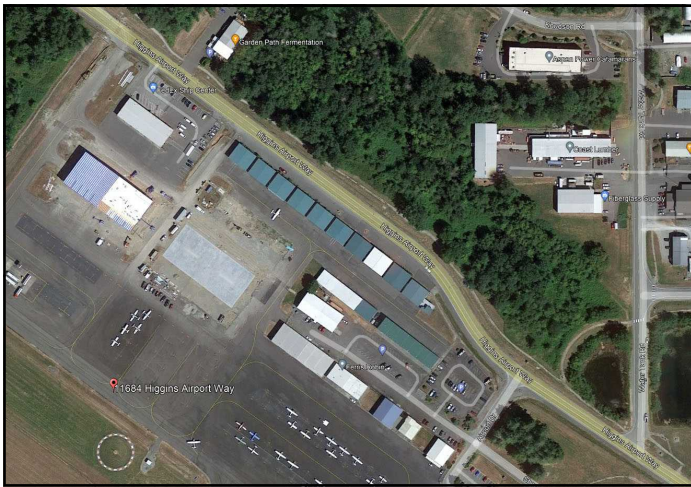


# 11684 HIGGINS AIRPORT WAY BURLINGTON, WA

FOR SALE

- Building B, Unit 102
- 12,190 +/- sf hangar space
- Restroom and shower in space
- 105' x 28' clear higher power door
- Port of Skagit County Ground Lease
- Zoned AVR: Aviation Related
- \$2,500,000

\*this space is also listed for sublease



Jarrod Ball, CCIM

Learned Commercial, Inc.

108 Gilkey Road, Burlington, WA 98233

360.757.3888

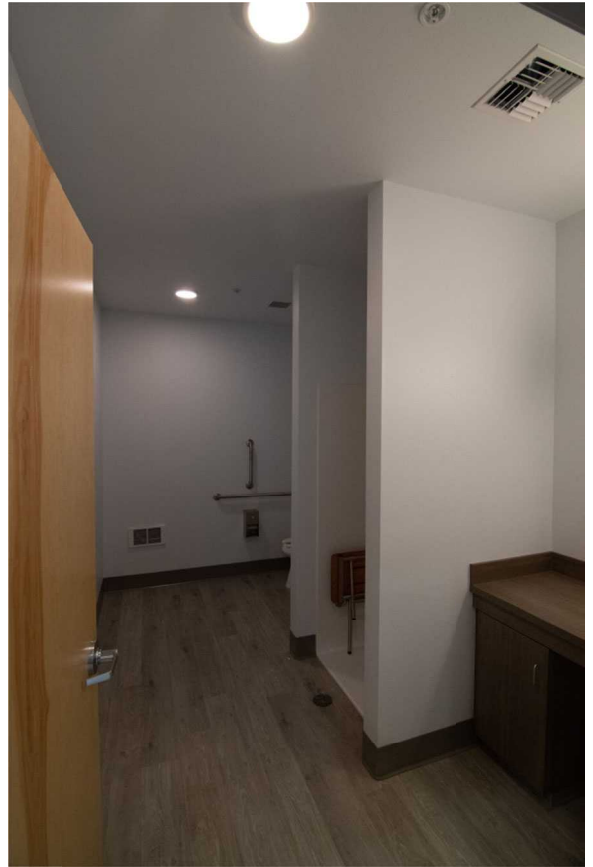
jb@learnedcommercial.com



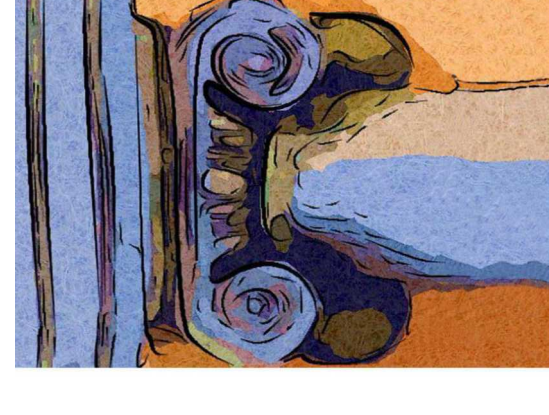
**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

