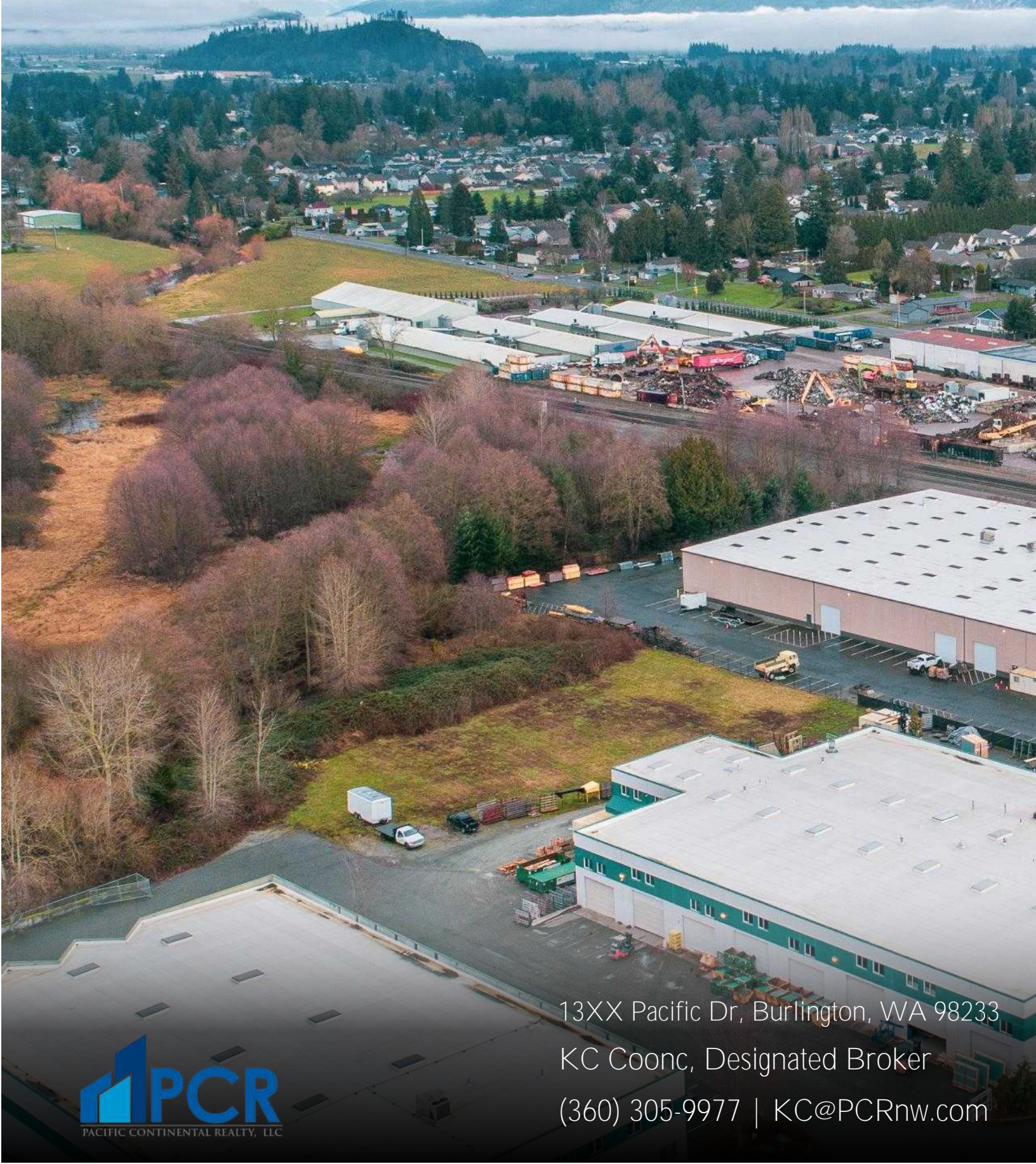


COMMERCIAL INDUSTRIAL ZONED LOT



13XX Pacific Dr, Burlington, WA 98233
KC Coonc, Designated Broker
(360) 305-9977 | KC@PCRnw.com

OFFERING



Sale Price: \$585,000

CBA #: 44098603

NWMLS#: 2465392

1.85 acre commercial/industrial zoned lot. Surrounded by concrete tilt wall buildings, this is the last available land parcel off Pacific Drive. Historically, about 1 acre was used as a construction laydown yard. City of Burlington CI-2 zoning. Guardian NW Title & Escrow.

