

# 15218 JOSH WILSON RD BURLINGTON, WA

## FOR SALE



### SITE OVERVIEW

- 58,220 +/- sf total building on 5.9 +/- AC
- -10,620 +/- sf office space and
- -47,600 +/- sf industrial spaces (each 23,800 sf)
- Clean, modern building; quiet setting
- Additional included land for future development
- Sanitary/Sewer via pump station
- 146 parking stalls
- Located near the Skagit Regional Airport
- Zoned BR-LI: Bayview Ridge Light Industrial
- \$7,600,000

### OFFICE OVERVIEW

- Large kitchen/lunch room area
- Two pair restrooms

### WAREHOUSE OVERVIEW (2 buildings)

- Grade level doors: two 9x9 , three 16x16
- Dock high doors: two 9x9, one 10x10
- FedEx dock: 1 door
- 800 amp electrical service north bldg
- 700 amp electrical service south bldg
- Pallet racking included
- Sprinkled
- Two pair restrooms in each building

### DUE DILIGENCE AVAILABLE

Title Report                      Building permits  
Inspection Report              Drawings

Jarrold Ball, CCIM

Learned Commercial, Inc.

108 Gilkey Road, Burlington, WA 98233

360.757.3888

[jb@learnedcommercial.com](mailto:jb@learnedcommercial.com)



**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

*All info deemed reliable however verification recommended.*

# 15218 JOSH WILSON RD BURLINGTON, WA

## FOR SALE



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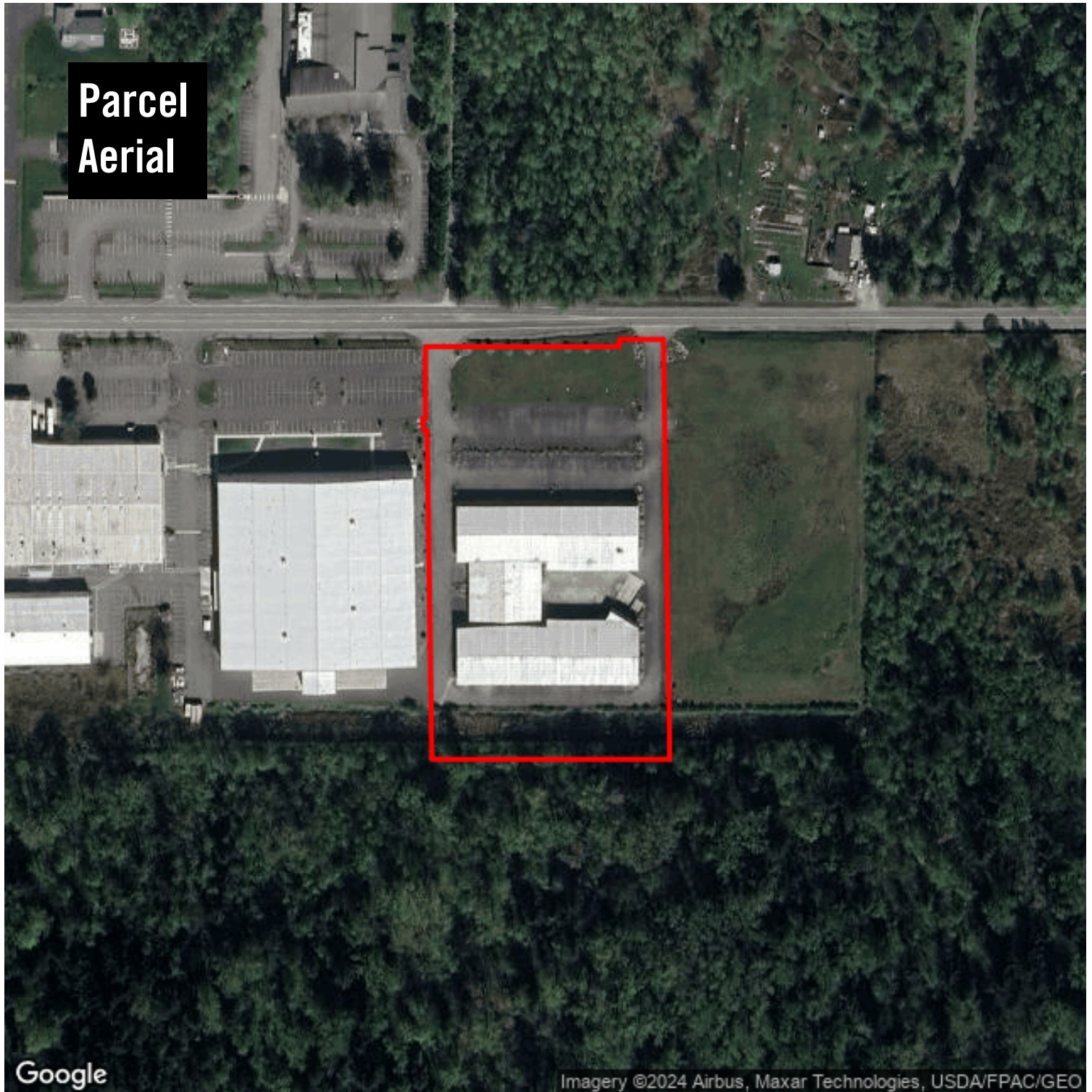