*All info deemed reliable however verification recommended.*







**UNDERWOOD & ASSOCIATES, LLC**  
 1005 4th Street  
 anacortes, washington 98221  
 360.588.0471

9878 Registered ARCHITECT  
 Michael G. Underwood  
 State of Washington  
 9-22-21

**97.5% PERMIT SET**

Project name:  
**NESS HANGAR**

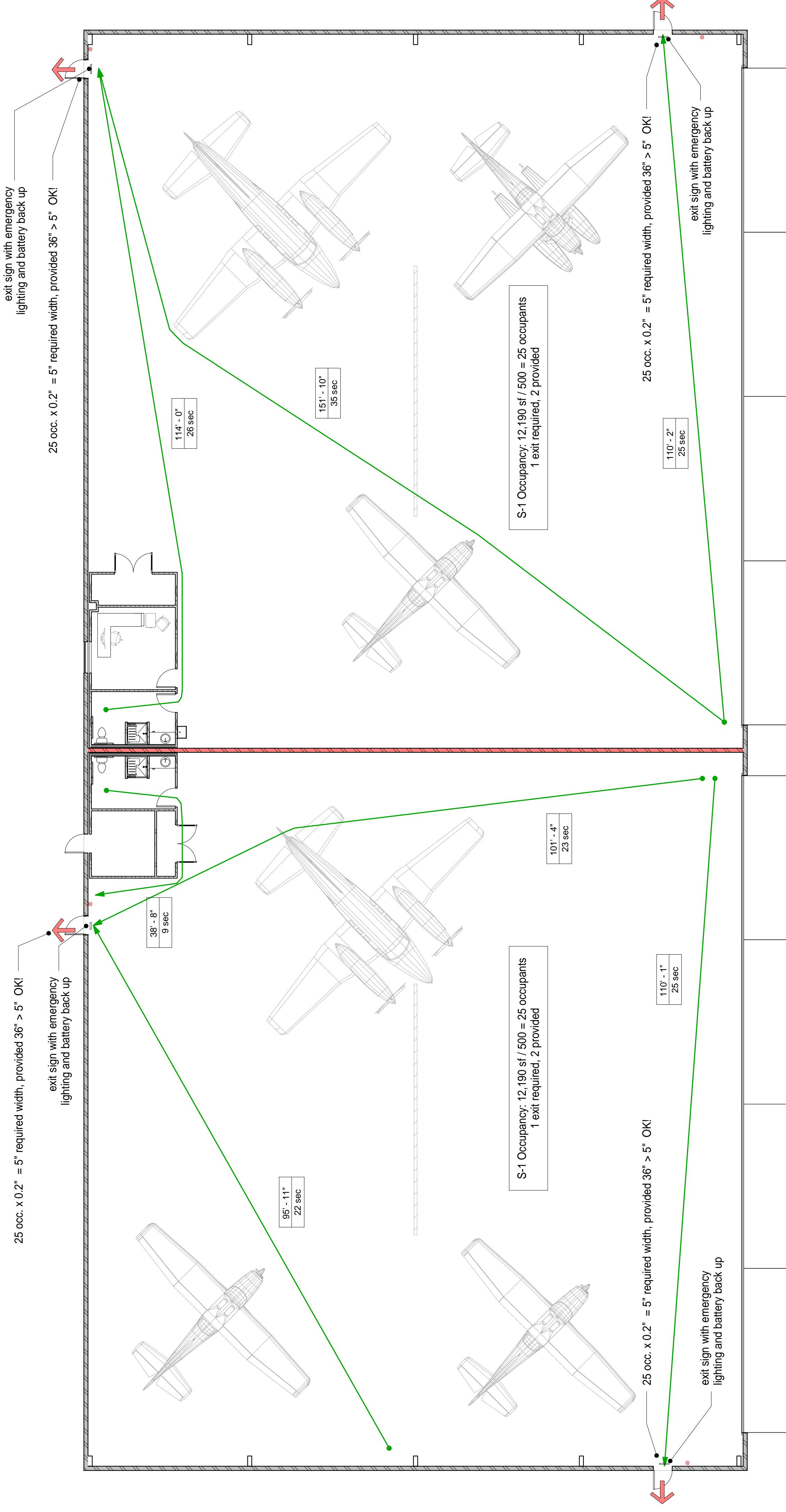
Project Address:  
 11674 Higgins Airport Way  
 Building B, Unit 101 and 102  
 Burlington, WA 98233  
 Project: NM 2021  
 Issue Date: 12/06/2021