3" N

S 88°15'22" E 395.29

S 32°0'27" W 29.24

81.44

S 47°28'49" W 49.42

S 28°29'54" E 22.51

S 81°59'22" W 41.23

S 25°55'3" E 4.48

N 50°50'19" W 25.43

S 57°39'36" W 35.77

S 60°43'53" W 59.88

S 26°16'53" W 42.58

S 38°8'31" W 61.78

S 68°12'54" W 54.08

10.89

EXISTING POND

301.74

N 6°53'35" W 20.00'

LOT 3
80,732 SQ FT
1.85 ACRES

GRASS / DIRT

GRAVEL

CONCRETE

EXISTING BUILDING

LOT 1
104,446 SQ FT
2.40 ACRES

EXISTING BUILDING

LOT 2
81,177 SQ FT
1.86 ACRES

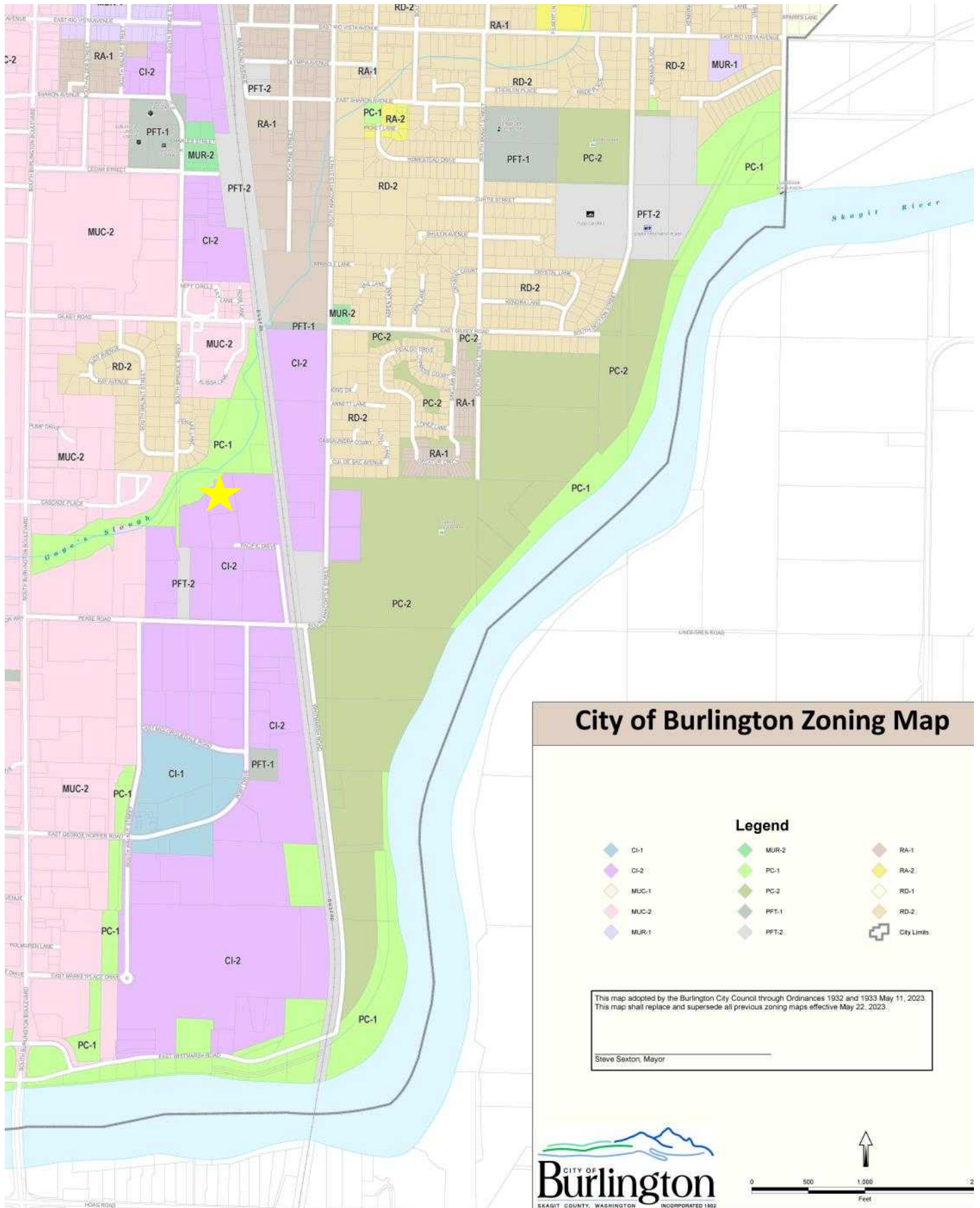
ROOF LINE, TYPICAL

N 6°50'34" W

N 6°51'18" W 364.55

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

ZONE MAP



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PERMITTED USES

Chapter 17.60 CI-2 Commercial and Industrial Zone | [Burlington Municipal Code](#)

