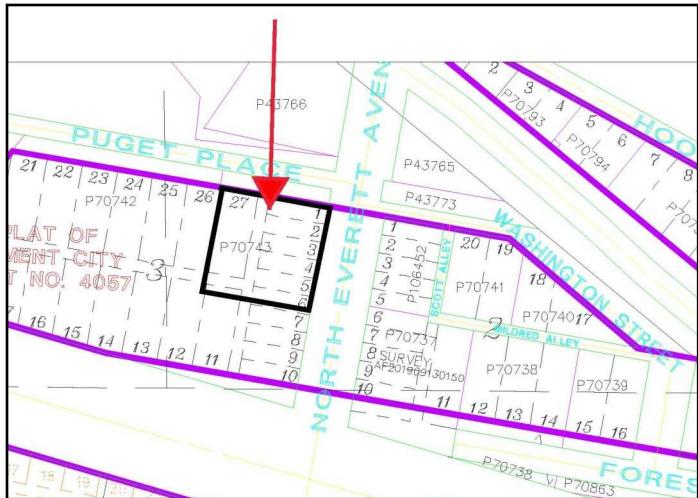


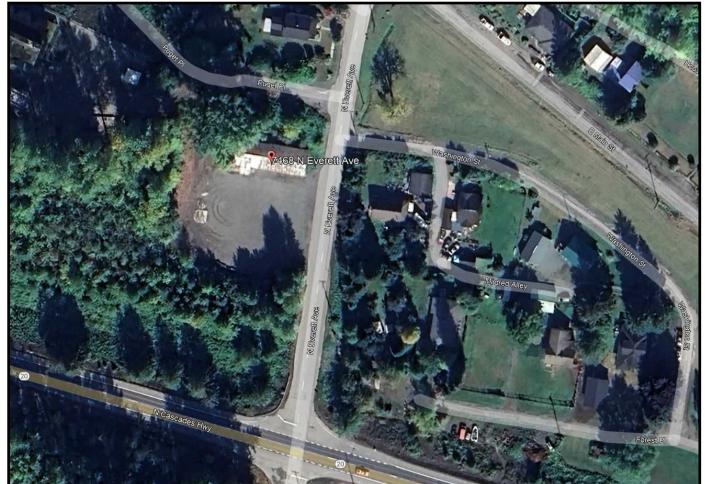
7468 N EVERETT AVE CONCRETE WA

FOR SALE

- 2,880 +/- sf warehouse building on 0.62 +/- acres
- Located just off State Route 20
- Zoned: Industrial
- \$125,000



Clay Learned, CCIM, SIOR
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
clay@learnedcommercial.com



LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.



7468 N Everett Ave

7468 N Everett Ave
Concrete, WA 98237

Clay Learned
clay@claylearned.com
360-770-1388

MOODY'S
ANALYTICS | Catalyst

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7468 N Everett Ave, Concrete, WA 98237