# 15218 Josh Wilson Road

# MOODY'S

Learned Commercial, Inc.

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



# 15218 Josh Wilson Road

15218 Josh Wilson Rd  
Burlington, WA 98233



**Jarrod Ball**  
jb@learnedcommercial.com  
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MOODY'S  
ANALYTICS

Catylist

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 15218 Josh Wilson Rd, Burlington, WA 98233

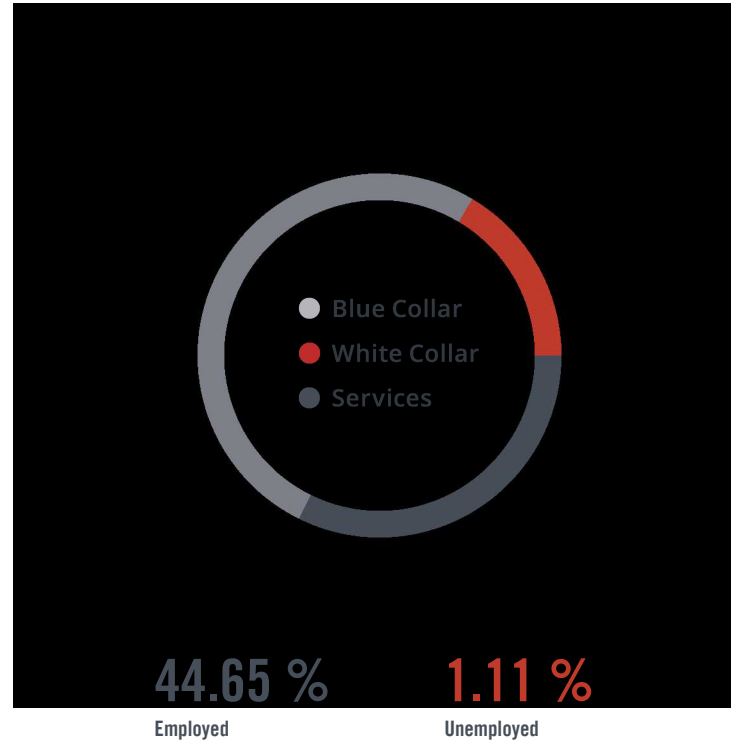
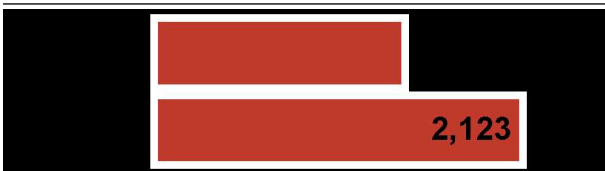
CITY, STATE  
**Burlington, WA**