Revisions		
No.	Date	Description

**OCCUPANCY & EXITING PLAN**

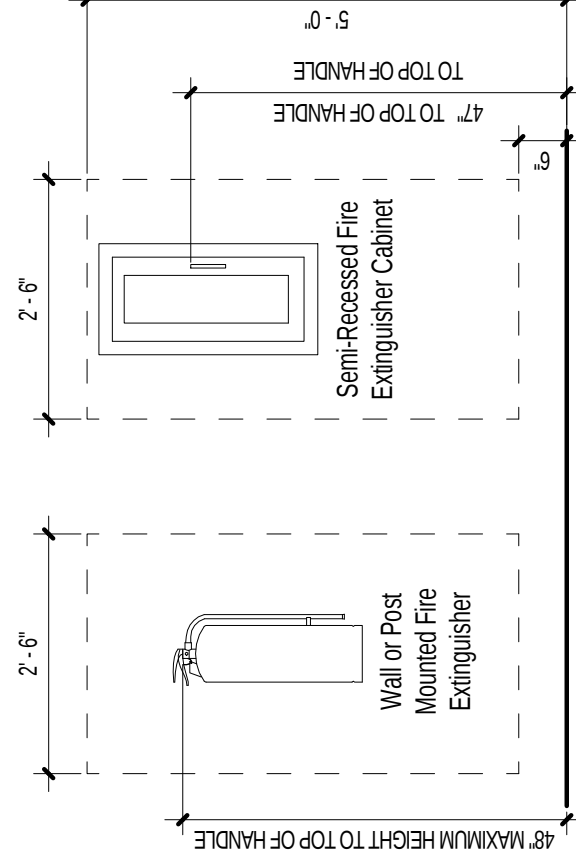
**A004**

12/6/2021 5:54:47 PM



**1** Overall Floor Plan  
 3/32" = 1'-0"

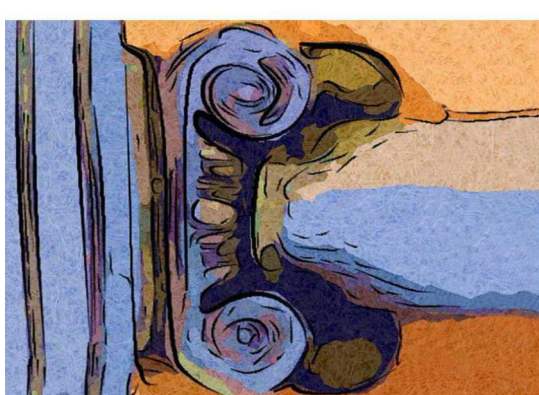
Level	Length	Speed	Time
Main Floor Level	38' - 7 5/8"	3.0 mph	8.8 s
Main Floor Level	95' - 10 63/64"	3.0 mph	21.8 s
Main Floor Level	101' - 4 27/128"	3.0 mph	23.0 s
Main Floor Level	110' - 0 69/128"	3.0 mph	25.0 s
Main Floor Level	110' - 2 71/256"	3.0 mph	25.0 s
Main Floor Level	114' - 0 41/256"	3.0 mph	25.9 s
Main Floor Level	151' - 10 55/256"	3.0 mph	34.5 s
<b>Grand total: 7</b>			



Fire extinguisher cabinet - may protrude ONLY 4" maximum into space  
 The dashed box indicates the required location that a fire extinguisher is to be located.  
 The Fire Extinguisher must be more than 6" above finish floor, but no more than 60" above finish floor with a clear floor space of 30"

**2** Fire Extinguisher Detail  
 1/2" = 1'-0"





**UNDERWOOD & ASSOCIATES, LLC**  
 1005 4th Street  
 anacortes, washington 98221  
 360.588.0471

- NOTES:  
 1. SEE SHEET A103 FOR DIMENSIONS, CALLOUTS, & DETAILS OF ANCHORAGE SPACE.  
 2. SEE A103 FOR DOOR AND WINDOW SCHEDULES.  
 3. SEE A103 FOR FIRE RATED ASSEMBLIES.

