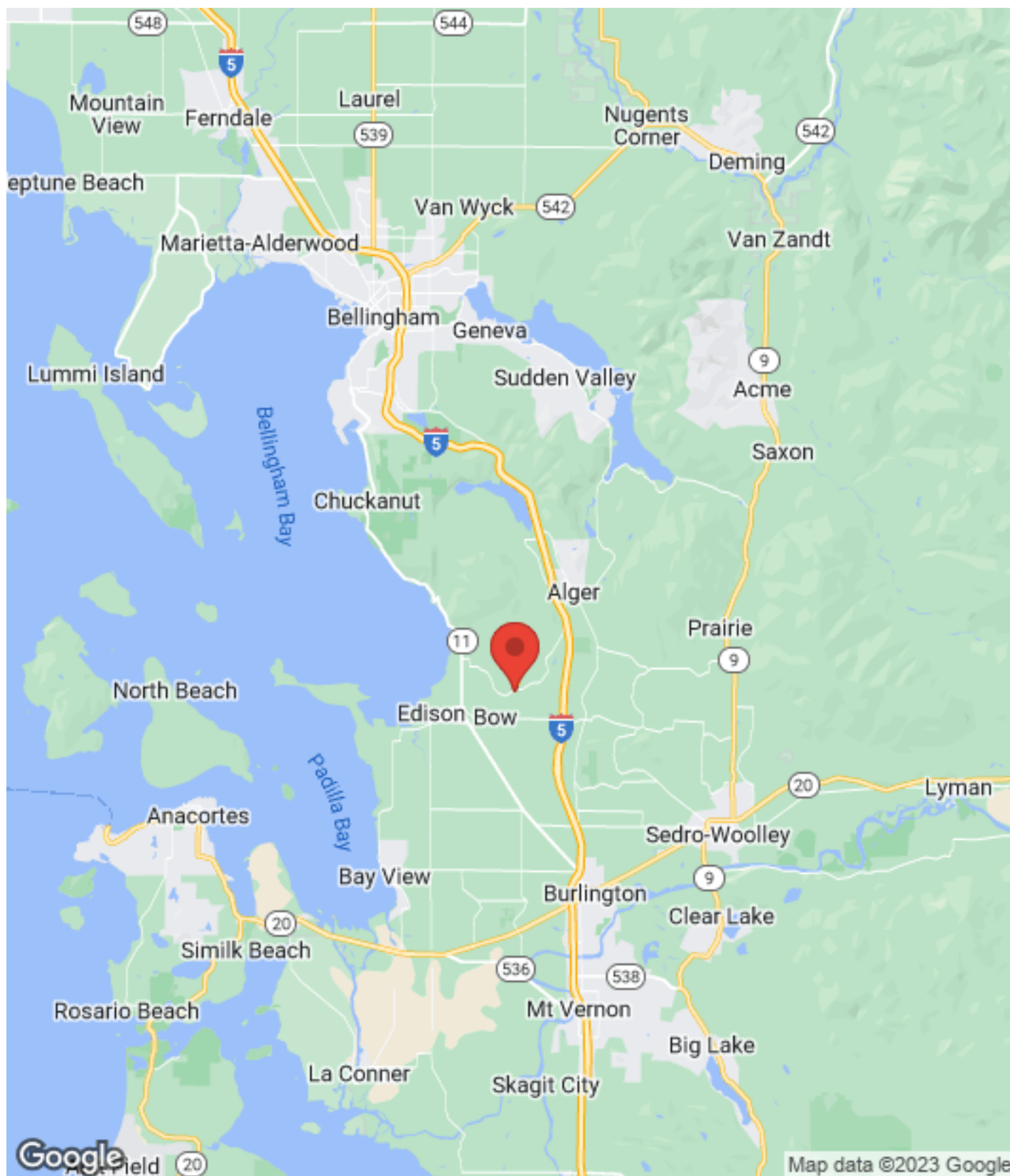


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REGIONAL MAP