POPULATION  
**9,183**

AVG. HHSIZE  
**2.51**

MEDIAN HH INCOME  
**\$63,772**

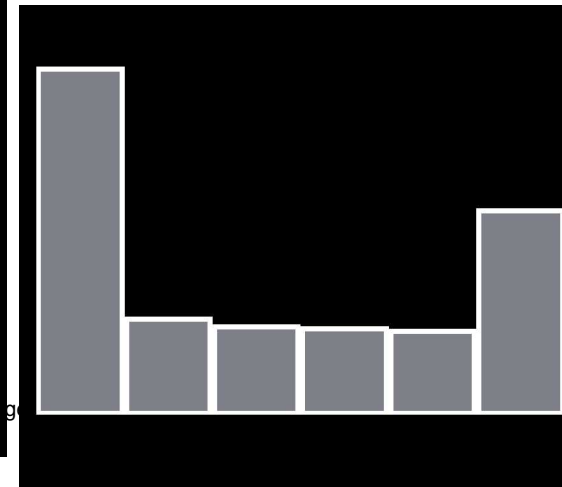
HOME OWNERSHIP



**EDUCATION**

High School Grad:	<b>17.90 %</b>
Some College:	<b>36.52 %</b>
Associates:	<b>7.28 %</b>
Bachelors:	<b>24.85 %</b>

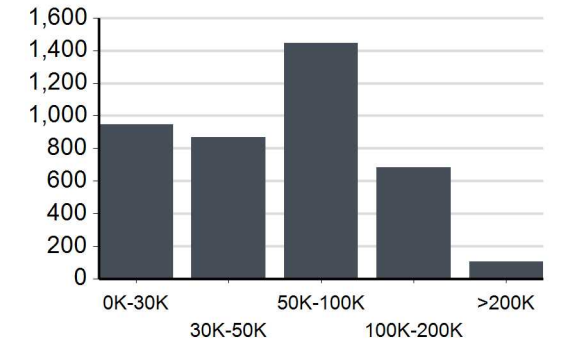
GENDER & AGE  
51.27 % 48.73 %



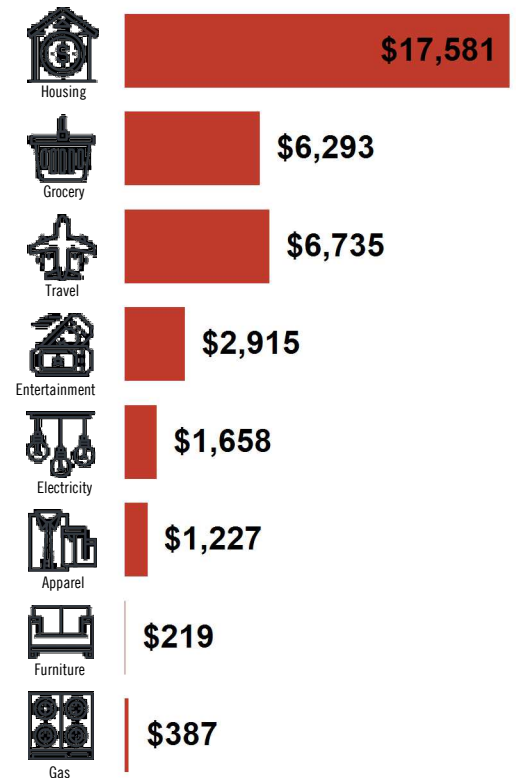
**RACE & ETHNICITY**

White:	<b>83.38 %</b>
Asian:	<b>1.43 %</b>
Native American:	<b>0.23 %</b>
Pacific Islanders:	<b>0.00 %</b>
African-American:	<b>0.00 %</b>
Hispanic:	<b>8.03 %</b>
Two or More Races:	<b>6.93 %</b>