9878 Registered ARCHITECT  
 Michael G. Underwood  
 State of Washington  
 9-22-21

**97.5% PERMIT SET**

Project name:  
**NESS HANGAR**

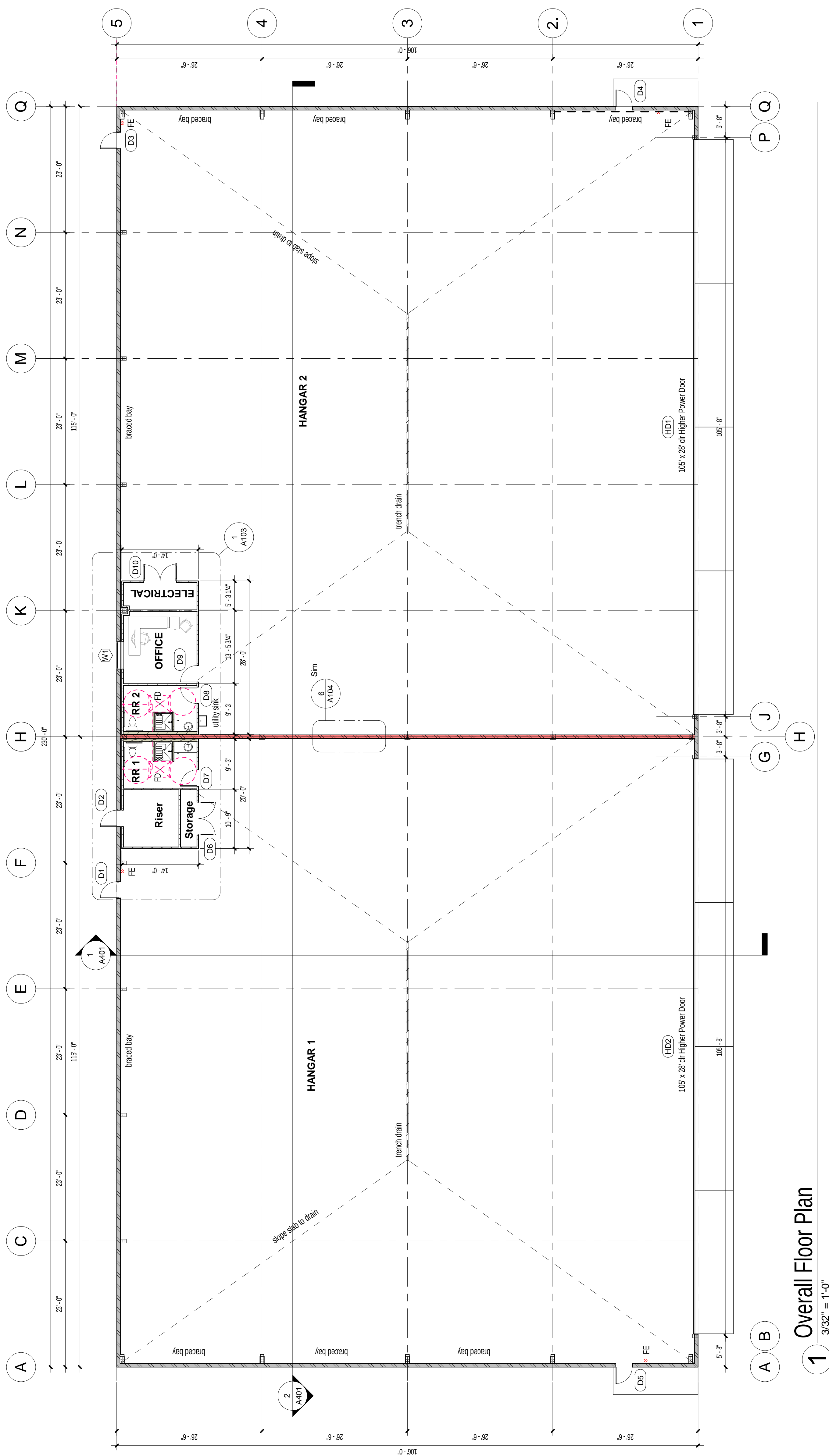
Project Address:  
 11674 Higgins Airport Way  
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Revisions	
No.	Description

