

OFFERING MEMORANDUM

SKAGIT I-5 OFFERING

For Sale | 20 Acre Commercial Development Site on I-5

SKAGITI5.COM

3100 OLD HIGHWAY 99 S, MT VERNON, WA

km Kidder
Mathews

EXECUTIVE SUMMARY

For Sale / 20 Acre Commercial Development Site on I-5

\$10,500,000

PRICE

- 20.45 Acres / 890,802 SF
- Approximately 500 Lineal Feet of I-5 Frontage
- Immediately Adjacent to Anderson Road Diamond Interchange to I-5
- Former Commercial Greenhouse Site - Improvements Include
 - 10 acres/435,600 square feet of heated greenhouse space.
 - 2 acres graveled, irrigated field space
 - 2 story office building
 - 1 story house office
 - Maintenance building
 - Fertigation building
 - Transplant building
 - 4 bay shipping dock
 - Triple wide lunchroom trailer
- On-site Utilities Include
 - Sewer and Storm Water from City of Mt. Vernon
 - 2 Cascade Natural Gas Meters
 - 9 Electric Meters from Skagit PUD



20 ACRE *COMMERCIAL ZONED* (C-L - CITY OF MT. VERNON) SITE ON I-5

ALLOWABLE USES INCLUDE

Retail

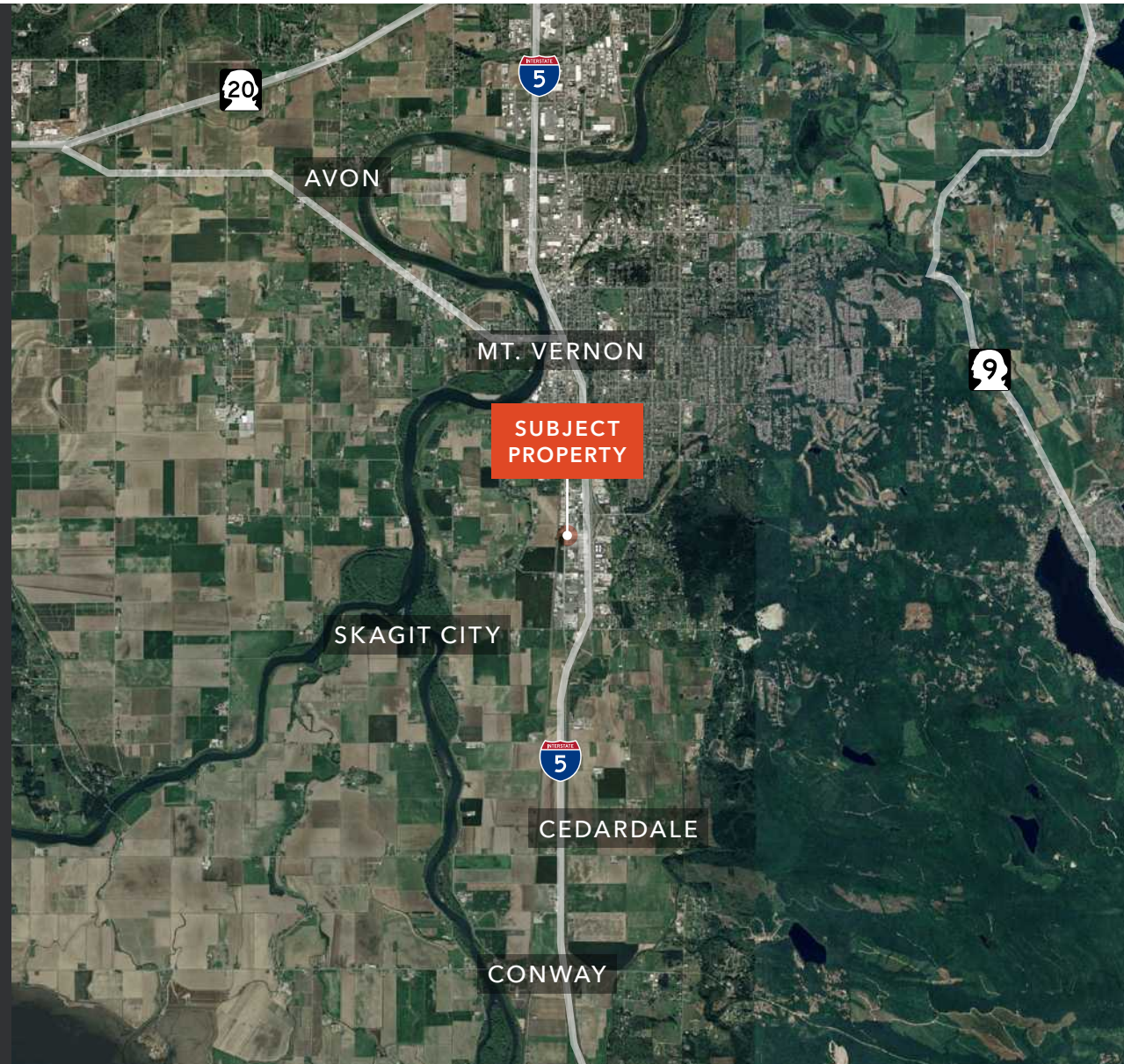
Office

Warehouse

Entertainment

Outside Sales of Vehicles

Schools, Institutional Uses

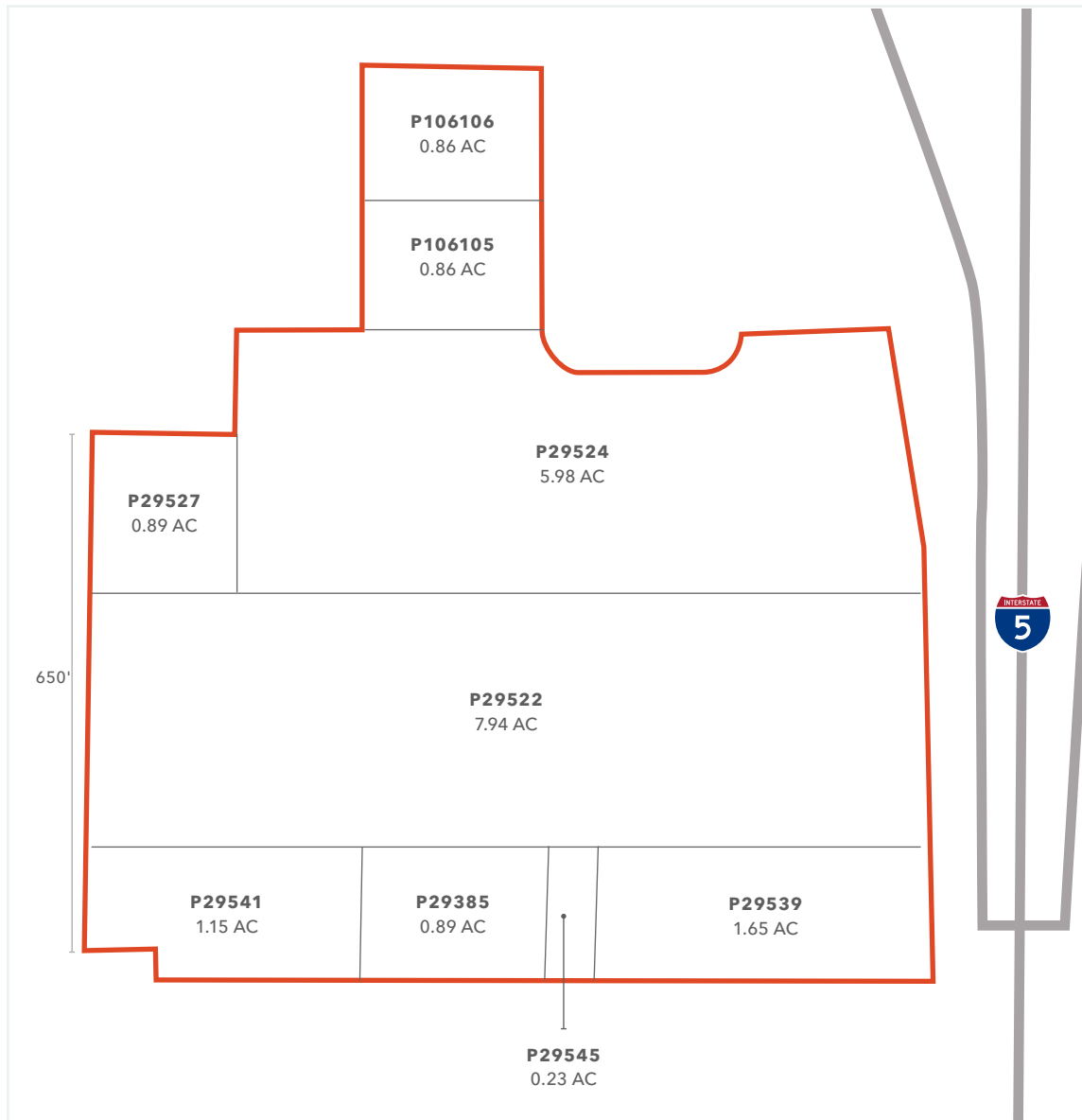




PROPERTY OVERVIEW



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EXECUTIVE SUMMARY





*Exclusively
listed by*

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