## INCOME BY HOUSEHOLD



## HH SPENDING



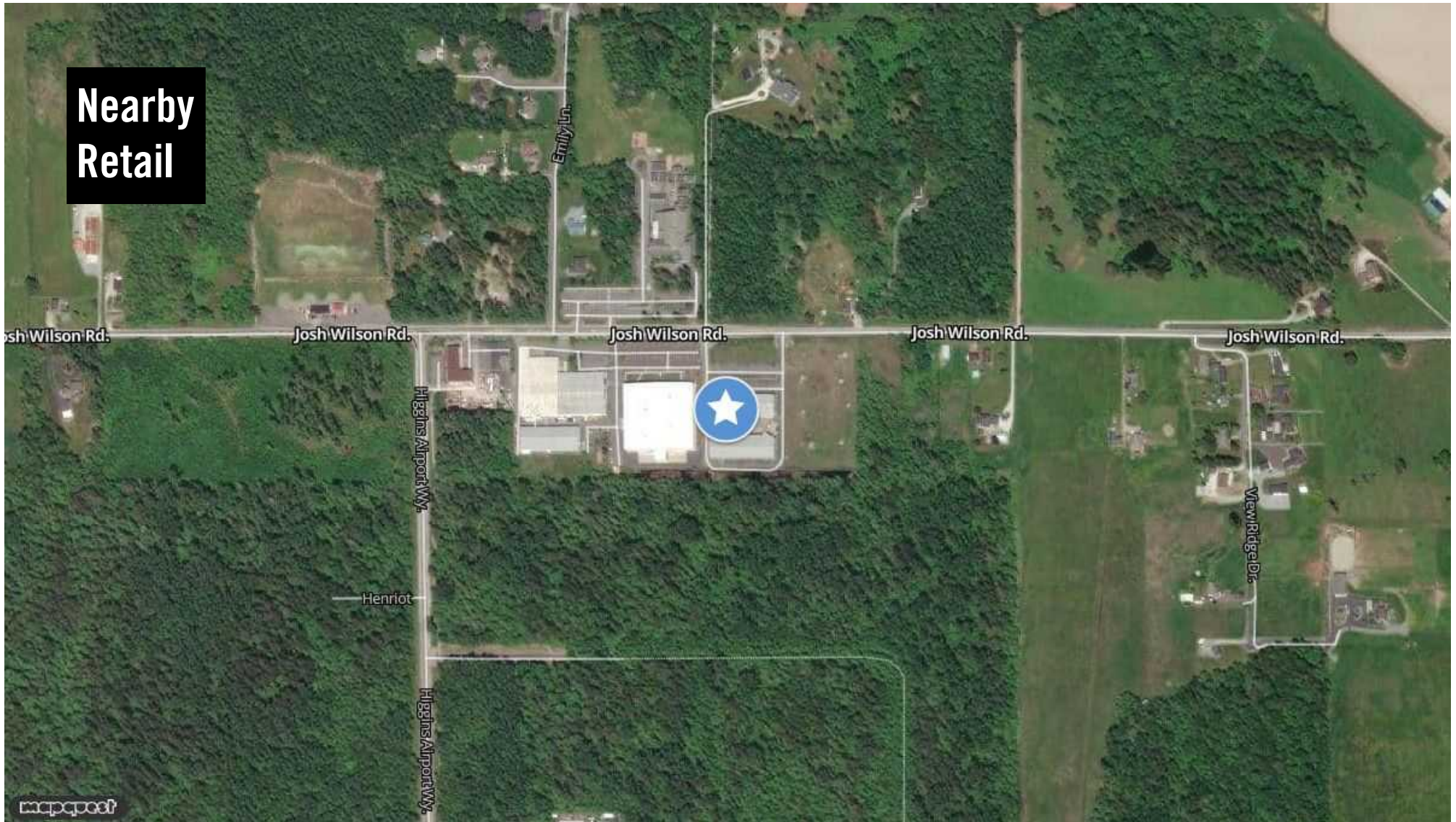


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**Nearby  
Retail**

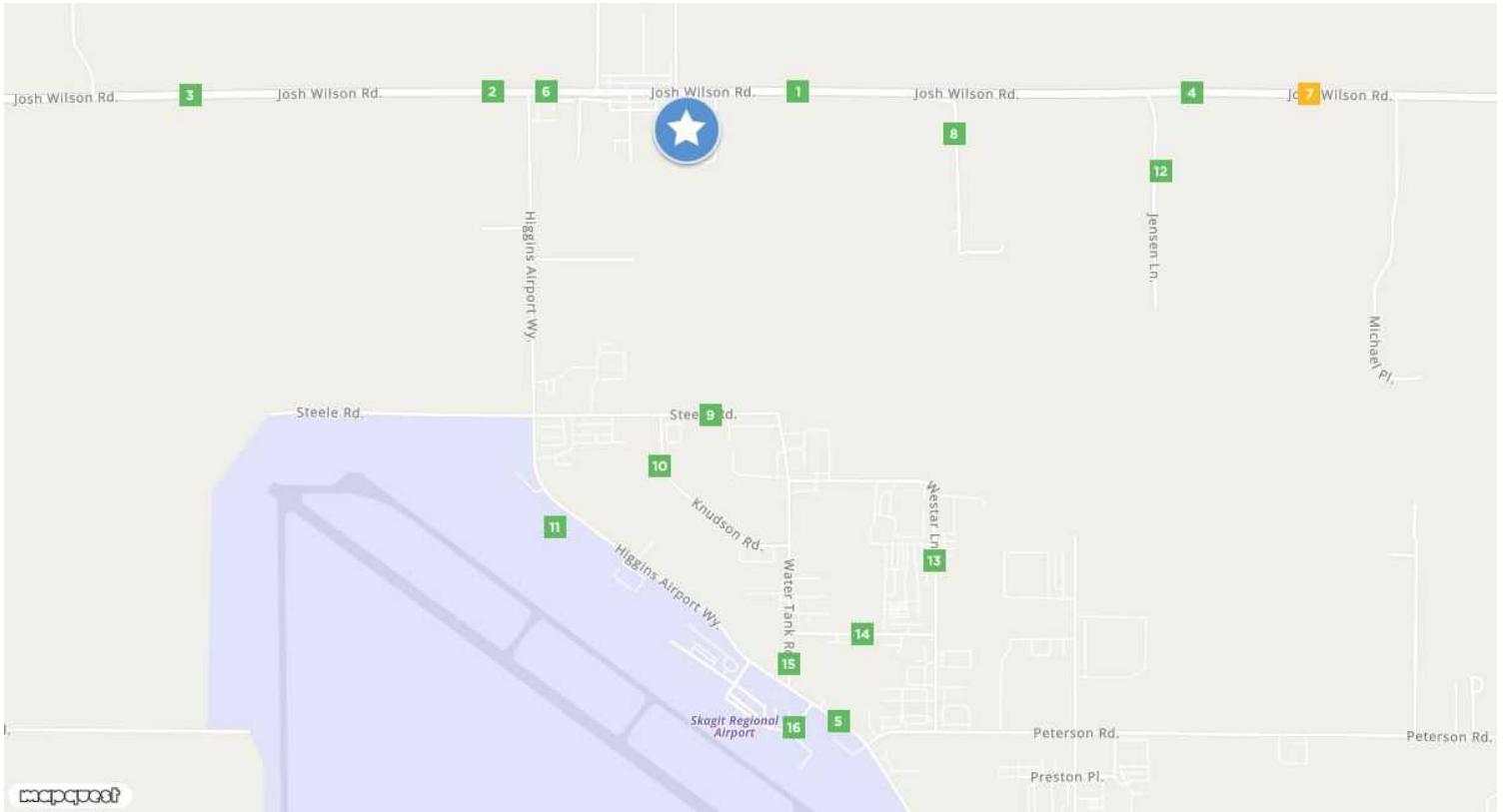


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**MOODY'S**  
ANALYTICS

Catylist

## Traffic Counts



<b>Josh Wilson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">1</span> View Ridge Dr Year: 2016 4,371 Year: 2011 3,262 Year: 2009 3,917	<b>Josh Wilson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">2</span> Higgins Airport Way Year: 2015 3,100	<b>Josh Wilson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">3</span> Bay Meadows Ln Year: 2015 2,896 Year: 2011 2,781 Year: 2009 2,816	<b>Wilson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">4</span> Michael Pl Year: 2015 4,618 Year: 2011 3,984 Year: 2009 3,917	<b>Higgins Airport Way</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">5</span> Airport Dr Year: 2015 1,291 Year: 2011 978 Year: 2008 1,685
<b>Josh Wilson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">6</span> Higgins Airport Way Year: 2009 3,917 Year: 2007 5,160 Year: 2004 5,477	<b>Wilson Rd</b> <span style="background-color: #ff8c00; color: white; padding: 2px;">7</span> Michael Pl Year: 2007 5,160 Year: 2004 5,477 Year: 2001 4,933	<b>View Ridge Dr</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">8</span> Josh Wilson Rd Year: 2001 70	<b>Steele Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">9</span> Knudson Rd Year: 1997 50	<b>Knudson Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">10</span> Steele Rd Year: 1997 50
