

# SKAGIT BUSINESS PARK WAREHOUSE



1313 Pacific Dr, Burlington, WA 98233  
KC Coonc, Designated Broker  
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# OVERVIEW



Sale Price: \$4,042,800

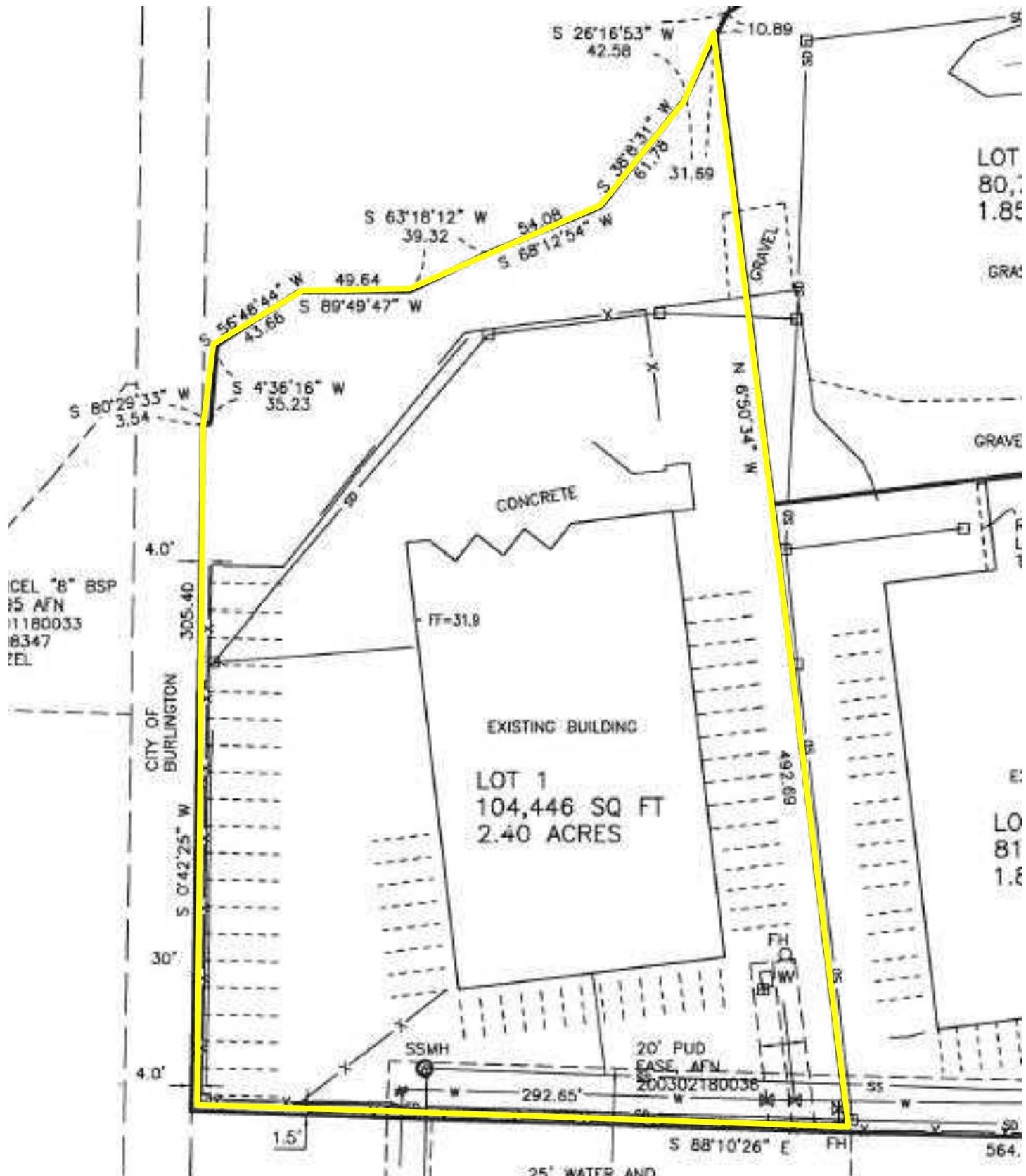
CBA #: 44125450

NWMLS #: 2466533

Investor Alert. Fully leased, 23,573 sq ft Industrial/manufacturing warehouse in Burlington situated in the four-county hub serving Skagit, Whatcom, Island, and Snohomish counties. Fully sprinkled, 25' clear height, 3 truck docks with levelers, support office for route drivers, heavy power, plus 52 parking spaces. The building was originally constructed for Crystal Springs Water in 2002 with a lease takeover by DS Services. Adjacent 35,500 sq ft tilt wall building & separate 1.85-acre lot are also for sale.

# SITE PLAN

Easy truck access with ample onsite employee parking.