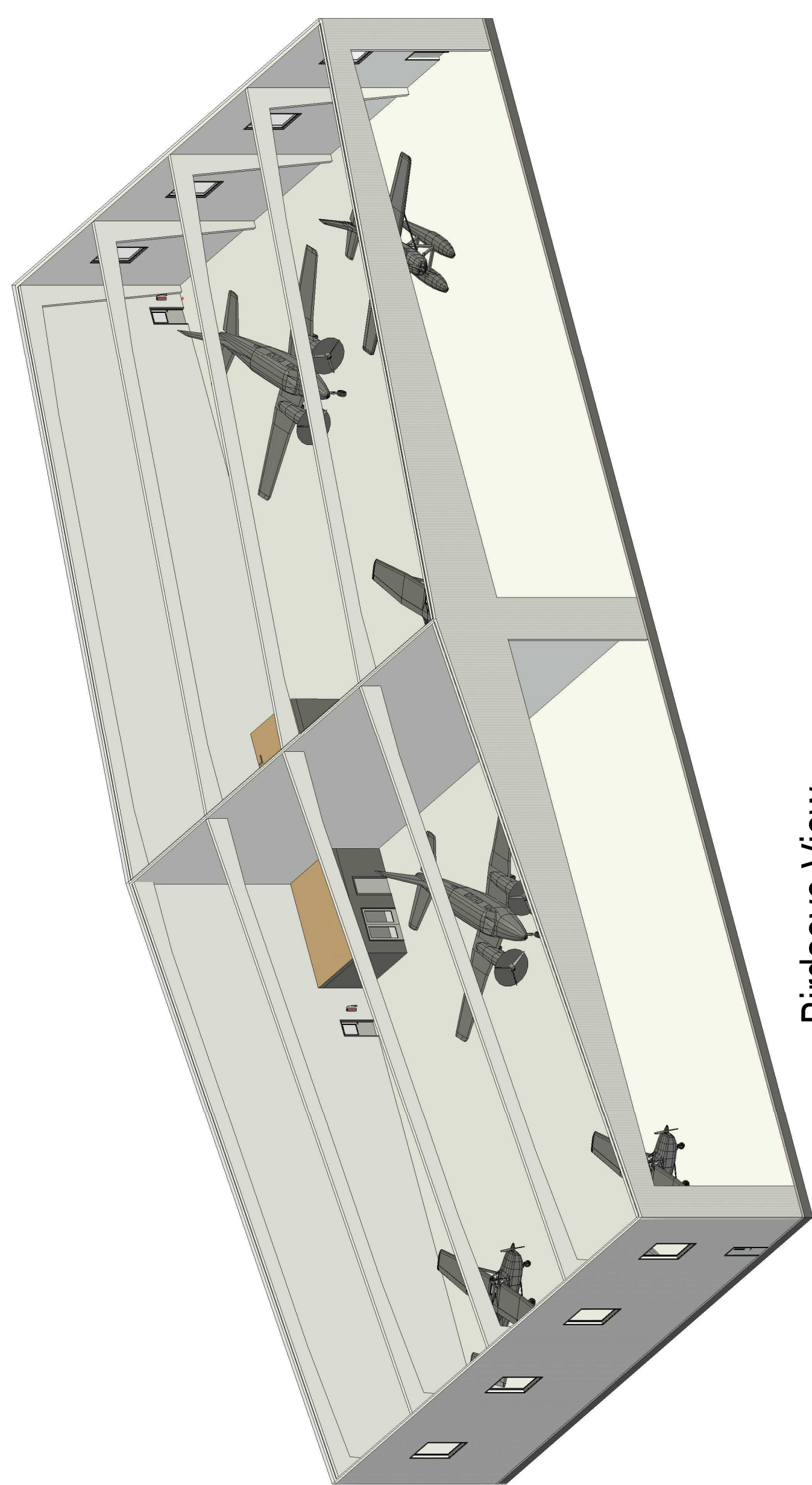
**OVERALL FLOOR PLAN**

**A102**

12/6/2021 5:54:49 PM



**1 Overall Floor Plan**  
 3/32" = 1'-0"



**2 Birdseye View**

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7 Higgins Airport Way, Burlington, WA 98233