<b>Flightline Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">11</span> Higgins Airport Way Year: 1997 50	<b>Jensen Ln</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">12</span> Josh Wilson Rd Year: 1997 50	<b>Westar Ln</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">13</span> Ashten Rd Year: 1997 50	<b>Ashten Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">14</span> Westar Ln Year: 1997 50	<b>Water Tank Rd</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">15</span> Higgins Airport Way Year: 1997 20
<b>Airport Dr</b> <span style="background-color: #2e8b57; color: white; padding: 2px;">16</span> Higgins Airport Way Year: 1997 50				



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**14.16.180 Bayview Ridge Light Industrial (BR-LI).**

(1) Purpose. The purpose of the Bayview Ridge Light Industrial [zone](#) is to allow light manufacturing, limited commercial [uses](#), offices associated with [permitted uses](#) identified below, wholesale, warehousing, distribution and storage, equipment storage and [repair, uses](#) requiring rail access, more direct access to SR 20 and/or access to high capacity utilities such as fiber optics, high voltage electric lines and gas lines, and other [uses](#) compatible with a light manufacturing district.

(2) [Permitted Uses](#).

(a) The following [uses](#) are permitted only when they abut Peterson Road:

(i) Retail food markets and convenience stores, including farmers markets, with a maximum [building footprint](#) of 15,000 square feet.