CITY, STATE

Concrete, WA

POPULATION

1,171

AVG. HH SIZE

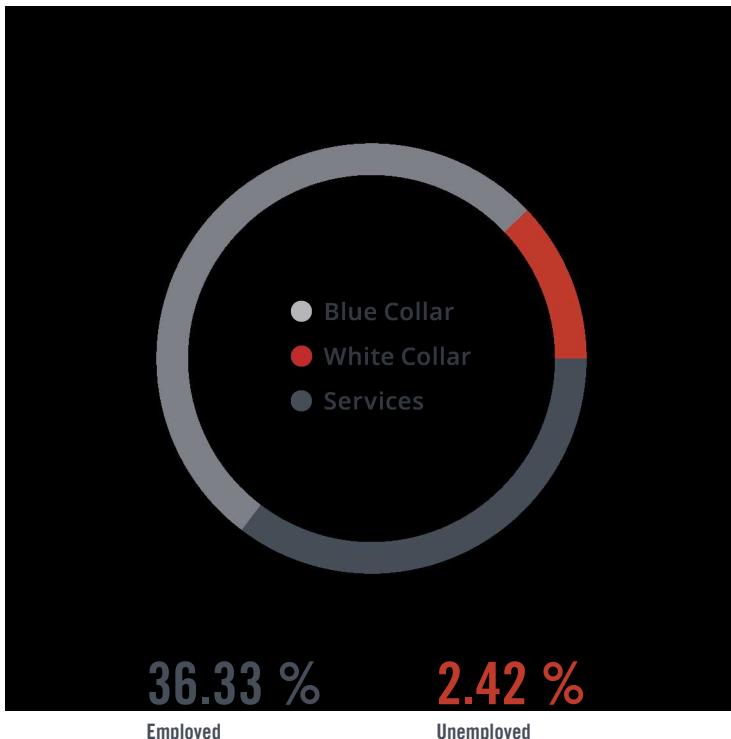
2.40

MEDIAN HH INCOME

\$48,569

HOME OWNERSHIP

337

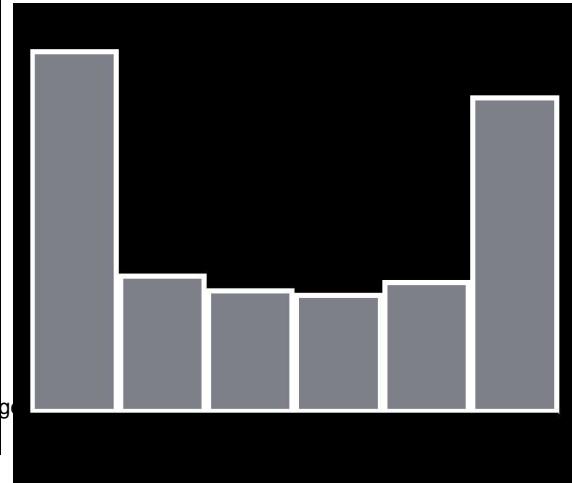


EDUCATION

High School Grad: **33.35 %**
Some College: **26.65 %**
Associates: **4.70 %**
Bachelors: **10.58 %**

GENDER & AGE

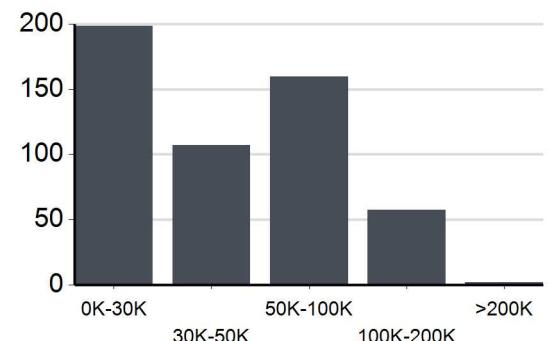
48.90 % 51.10 %



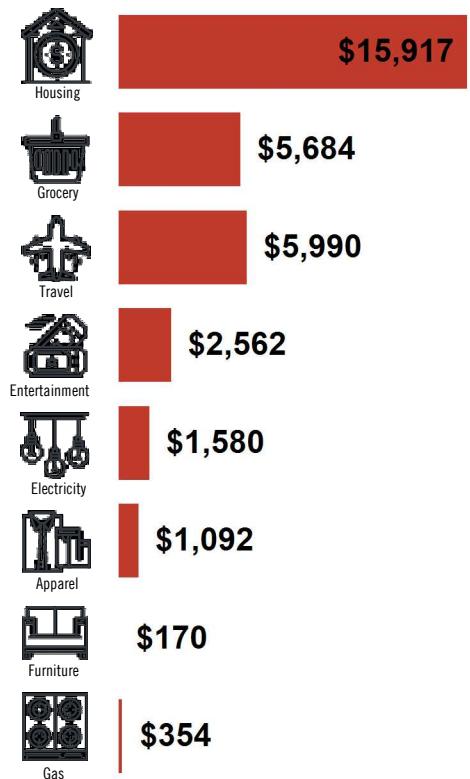
RACE & ETHNICITY

White: **92.77 %**
Asian: **0.24 %**
Native American: **0.27 %**
Pacific Islanders: **0.00 %**
African-American: **0.00 %**
Hispanic: **3.40 %**
Two or More Races: **3.32 %**