*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.*

# FINANCIALS

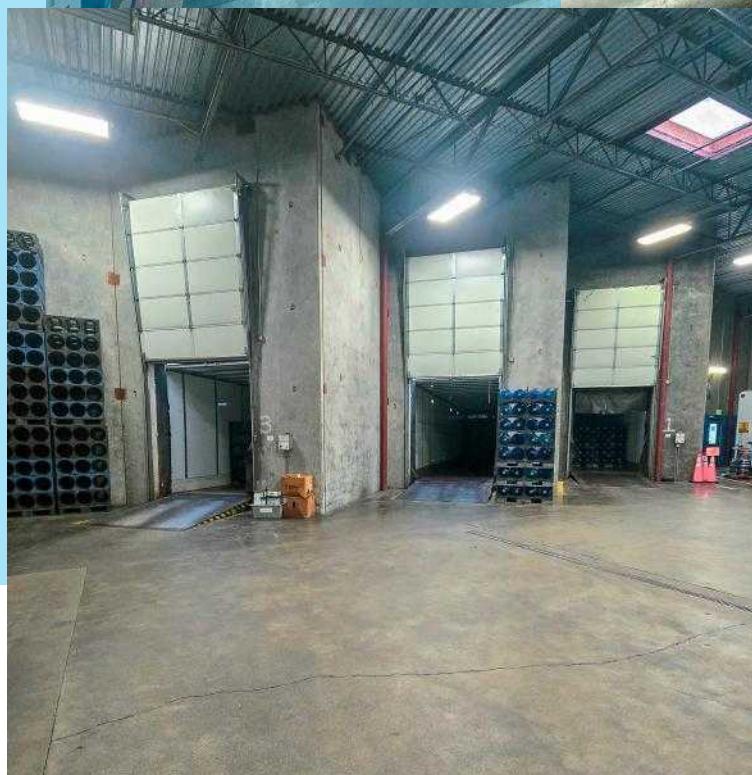
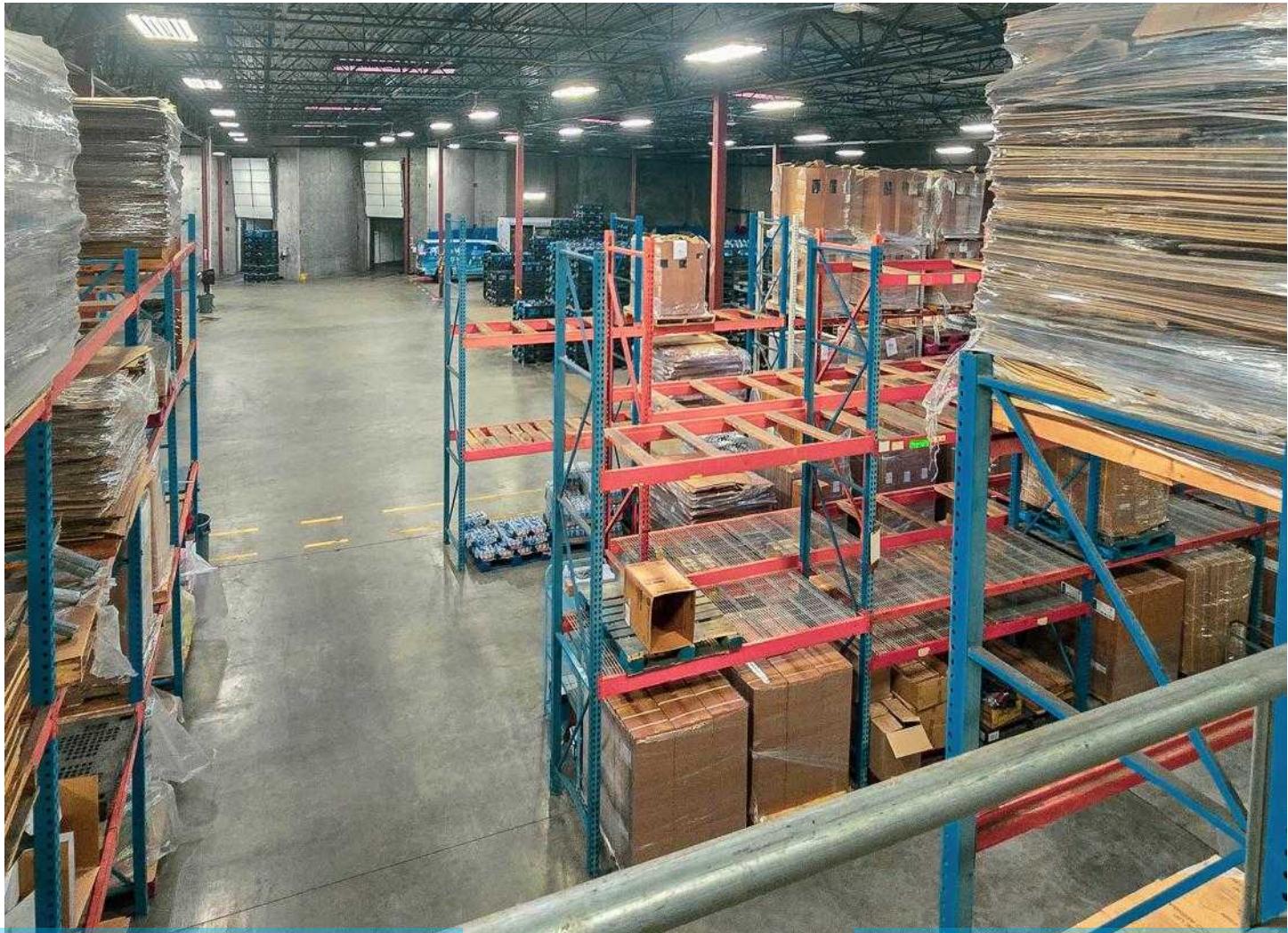
## 1313 Pacific Drive - DS Services Building

Tenant	Leased SF	Rate/SF	Rent/mo	Rent/Yr
Crystal Springs	23,573	\$1.00	\$23,583	\$282,996
Net Operating Income				\$282,996
Cap Rate				7.00%
Building Market Value				\$4,042,800



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# PHOTOS – WAREHOUSE



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# SURROUNDING AREA



## Notable Nearby Businesses

Puget Sound Pipe & Supply

Miles Sand & Gravel  
Injectidry Systems

Oak Harbor Freight  
Lines

Silfab Solar Inc

# BUILDING HIGHLIGHTS

Skagit Business Park

Concrete Tilt Wall Construction

Fully Sprinkled

Daylight Building Design

Single Long-term Tenant in Place



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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;

# 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