(ii) Small retail businesses, including eating and drinking establishments, with a maximum [building footprint](#) of 5,000 square feet.

(iii) Vehicle fueling and charging stations, including vehicle [repair](#) garages and car washes.

(b) Agricultural and food processing, storage and transportation.

(c) Agricultural [uses](#), on an interim basis until industrial [development](#); provided, that residences shall not be allowed as an [accessory use](#) in conjunction with agriculture.

(d) Bulk commodity storage and rail/truck trans-shipment terminals.

(e) Cold storage facilities.

(f) Commercial [uses](#), including offices associated with [permitted uses](#), but excluding principally retail [uses](#) such as the sales of goods or services. Incidental retail sales of consumer goods and services are permitted as [accessory uses](#) under Subsection (3) of this Section. No large-scale retail centers such as [department](#) stores, malls, shopping centers, and other similar facilities commonly referred to as “big box” retail establishments.

(g) Construction contractors, contractors’ services, utility services (equipment and supply yards for contractors and utility [providers](#)), and [building](#) services (cleaning, maintenance, security, landscaping, etc.).

(h) [Historic sites](#) open to the public.

(i) *Repealed by Ord. O20140005.*

(j) Lumber yards.

(k) Manufacture, processing, treatment, storage, blending, fabrication, [development](#), assembly or packaging of any product from natural or synthetic materials.

(l) [Mini-storage](#).

(m) Parks, courtyards, plazas, and public spaces.

(n) Printing, publishing, and broadcasting.

