

OFFERING MEMORANDUM

Industrial Warehouse & Offices

Approx. 33,000 SF on 5 Acres

For Sale

3709 OLD HIGHWAY 99 | MOUNT VERNON



Windermere
COMMERCIAL





SOUTH MOUNT VERNON | INDUSTRIAL ZONE

3709 OLD HIGHWAY 99 | MOUNT VERNON, WA

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THE OFFERING

Windermere Commercial Real Estate is pleased to offer for Sale the former DeLaval site in Mount Vernon, WA. Located in South Mount Vernon along Old Highway 99 with easy access to Interstate 5 (both North and South) from the Anderson Road (Exit 225). This site is zoned Commercial Limited Industrial (CL) and is the designated industrial region of Mount Vernon.

This site consists of a newly renovated office building of approx. 4,277 SF, warehouse of approx. 28,700 SF and 3 canvas storage areas of approx. 600 SF, 420 SF, and 420 SF respectively.

Site is approx. 5 acres with approx. 600 feet fronting Old Highway 99 and is partially fenced.

FOR SALE:

\$5,200,000

LOCATION HIGHLIGHTS

- Conveniently located in South Mount Vernon along Old Highway 99 with approx. 600 feet of street frontage, large yard space, semi access and partially fenced.
- Easy access to I-5 both north and south bound via Anderson Road (Exit 225)
- Mount Vernon is approx. 60 miles north of Seattle and 70 miles south of Vancouver, BC; it is one of the fastest growing cities in the Northwest and the largest city in Skagit County.
- This site has a close proximity to Skagit Regional Airport, International Airports, Deep-Water Seaports, Rail and Truck Routes throughout the United States and Canada.
- Skagit County provides a skilled workforce and a strong education system.



