

For sale

Conway Property

18488 Main St.
Mount Vernon, WA

- 1/2 mile to full I-5 interchange
- Level compacted site



Property Address	18488 Main St, Mt. Vernon, WA
Land Area	32.3 acres (1,405,334 SF)
Useable Size	21.3 acres (927,614 SF)
Utilities on Site	Electric, Water and Septic
Tax Parcel #s	Skagit County - P16839, P16924, P16845
Sale Price	\$4,640,000 (\$5.00/SF useable)
Zoning	NRI - Natural Resource Industrial (see reverse for land uses)



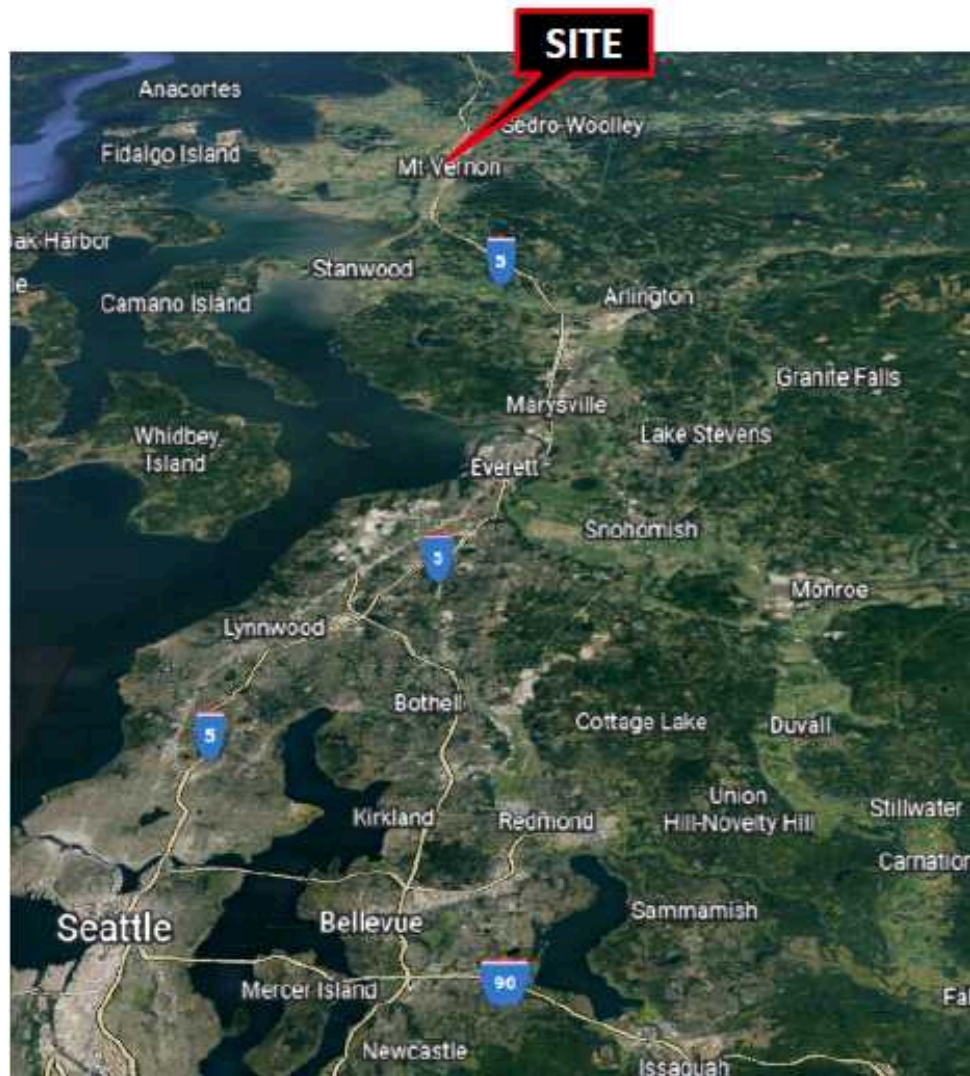
Conway Property Available For Sale

18488 Main Street, Mount Vernon, WA

32.3 Acres (21.3 Acres Useable)

Land Uses

- Agricultural processing/ slaughtering
- Animal clinic/hospital
- Business/professional offices related to natural resource industries
- Commercial composting
- Fabrication of farm related items
- Fertilizer manufacturing
- Irrigation systems sales, repair & storage
- Livestock auction facility
- Stockyards less than 40 acres
- Storage & distribution of animal feeds, fertilizers, pesticides & seed
- Wholesale nurseries/ greenhouses



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle IP, Inc. All rights reserved.

Les Boudwin, SIOR
Managing Director
+1 206 679 6393
les.boudwin@jll.com

Scott Carter
Managing Director
+1 425 761 5880
scott.carter@jll.com