(o) Rail terminals and intermodal truck/rail storage and shipping facilities.

(p) [Repair](#), sales, rental, and storage facilities for equipment, including heavy equipment, [farm](#) equipment, marine equipment, boats, airplanes, trucks, and [recreational vehicles](#).

(q) Research, [development](#) and testing facilities.

(r) Retail and wholesale nurseries/greenhouses.



- (s) Security services and armored car depots and services.
  - (t) Telephone and Internet call centers and server [farms](#); web hosting facilities and other communication centers.
  - (u) Trails and primary and [secondary trailheads](#).
  - (v) Vocational educational and training centers.
  - (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) [Marijuana production/processing facility](#) at least 1,000 feet from a residential [zone](#).
  - (dd) Vehicle charging and [vehicle fueling station](#).
  - (ee) [Temporary events](#).
- (3) [Accessory Uses](#). [Accessory uses](#) are intended to provide goods and services primarily to complement and support permitted, administrative, and special [uses](#) in the BR-LI [zone](#).
- (a) [Day care centers](#) primarily serving employees and residents located in the Bayview Ridge Subarea.
  - (b) Electrical generating facilities producing less than 50 megawatts of electricity and electrical substations and gasworks serving permitted, accessory, administrative, or special [uses](#).
  - (c) Incidental retail sales of products manufactured, processed, distributed, produced, or assembled on-site; provided, that the [floor area](#) allocated to retail sales of products distributed on-site shall not be greater than 10 percent 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](#).
  - (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](#) provided the same in quantities that total less than 500 cubic yards.
  - (f) [Owner operator/caretaker quarters](#).
  - (g) Recreational facilities primarily serving facilities and employees located 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) Personal wireless service [towers](#), subject to [SCC 14.16.720](#).
  - (f) [Temporary asphalt/concrete batching](#).
  - (g) [Marijuana production/processing facility](#) within 1,000 feet of a residential [zone](#).
- (5) [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) On-site [hazardous waste treatment](#) and storage facilities that are an [accessory use](#) to an otherwise [permitted use](#) on the [site](#), provided such facilities comply with the [State](#) Hazardous Waste Siting Standards and [County](#) and [State](#) Environmental Policy [Act](#) requirements and the Clean Water [Act](#). No treatment or storage of [hazardous materials](#) shall be permitted within 500 feet of the nearest residence.
  - (d) Recreational racetracks.
- (6) [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 residential 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 residential 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, except within the buffer area to a residential [zone](#) (Subsection (7) of this Section), or as limited by 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 [personal wireless services](#) towers is regulated in [SCC 14.16.720](#).
- (7) Buffering between Industrial and Residential Zoned Land. The following measures are intended to minimize [impacts](#) from noise, vibration, dust, other industrial [impacts](#), and to maintain privacy and aesthetic compatibility:
- (a) Loading Areas. Truck loading operations and maneuvering areas may not be located within 250 feet of areas zoned for residential [use](#), unless the loading and maneuvering area is located on the opposite side of a [building](#) from a residential [zone](#).
  - (b) [Building](#) Height. [Building](#) height may not exceed 35 feet for those portions of a [building](#) located within 100 feet from a residential [zone](#).
  - (c) Within 250 feet of a residential [zone](#), all outdoor lighting must be full cut-off.
  - (d) Within 100 feet of a residential [zone](#), mechanical equipment located on the roof, facade, or external portion of a [building](#) shall be architecturally screened by incorporating the equipment in the [building](#) and/or [site](#) design so as not to be visible from adjacent residential [zones](#) or public [streets](#).

- (e) Equipment or vents that generate noise or air emissions shall be located to minimize [impacts](#) on adjoining residentially zoned properties.
- (f) Landscaping. Type V landscaping per [SCC 14.16.830](#) is required between BR-LI and residential [zones](#).
- (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. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O201500005 § 3 (Att. 1); Ord. O201400005 § 5 Attch. 5; Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20060007 Exh. D § 3; Ord. 17938 Attch. F (part), 2000)