ZONE - C-L
COMMERCIAL LIMITED INDUSTRIAL



BUILDING HIGHLIGHTS

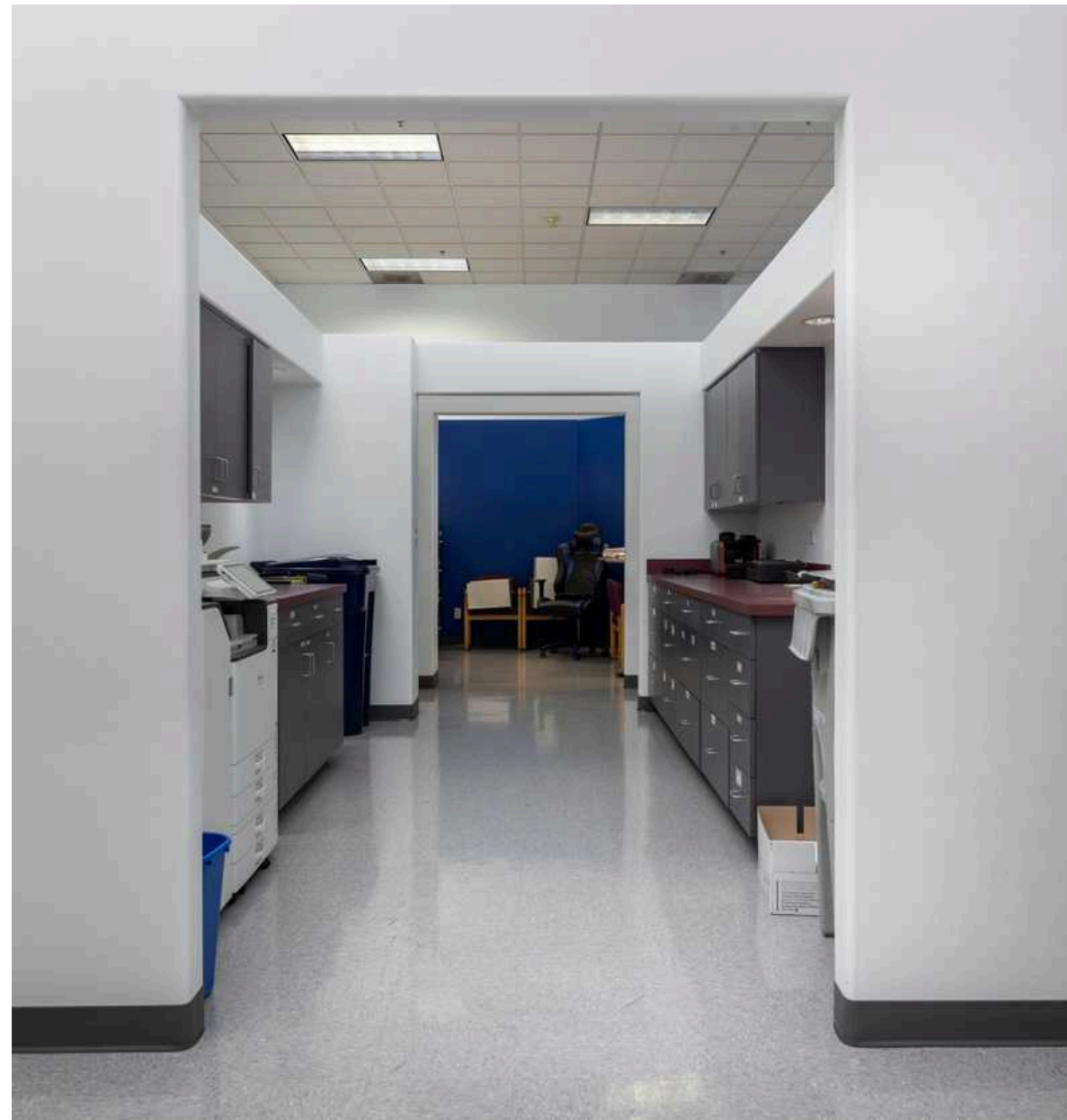


- OFFICE BUILDING: Approximately 4,277 SF (per County Assessor) of newly renovated office space.
- Reception | Five (5) offices | Conference Room | Work area | Kitchen-Break Room | 3 Restrooms (2 ADA compliant) | additional large room - possible conference | offices | work - lots of natural light. HVAC and Fully sprinkled.
- WAREHOUSE: Approximately 28,700 SF. Floor approx 6 inches thick.
- Power: 3 Phase | 480 Watts | 300 AMPS | 100 AMPS | 80 AMPS | 7 Electrical Panels
- Exterior Temporary Storage: Three (3) Canvas buildings Approx. 600 SF | Approx 420 SF | Approx 420 SF respectively.
- SITE: Approx. 5 acres with approx. 600 feet of frontage and partially fenced.