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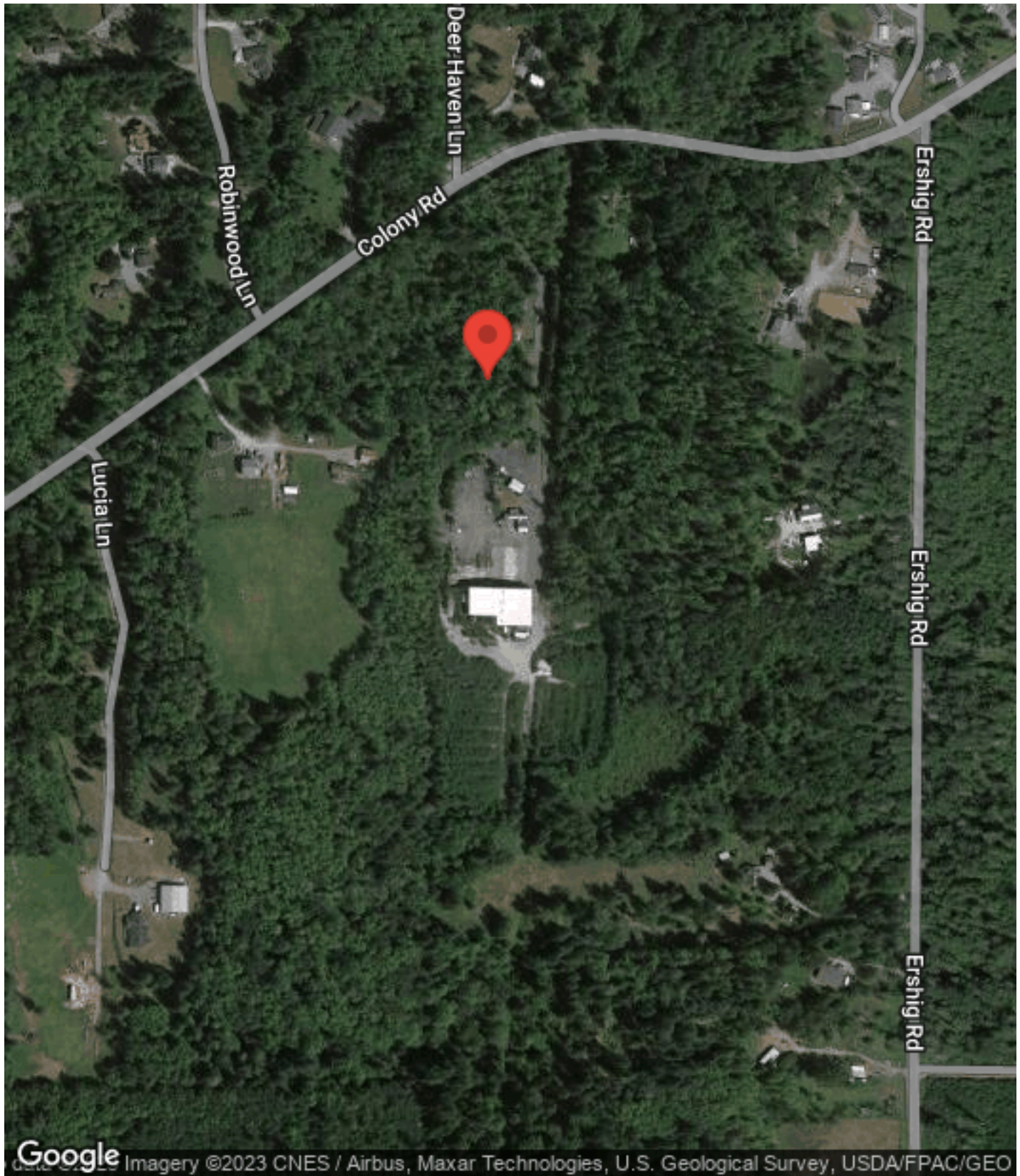
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AERIAL MAP

