

OFFERING MEMORANDUM

10 Acre Industrial Property With Excess Power and On-Site Residence

9720-9748 Padilla Heights Rd
Anacortes, WA 98221

Presented by
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Offering Overview



DEAL SNAPSHOT

This offering consists of a ±10-acre industrial property improved with multiple permitted industrial buildings, excess 3-phase power, and an on-site single-family residence.

The site is well suited for an owner-user seeking land, power, and flexibility, with in-place residential income and existing improvements supporting a range of industrial and operational uses.

Property Address:	9720-9748 Padilla Heights Rd, Anacortes, WA 98221
Asset Type:	Industrial Owner-User Property with On-Site Residence
Improvements:	Multiple Permitted Industrial and Support Buildings
Land Area:	± 10 Acres
Building Area:	3,318 SF of Industrial/Support 1,500 SF Single Family Home
Utilities:	Public Water, On-Site Septic 1,000A ± Total, 3- Phase Power
Residential Income:	\$1,775 Per Month (MTM SFR)
Offering Price:	\$1,699,000





PROPERTY OVERVIEW

This offering represents a component-driven industrial asset rather than a traditional stabilized investment.

Value is derived from the combination of existing industrial infrastructure, excess 3-phase power, and an on-site single-family residence that provides in-place income.

The property is best suited for an owner-user whose requirements extend beyond a standard industrial building.

VALUE DRIVERS

- Excess Electrical Infrastructure In Place
- Multiple Permitted Industrial Improvements
- On-Site Residential Income
- Sewer Reservation Pre-Paid in the Event that Sewer is Extended to Site

Existing Improvements



INDUSTRIAL IMPROVEMENTS OVERVIEW



Wood Building

- Approximately 1,584 SF
- 400 amps of 3-Phase Power
- Extensive HVAC Infrastructure
- Multiple Large, Flexible Use Rooms

Metal Building

- Approximately 1,350 SF
- 600 amps of 3-phase power
- Extensive HVAC Infrastructure
- Multiple Large, Flexible Use Rooms

Support Building

- Approximately 384 SF
- Restroom
- Laundry Hookups
- Kitchenette
- ADA Compliant