FOR SALE

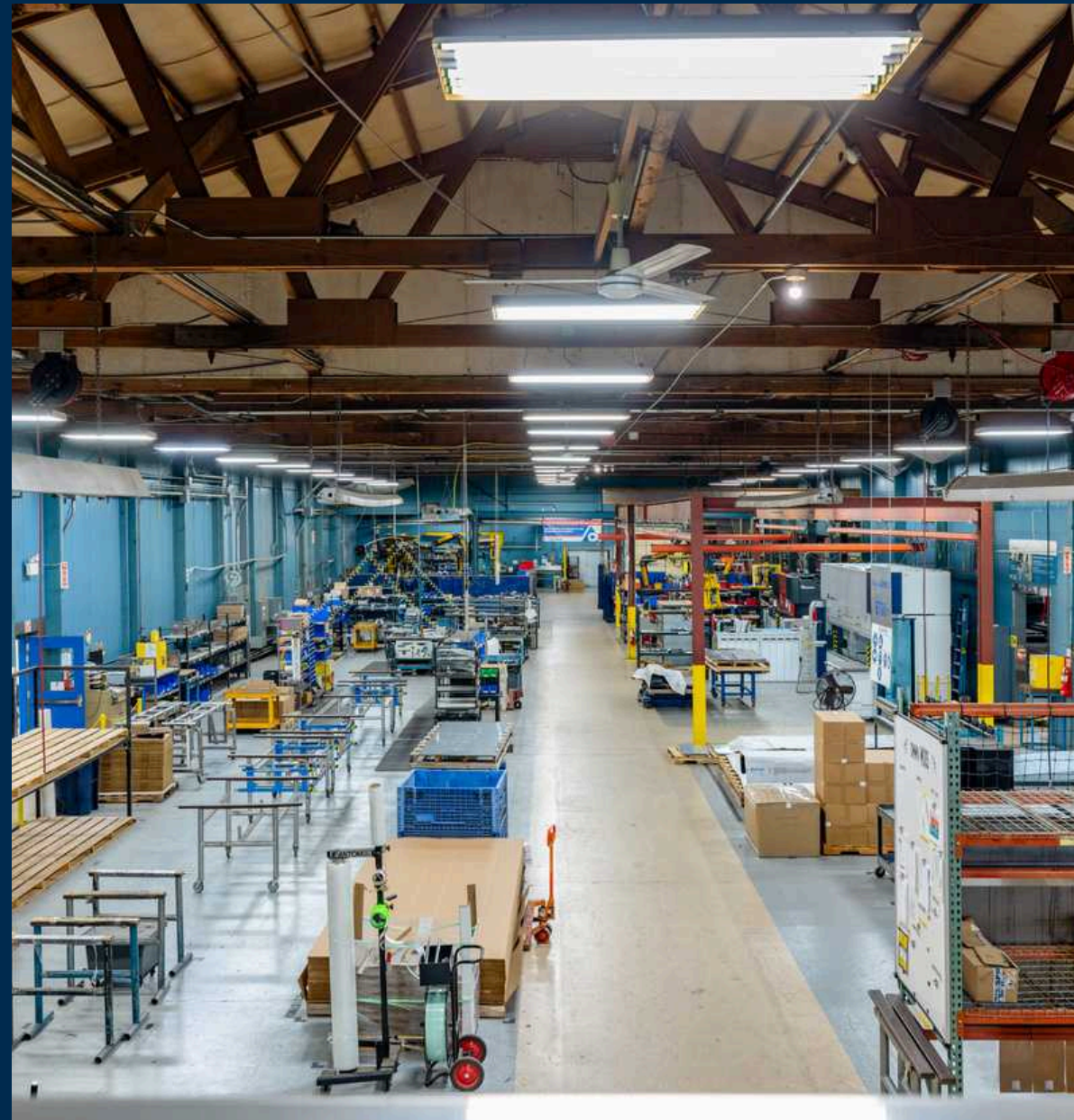
GROSS AREA OF 1ST FLOOR | APPROX 5,700 SF



