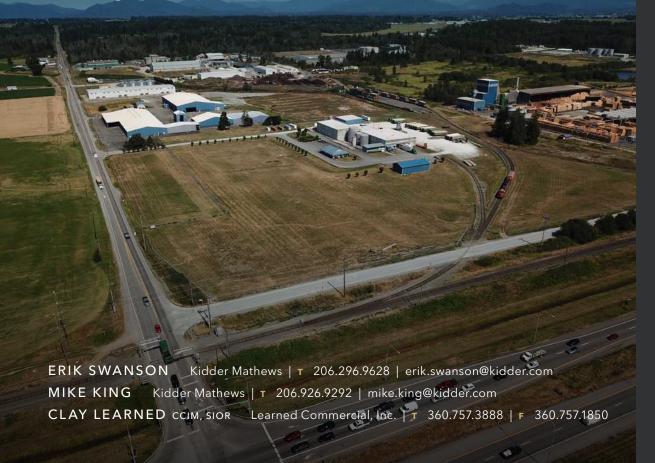


## INDUSTRIAL INVESTMENT OPPORTUNITY

23.08-Acre Parcel with 135,360 Square Feet of Building Space.



\$10,000,000

\$66,000/SFNNN

LEASE PRICE

135,360

BUILDING SQUARE FEET

23.08

ACRES OF LAND

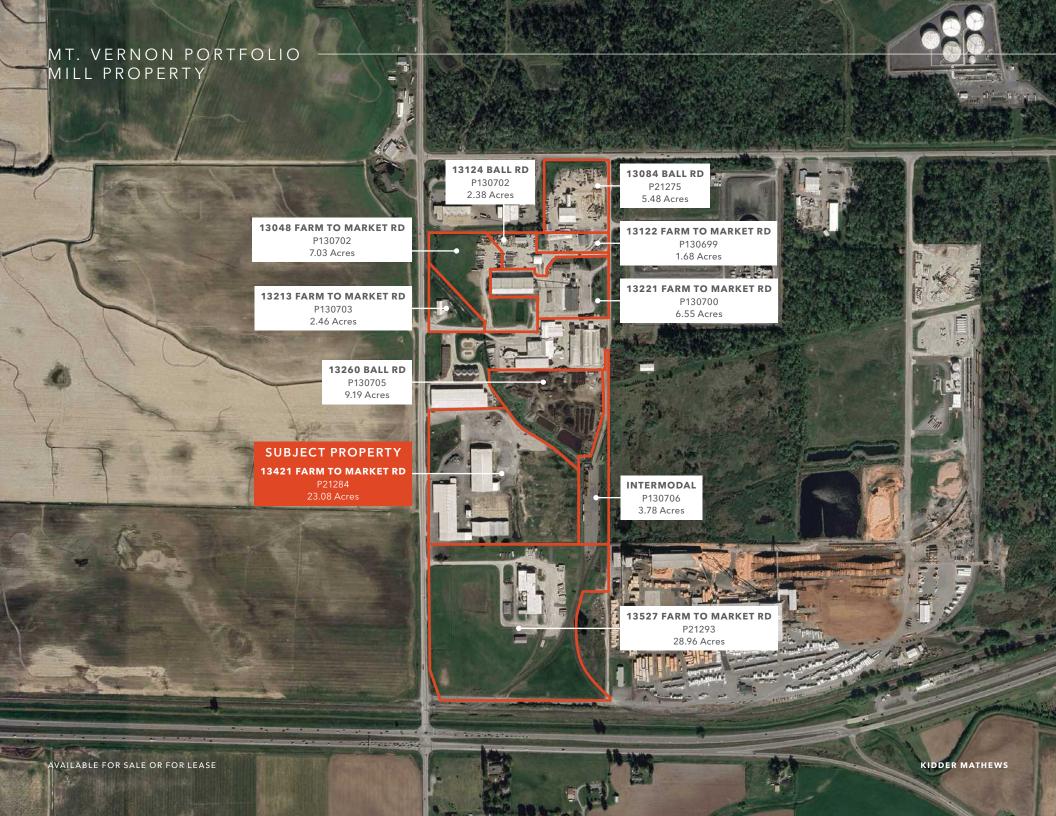
Located in Skagit County's Bayview Ridge area, the property offers a rare opportunity for industrial development. The site is zoned Bayview Ridge Heavy Industrial (BR-HI), a designation that covers less than 0.1% of Skagit County's land. Formerly occupied by Northwest Hardwoods, the property is ideally suited for mill operations and other heavy industrial uses.

The property features three large storage buildings and a freestanding office building, providing ample space for various industrial needs. The eastern portion of the site, previously used for log storage, presents an excellent opportunity for conversion to industrial outdoor storage.

A BNSF intermodal transfer station is located to the east of the property. It provides an opportunity to extend a railroad spur from the adjacent parcel to the south, significantly enhancing the site's logistical capabilities. Contact brokers for additional details.

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## MT. VERNON PORTFOLIO MILL PROPERTY









AVAILABLE FOR SALE OR FOR LEASE

KIDDER MATHEWS