CITY, STATE

**Burlington, WA**

POPULATION

**7,771**

AVG. HH SIZE

**2.51**

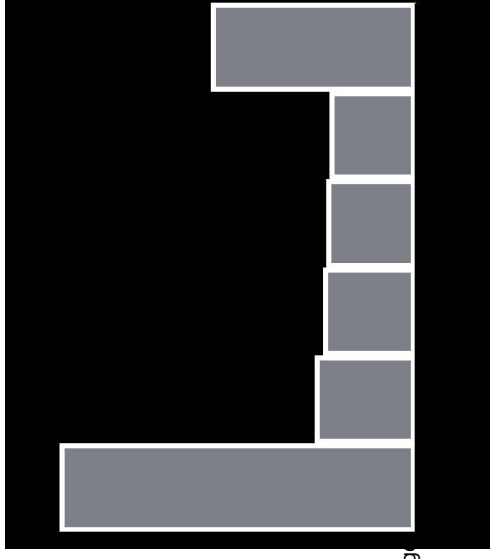
MEDIAN HH INCOME

**\$64,935**

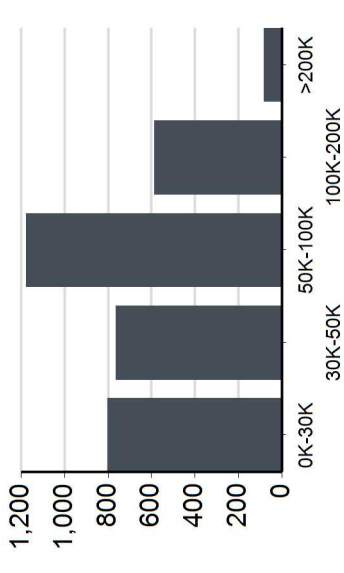
HOME OWNERSHIP

**1,769**

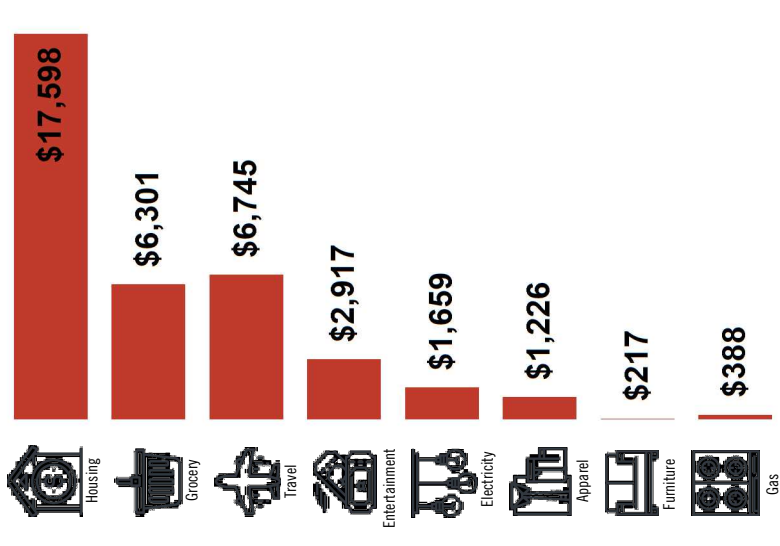
GENDER & AGE



INCOME BY HOUSEHOLD



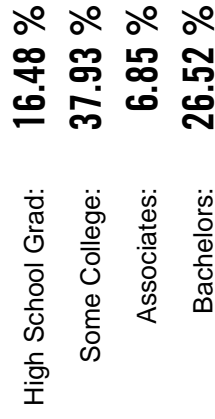
HH SPENDING



RACE & ETHNICITY



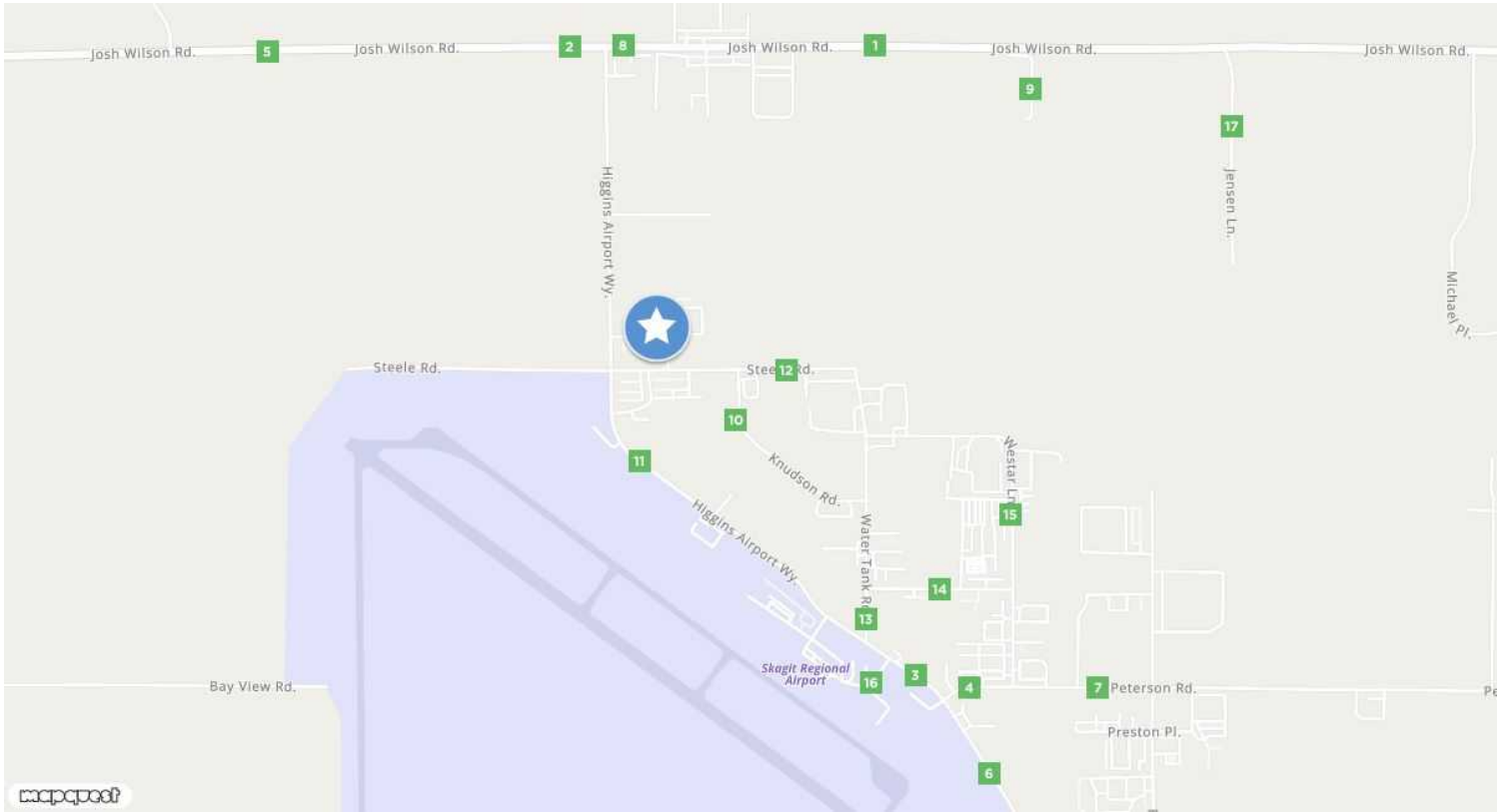
EDUCATION



Employed

Unemployed

# Traffic Counts



<b>Josh Wilson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">1</span> View Ridge Dr Year: 2021      4,389 est Year: 2016      4,371 Year: 2011      3,262	<b>Josh Wilson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">2</span> Higgins Airport Way Year: 2021      3,153 est Year: 2015      3,100	<b>Higgins Airport Way</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">3</span> Airport Dr Year: 2021      1,302 est Year: 2015      1,291 Year: 2011      978	<b>Peterson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">4</span> Higgins Airport Way Year: 2021      1,921 est Year: 2015      2,082 Year: 2011      1,639	<b>Josh Wilson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">5</span> Bay Meadows Ln Year: 2021      2,914 est Year: 2015      2,896 Year: 2011      2,781
<b>Higgins Airport Way</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">6</span> Peterson Rd Year: 2021      1,730 est Year: 2015      2,103 Year: 2010      1,502	<b>Peterson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">7</span> Bay Ridge Dr Year: 2021      1,688 est Year: 2011      1,639 Year: 2004      1,685	<b>Josh Wilson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">8</span> Higgins Airport Way Year: 2021      4,969 est Year: 2009      3,917 Year: 2007      5,160	<b>View Ridge Dr</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">9</span> Josh Wilson Rd Year:              0 est Year: 2001      70	<b>Knudson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">10</span> Steele Rd Year:              0 est Year: 1997      50
<b>Flightline Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">11</span> Higgins Airport Way Year:              0 est Year: 1997      50	<b>Steele Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">12</span> Knudson Rd Year:              0 est Year: 1997      50	<b>Water Tank Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">13</span> Higgins Airport Way Year:              0 est Year: 1997      20	<b>Ashten Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">14</span> Westar Ln Year:              0 est Year: 1997      50	<b>Westar Ln</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">15</span> Ashten Rd Year:              0 est Year: 1997      50
<b>Airport Dr</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">16</span> Higgins Airport Way Year:              0 est Year: 1997      50	<b>Jensen Ln</b> <span style="background-color: #2e8b57; color: white; padding: 2px 5px;">17</span> Josh Wilson Rd Year:              0 est Year: 1997      50			