PROPERTY OVERVIEW

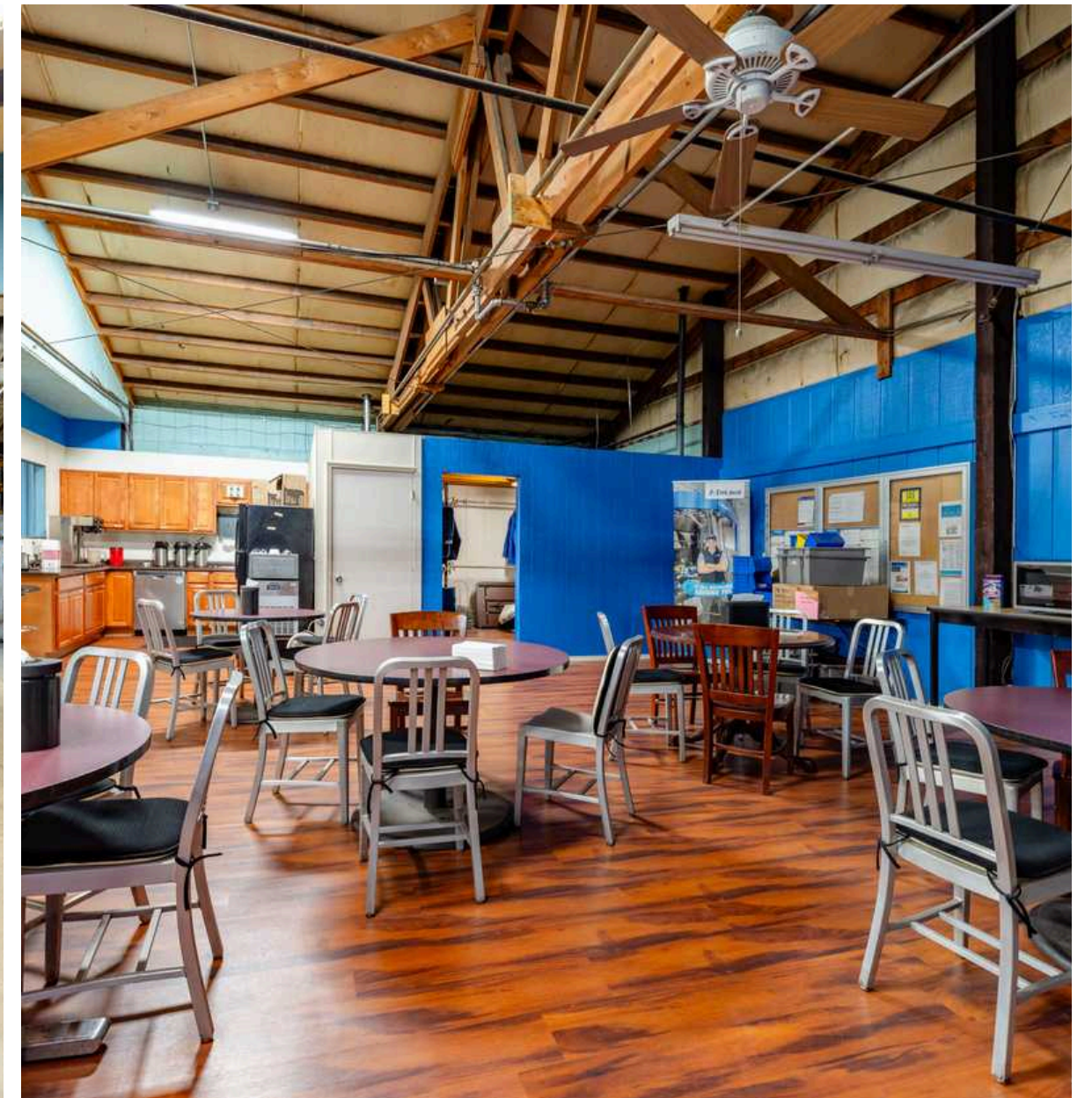
FOR SALE

GROSS AREA OF 2ND FLOOR APPROX. 5,700 SF



PROPERTY OVERVIEW

SITE LOCATION



PROPERTY OVERVIEW

FOR SALE: OFFICE | WAREHOUSES | 5 ACRES

OFFICE APPROX. 4,700 SF | WAREHOUSE APPROX. 29,000 SF | TEMPORARY WAREHOUSES APPROX 2,000 SF EACH



PROPERTY OVERVIEW

MOUNT VERNON AND SURROUNDING AREAS

STRATEGICALLY LOCATED BETWEEN SEATTLE AND VANCOUVER, BC, MOUNT VERNON IS ONE OF THE FASTEST GROWING CITIES IN THE NORTHWEST AND THE LARGEST CITY IN SKAGIT COUNTY.

SUPPORTED WITH ACCESS TO DEEP-WATER SEAPORTS, INTERNATIONAL AIRPORTS, AND RAIL; WITHIN CLOSE PROXIMITY TO WORLD-LEADING RESEARCH INSTITUTIONS, ADVANCED MANUFACTURING, INFORMATION TECHNOLOGY CENTERS AND WORLD CLASS HEALTH CARE, SKAGIT COUNTY PROVIDES A SKILLED WORKFORCE, STRONG EDUCATION SYSTEM, AND ENVIABLE QUALITY OF LIFE STRETCHING FROM PUGET SOUND TO THE NORTH CASCADES.

ADD IN THE LOCAL INDUSTRY OF AGRICULTURE, TOURISM, QUAIN T SURROUNDING TOWNS, THE GATEWAY TO THE SAN JUAN ISLANDS AND THE HIKING, CLIMBING, SKIING AND BOARDING IN THE NORTH CASCADES ... ONE WILL FIND ENDLESS PLAY TO REWARD ONES HARD WORK.

DEMOGRAPHICS



MOUNT VERNON WASHINGTON

TRAFFIC COUNTS

| | |
|--------------------------|------------|
| I-5 & Anderson Rd. | 69,500 VPD |
| I-5 & Kincaid (Downtown) | 72,062 VPD |

DEMOGRAPHICS

CENSUS 2022

| | |
|-------------------|-----------|
| Population | 35,800 |
| Total Households | 12,942 |
| Median HH Income | \$80,547 |
| Median Home Value | \$436,054 |



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