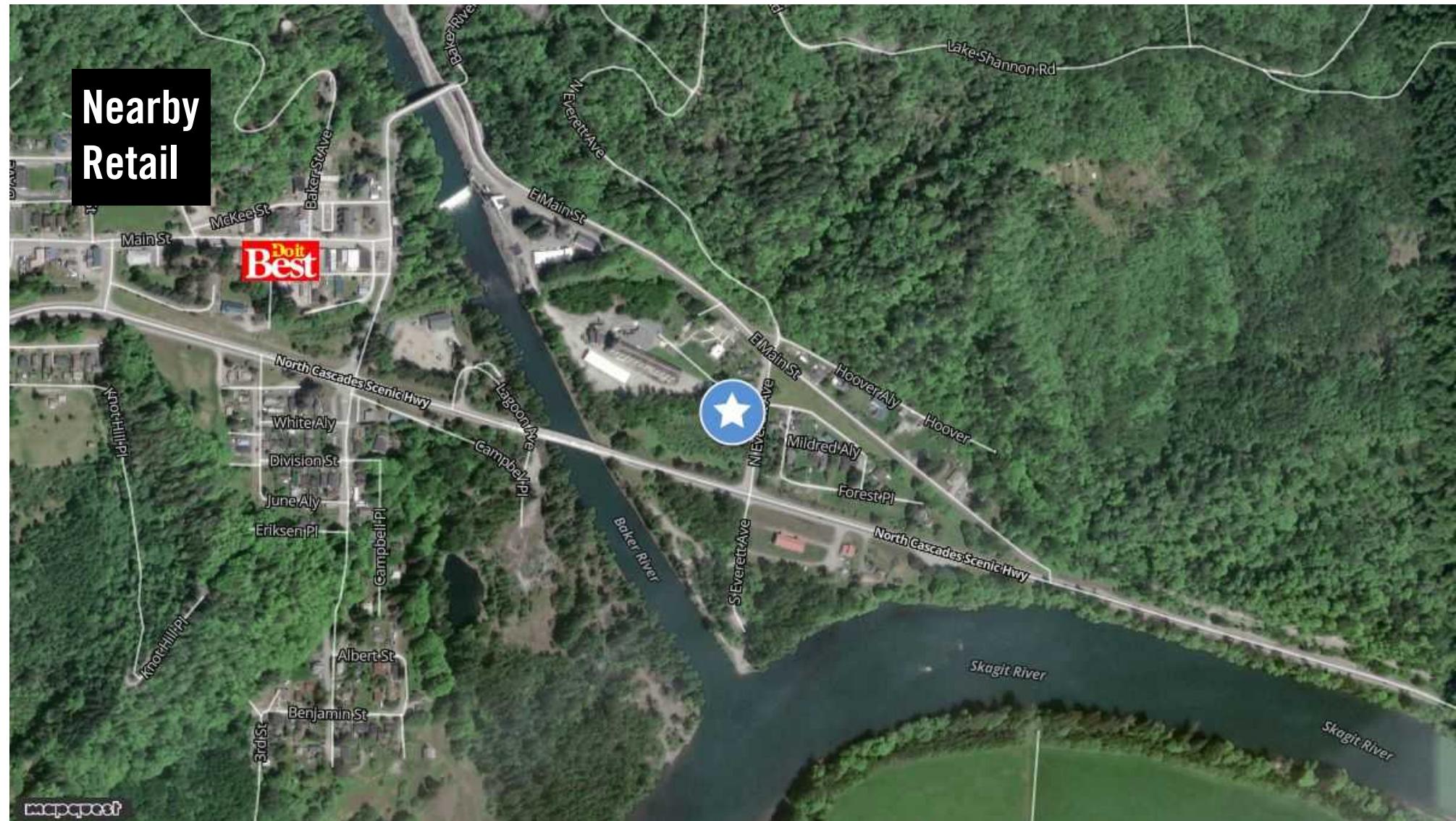
INCOME BY HOUSEHOLD



HH SPENDING



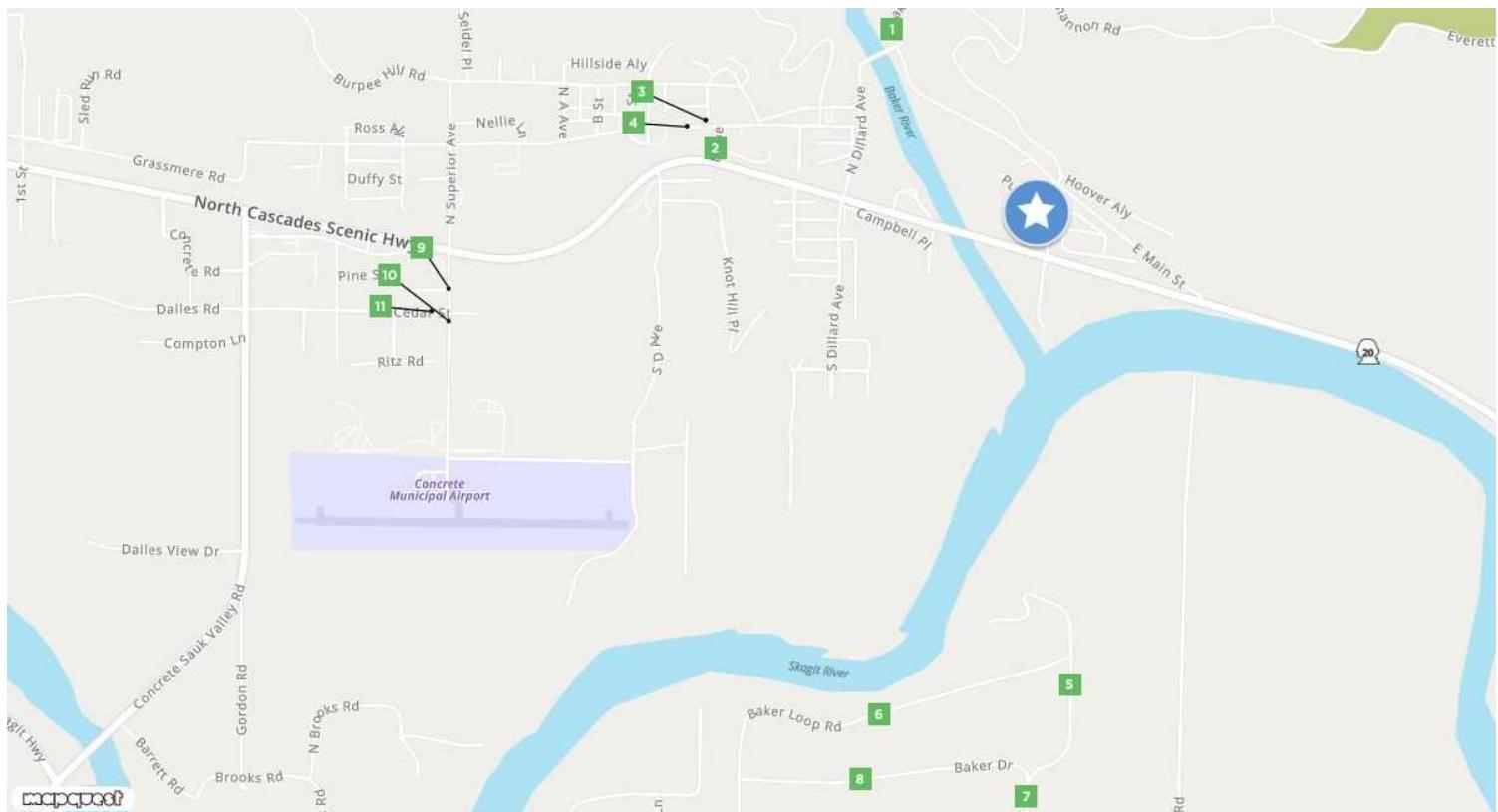
Nearby Retail



Clay Learned
clay@claylearned.com
360-770-1388

MOODY'S
ANALYTICS | Catalyst

Traffic Counts



Baker River Rd	1	E St	2	E Ave	3	Main St	4	Cedar Grove Ave	5
E Main St		Railroad St		Main St		E Ave		Baker Loop Rd	
Year: 1999	57	Year: 1998	1,273	Year: 1998	1,287	Year: 1998	1,286	Year: 2001	200
Baker Loop Rd	6	Cedar Grove Ave	7	Baker Dr	8	S Superior Ave	9	S Superior Ave	10
Baker Dr		Baker Dr		Baker Loop Rd		Robertson Ct		Cedar St	
Year: 2001	400	Year: 2001	30	Year: 2001	340	Year: 1998	486	Year: 1998	476
Cedar St	11								
S Superior Ave									
Year: 1998	468								

**Chapter 19.39
I – INDUSTRIAL DISTRICT**

Sections:

19.39.010 Intent.

19.39.020 Permitted uses.

19.39.030 Uses requiring conditional use permits.

19.39.040 Development standards.

19.39.050 Supplemental development standards.

19.39.010 Intent.

The intent and objective of this classification and its application is to provide for the location of and grouping of enterprises which may involve some on-premises retail service but with outside activities and display or fabrication, assembling, and service features. The I – Industrial zone is also intended to provide for general manufacturing and processing and grouping of industrial enterprises which possess common or similar characteristics and performance standards involving manufacturing, assembling, fabrication and processing, bulk handling of products, large amounts of storage and warehousing, outdoor storage, processing and other related uses. The uses enumerated in this classification are considered as having common or similar performance standards in that they are heavier in type than those uses permitted in the more restrictive commercial classifications. [Ord. 426 § 10.39.010, 1998]

19.39.020 Permitted uses.

Hereafter, all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this title:

(1) Automobile and truck rental;

(2) Automobile and truck sales, new and/or used;

(3) Automobile repair services;

(4) Automobile service station;

(5) Automobile washes;

(6) Basic wood processing including sawmills, planing mills, veneering, laminating of wood, shake and shingle mills, pole and piling mills, and plywood mills;

(7) Bingo halls;

(8) Boat building and accessory fabrication;

(9) Building movers;

- (10) Bus passenger terminals;
- (11) Caretakers quarters, not more than one per establishment;
- (12) Civic, social and fraternal associations;
- (13) Club, topless;
- (14) Cold storage plants;
- (15) Commercial laundries;
- (16) Contractor trade services including storage yards;
- (17) Convenience grocery stores;
- (18) Dry cleaning and laundry services;
- (19) Eating establishments limited to serving a permitted use on same site;
- (20) Enameling, galvanizing and electroplating;
- (21) Equipment repair and storage; rental, leasing and sales;
- (22) Existing logging company;
- (23) Food locker services;
- (24) Health and physical fitness clubs;
- (25) Heavy equipment and truck repair;
- (26) Household movers and storage;
- (27) Janitorial services;
- (28) Job training and vocational education;
- (29) Laundry, self-service;
- (30) Lumber yards;
- (31) Manufacturing, assembling and packaging of articles, products, or merchandise from previously prepared natural or synthetic materials, including but not limited to bristles, canvas, cellophane, and similar synthetics, chalk, clays (pulverized only, with gas or electric kilns), cloth, cork, feathers, felt, fiber, fur, glass (including glass finishing), graphite, hair, horn, leather, paper, paraffin, plastic and resins, precious or semiprecious metals or stones, putty, pumice, rubber, shell, textiles, tobacco, wire, wood, and yarn;
- (32) Manufacturing establishments engaged in electronic, automotive, aerospace, airframe, or related manufacturing and assembly activities, including precision machine shops producing

parts, accessories, assemblies, systems, engine, major components, and whole electronic or electrical devices, automobiles, aircraft, aerospace, or underwater vehicles, but specifically excluding explosive fuels and propellants;

(33) Manufacturing, processing, assembling and packaging of precision components and products, including precision machine shops for products such as radio and television equipment, business machine equipment, home appliances, scientific, optical, medical, dental, and drafting instruments, photographic and optical goods, phonographic records and prerecorded audio-visual tape, measurement and control devices, sound equipment and supplies, personal accessories, and products of similar character;

(34) Manufacturing, processing, treating, assembling and packaging of articles, products or merchandise from previously prepared ferrous, nonferrous or alloyed metals;

(35) Manufacturing, processing, blending and packaging of products such as the following:

(a) Soaps, detergents and other basic cleaning and cleansing materials;

(b) Mineral products such as abrasives, asbestos, chalk, pumice, etc.;

(c) Clay and cement products such as brick, tile, pipe, etc.;

(36) Manufacturing, processing, blending and packaging of the following:

(a) Drugs, pharmaceuticals, toiletries, and cosmetics;

(b) Food and kindred products, such as confectionery products, chocolate, cereal breakfast food, bakery products, paste products, fruits and vegetables, beverages, prepared food specialties (such as coffee, dehydrated and instant food, extracts, spices and dressings) and similar products;

(c) Dairy products and by-products such as milk, cream, cheese and butter, including the processing and bottling of fluid milk, and cream and wholesale distribution;

(37) Manufacturing, assembling, packaging and development of computer equipment and software, and related products;