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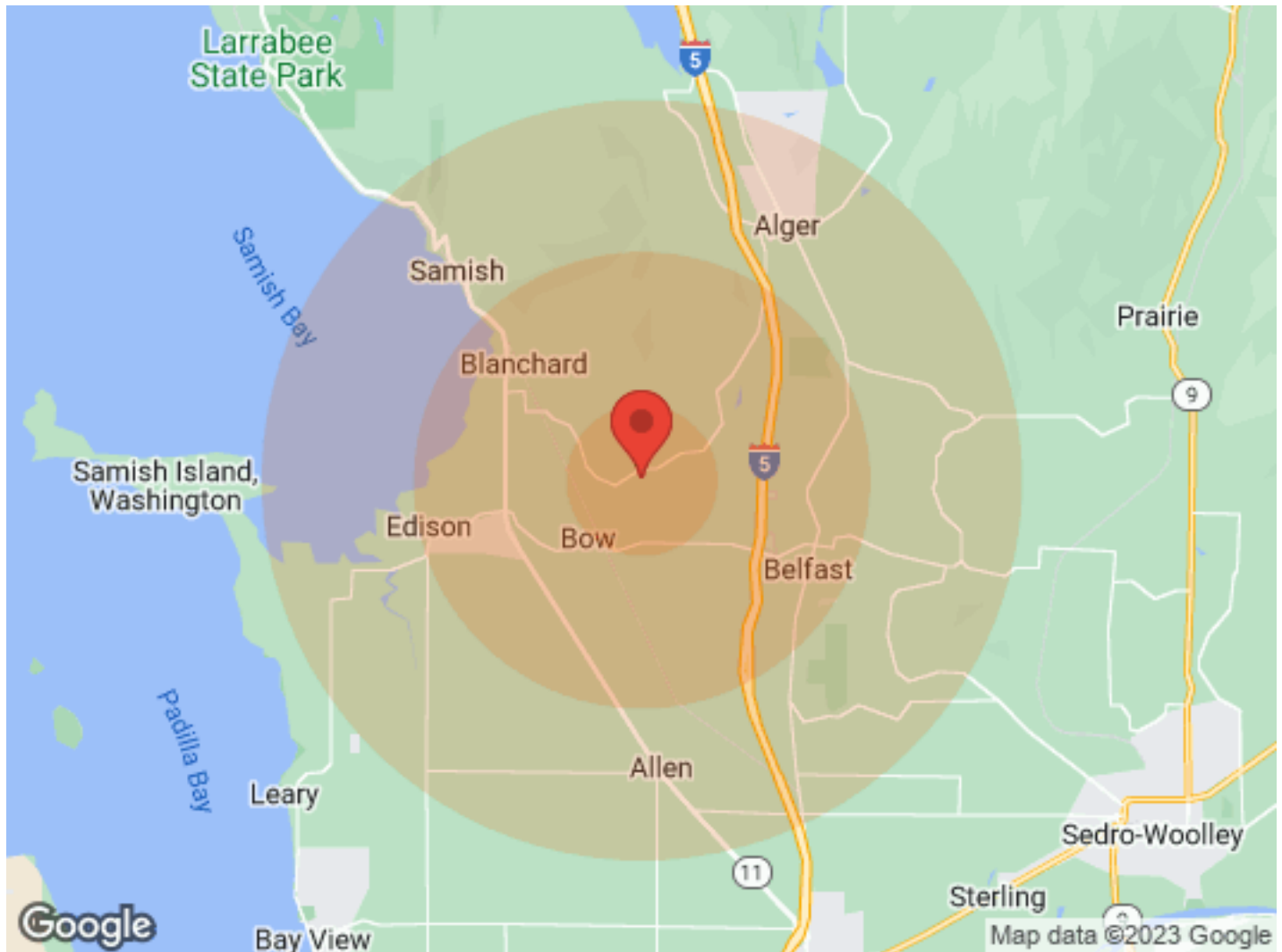
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	685	3,193
Female	N/A	678	3,264
Total Population	N/A	1,363	6,457

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	248	1,083
Ages 15-24	N/A	186	777
Ages 55-64	N/A	193	1,016
Ages 65+	N/A	237	1,301

Race	1 Mile	3 Miles	5 Miles
White	N/A	1,314	5,996
Black	N/A	N/A	3
Am In/AK Nat	N/A	5	33
Hawaiian	N/A	N/A	12
Hispanic	N/A	47	597
Multi-Racial	N/A	84	798

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$82,821	\$77,064
< \$15,000	N/A	N/A	197
\$15,000-\$24,999	N/A	N/A	95
\$25,000-\$34,999	N/A	N/A	189
\$35,000-\$49,999	N/A	26	247
\$50,000-\$74,999	N/A	163	645
\$75,000-\$99,999	N/A	138	468
\$10,000-\$149,999	N/A	126	449
\$150,000-\$199,999	N/A	37	84
> \$200,000	N/A	22	174

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	530	2,734
Occupied	N/A	499	2,447
Owner Occupied	N/A	419	1,910
Renter Occupied	N/A	80	537
Vacant	N/A	31	287

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