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

**14.16.200 Aviation Related (AVR).**

(1) Purpose. The purpose of the Aviation Related district is to provide a place for regional airfields and [uses](#) which require proximity and access to an established airfield. Land designated as AVR should be located adjacent and accessible to [airport](#) terminals, hangar areas, taxiways, and related facilities. Federal Aviation Administration regulations and the applicable [Airport](#) Master Plan for the [airport](#) facility under review further restrict [building](#) and site [development](#) within the AVR [zone](#).

(2) [Permitted Uses](#).

- (a) Air charter services.
- (b) Aircraft fueling.
- (c) Aircraft maintenance and [repair](#).
- (d) Aircraft parking and hangars.
- (e) Aircraft related manufacturing.
- (f) Aircraft sales and sales of aircraft parts.
- (g) [Airport](#) including terminal facilities.
- (h) Aviation schools.
- (i) [Habitat enhancement and/or restoration projects](#), except [mitigation banks](#) as defined by [SCC 14.04.020](#).
- (j) Regional airfields.
- (k) Restaurant.
- (l) [Temporary events](#).
- (m) [Uses](#) that require or utilize aviation access and those that serve the aviation industry and/or air passengers.
- (n) [Uses](#) accessory or related to aviation, such as aviation-related navigation aids.
- (o) [Uses](#) permitted in the BR-LI [zone](#).
- (p) Vehicle rental.
- (q) Warehousing for [airport](#) users.
- (r) [Maintenance, drainage](#).
- (s) [Net metering system](#), solar.
- (t) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 12 inches or less.
- (u) [Vehicle charging station](#).

(3) 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 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 in quantities less than 500 cubic yards that do not have a potential health hazard.
  - (f) Trails and primary and [secondary trailheads](#).
- (4) [Hearing Examiner Special Uses](#).
- (a) [Major public uses](#) and expansions of existing [major public uses](#), 3,000 square feet and greater.
  - (b) Major [utility developments](#).
  - (c) 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](#).
  - (d) Outdoor storage of processed and unprocessed natural materials in quantities greater than 500 cubic yards that do not have a potential health hazard.
  - (e) [Personal wireless services](#) towers, subject to [SCC 14.16.720](#).
  - (f) Storage of unlicensed and/or [inoperable vehicles](#).
- (5) [Dimensional Standards](#).
- (a) [Setbacks](#).
    - (i) All [setbacks](#) shall conform to the adopted [building](#) code of Skagit [County](#).
  - (b) Maximum height: consistent with the adopted [building](#) code of Skagit [County](#) regulations concerning [height](#) restrictions pursuant to the [Airport](#) Environs Overlay, [SCC 14.16.210](#).
- (6) Special Provisions.
- (a) All improvements shall conform to applicable Federal regulations concerning dimensional restriction on air operations including [height](#) restrictions and required [setbacks](#) from air operations areas.
- (7) Additional requirements related to this [zone](#) are found in [SCC 14.16.210](#), [14.16.600](#) through [14.16.900](#) and the rest of the Skagit [County](#) Code. (Ord. O20200005 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20110007 Attch. 1 (part); Ord. O20070009 (part); Ord. O20060007 Exh. D § 5; Ord. 17938 Attch. F (part), 2000)