(38) Mini-storage warehouses;

(39) Motorcycle sales and service;

(40) Motor freight terminals and transportation;

(41) Offices related to an on-site permitted use or larger than 50,000 square feet of floor area;

(42) On-site day-care serving a specified permitted use;

(43) On-site recreational facilities serving a specified permitted use;

(44) Outside storage yards;

- (45) Printing, publishing, and allied industries including such processes as lithography, etching, and engraving, binding, blueprinting, photocopying, and film processing;
- (46) Recreational vehicle sales lots;
- (47) Research, development and testing of permitted use;
- (48) Retail and wholesale trade of products manufactured, processed or assembled on-site;
- (49) Theaters, adult;
- (50) Warehousing and distribution facilities, to include wholesale trade not open to general public;
- (51) Other similar uses and accessory uses and buildings appurtenant to a principal use which the planning director finds compatible with the principal permitted uses described in this title and consistent with the purpose and intent of the I zoning district. [Ord. 426 § 10.39.020, 1998]

19.39.030 Uses requiring conditional use permits.

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of this title:

- (1) Animal and food processing including the following:
 - (a) Tanning and dressing of hides,
 - (b) Curing, canning, freezing, and processing of meat and seafood,
 - (c) Pickling and brine curing;
- (2) Auction houses, including animals;
- (3) Banks and financial institutions;
- (4) Bulk storage or processing of oil, gas, petroleum, butane, liquid petroleum gas, and similar products, unless clearly incidental and secondary to support a principally permitted use;
- (5) Commercial recreation;
- (6) Concrete mixing and batching plants, including ready-mix concrete facilities;
- (7) Day-care, including family day-care homes and child day-care centers as defined by DSHS, preschools or nursery schools;
- (8) Delicatessens;
- (9) Drive-in theaters;
- (10) Government facilities;
- (11) Grocery stores;
- (12) Manufactured/mobile home sales lots;

- (13) Motels;
- (14) Personal service shops;
- (15) Professional offices including corporate headquarters;
- (16) Radio and television broadcasting studios;
- (17) Radio and television transmitting towers;
- (18) Rock crushing plants;
- (19) Restaurants;
- (20) Retail sales of the following and similar related products:
 - (a) Automobile parts and accessories, includes service and machine shops,
 - (b) Bottled gas,
 - (c) Bicycles,
 - (d) Computers,
 - (e) Farm and garden supplies,
 - (f) Hardware and equipment,
 - (g) Lumber and building materials,
 - (h) Office supplies and equipment;
- (21) Secretarial services;
- (22) Small appliance repair;
- (23) Tavern;
- (24) Upholstery and furniture repair;
- (25) Utility substations, unless clearly incidental and part of a permitted use;
- (26) Warehouse sales, open to the public. [Ord. 740, 2015; Ord. 736, 2015; Ord. 426
§ 10.39.030, 1998]

19.39.040 Development standards.

- (1) Minimum Lot Requirements. Minimum Lot Area:

- (a) (i) Where public sewer is not available: Minimum lot area: 12,500 square feet, or such area as necessary to meet applicable state or county on-site septic systems requirements, whichever is greater.

(b) Where Public Sewer is Available.

- (i) Minimum lot area: 4,000 square feet.
- (ii) Minimum lot width: none required.
- (iii) Minimum lot depth: none required.

(2) Maximum lot coverage: none required.

(3) Maximum building height: 45 feet. For those structures that exceed 45 feet, one additional foot of setback shall be provided for each foot the structure exceeds 45 feet.

(4) Minimum Yard Setbacks.

- (a) Front: 0 feet.
- (b) Side, interior: none required.
- (c) Side, street: 0 feet.
- (d) Rear: none required.

A 20-foot setback shall be required for any and each yard that abuts, adjoins, or is separated by a street, less than 50 feet in width, any residentially zoned property. This additional setback requirement also applies to residentially zoned property that is unincorporated County land.

(5) Fences: see CMC 19.45.060. [Ord. 426 § 10.39.040, 1998]

19.39.050 Supplemental development standards.

Temporary uses as permitted by the council, fire chief, building official, planning director or town engineer pursuant to applicable ordinances and regulations:

(1) Mobile food vans and espresso stands. [Ord. 652 §§ 4, 5, 2009]