A. N/A

B. Vehicle parking and storage;

C. Fueling stations;

D. Warehousing and distribution;

E. Car wash;

F. Pet boarding, day care and overnight, subject to the following:

1. Outdoor runs and exercise areas shall not be located between the primary structure and an adjoining street or public right-of-way;

2. Areas containing outdoor runs or exercise areas shall be surrounded on all sides not adjacent to a building or structure by a masonry wall six feet in height and screening shall be provided consistent with the requirements for a Type III separation buffer identified in BMC [17.81.110](#);

3. Outdoor runs may be provided but individual indoor sleeping areas shall be provided for all pets;

4. Overnight boarding facilities shall include additional measures to mitigate and reduce the sound of barking including, but not limited to, acoustic insulation, additional landscaping, masonry walls, and operational procedures;

5. Overnight boarding facilities shall only be permitted on sites where all of the adjacent parcels are zoned CI-1 or CI-2. If the site is adjacent to an unincorporated area, all of the adjacent unincorporated parcels shall have a Skagit County natural resource lands designation;

G. Contractor offices;

H. Nurseries and garden supply;

I. Bulk material sales and storage;

J. Heavy vehicle and equipment repair;

K. Personal storage;

L. Vehicle repair, all types;

M. Specialized instruction, limited to job training and vocational education where the course of instruction is related to another use listed as permitted in this chapter, including, but not limited to,

training and education for construction trades, mechanics, industrial workers, heavy equipment and vehicle operation and repair, and machinists;

O. Industrial, major and minor;

V. Recreational marijuana processors and producers subject to the following:

1. The definitions set forth in BMC [17.01.050](#) shall apply.

2. Recreational marijuana processors and producers shall only be permitted when licensed by the state of Washington.

3. Location.

a. No more than one medical or recreational marijuana use or garden shall be located on a single parcel or in a single structure.

b. Shall be located fully within a permanent structure designed to comply with the city building code and constructed under a building permit from the city regardless of the size or configuration of the structure.

c. Shall not be located in a mobile structure.

d. Shall not be located within 1,000 feet of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, library, or arcade, single-family residential zone or another medical or recreational marijuana use. The measurement shall be taken in a straight line from property boundary to property boundary.

e. No production, processing or delivery of marijuana may be visible to the public nor may it be visible through windows.

f. All requirements of state laws must be met.

g. All fertilizers, chemicals, gases and hazardous materials shall be handled in compliance with all applicable local, state and federal regulations. No fertilizers, chemicals, gases or hazardous materials shall be allowed to enter a sanitary sewer or storm sewer system nor be released into the atmosphere outside of the structure where the garden is located.

h. No odors shall be allowed to migrate beyond the interior portion of the structure where the garden or processing facility is located;

W. Manufactured home sales;

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SURROUNDING AREA



Burlington Gallery

Burlington Plaza

I-5 Freeway

Costco

Notable Nearby Businesses

Puget Sound Pipe &
Supply

Miles Sand & Gravel

Injectidry Systems

Oak Harbor Freight
Lines

Silfab Solar Inc

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DEMOGRAPHICS

	<u>Population</u>	<u>Average HH Income</u>	<u>Average Drive Time</u>
<u>San Juan County:</u>	18,756	\$123,128	35 Minutes + Ferry
<u>Anacortes:</u>	18,271	\$109,851	25 Minutes
<u>North Whidbey Island:</u>	39,146	\$85,230	40 Minutes
<u>Bellingham:</u>	101,422	\$89,546	25 Minutes
<u>Everett:</u>	112,095	\$97,271	40 Minutes
<u>Lake Stevens:</u>	40,220	\$127,374	50 Minutes
<u>Marysville:</u>	74,099	\$109,963	30 Minutes
<u>Arlington:</u>	21,895	\$114,059	25 Minutes
<u>Stanwood:</u>	9,522	\$106,822	20 Minutes
<u>Burlington:</u>	10,253	\$80,684	0 Minutes
<u>Mt. Vernon</u>	35,629	\$89,229	5 Minutes
<u>Sedro Woolley</u>	13,664	\$82,094	10 Minutes



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