SINGLE FAMILY RESIDENCE OVERVIEW



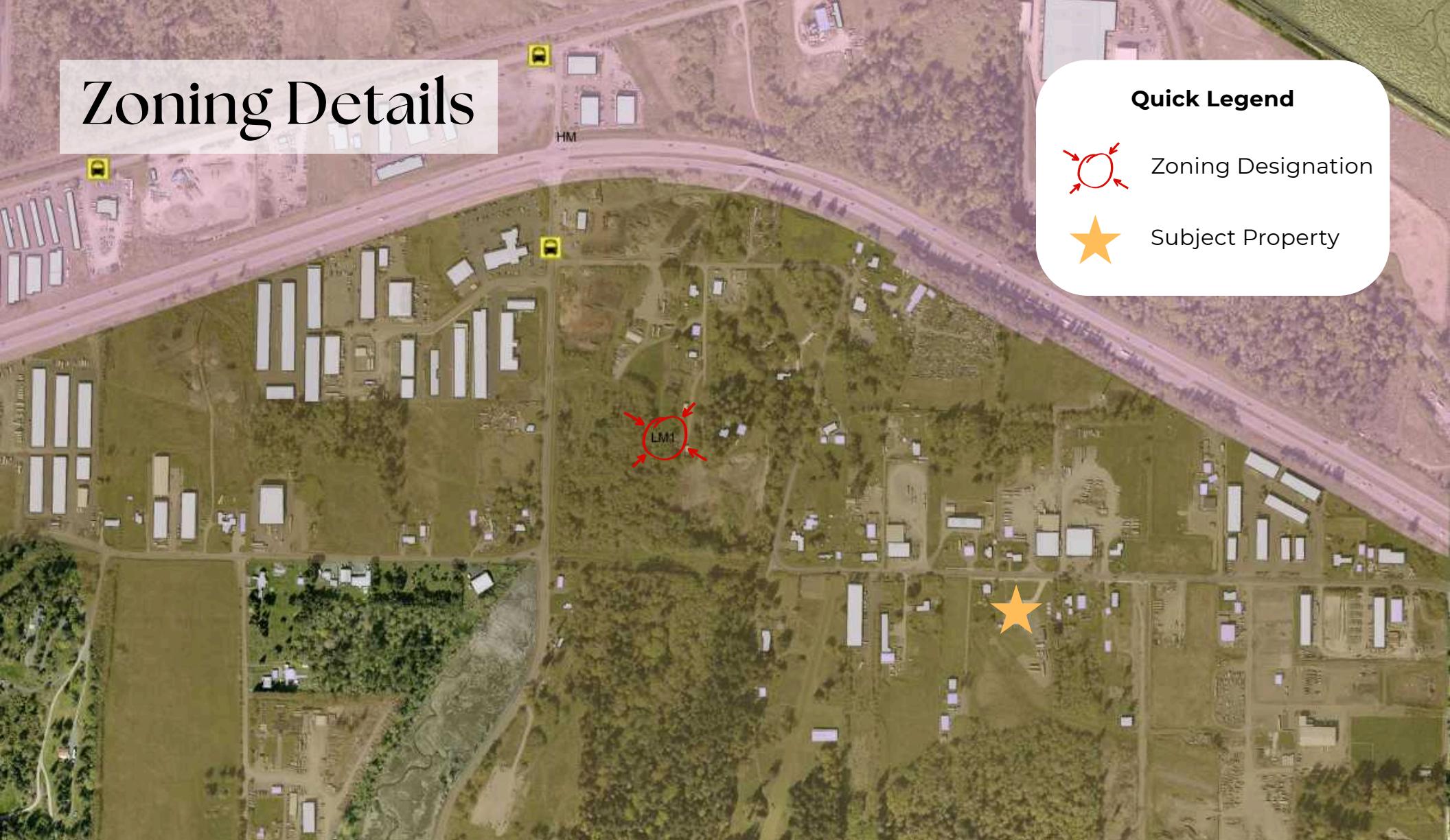
Single Family Residence

- Approximately 1,500 SF
- 3 Bedrooms/1 Bathroom
- Built in 1930 - Recently Remodeled
- Month-to-Month Tenancy at \$1,700 per Month
- Separately Metered Utilities
- Provides Immediate Income With Flexibility

Land Use & Entitlements



Zoning Details



Quick Legend



Zoning Designation



Subject Property

- Located within Skagit County and the Anacortes Urban Growth Area (UGA); Land Use Regulations are Governed by the City of Anacortes Comprehensive Plan and Municipal Code
- City of Anacortes land use designation: LMI – Light Manufacturing
- Permitted uses, development standards, and review processes are defined under the City of Anacortes Municipal Code
 - <https://anacortes.municipal.codes/AMC/19.41.050>

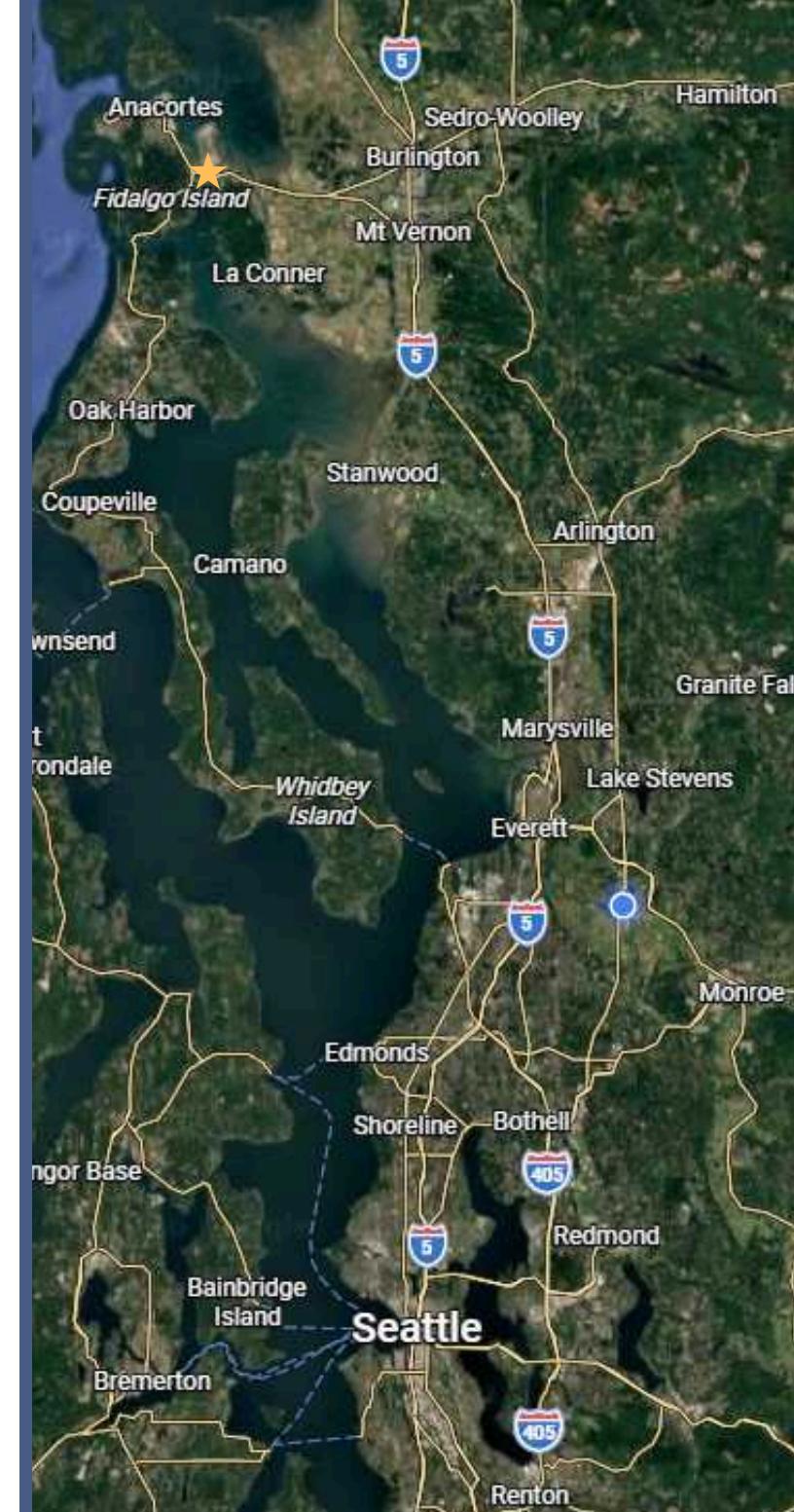
Pipeline Information



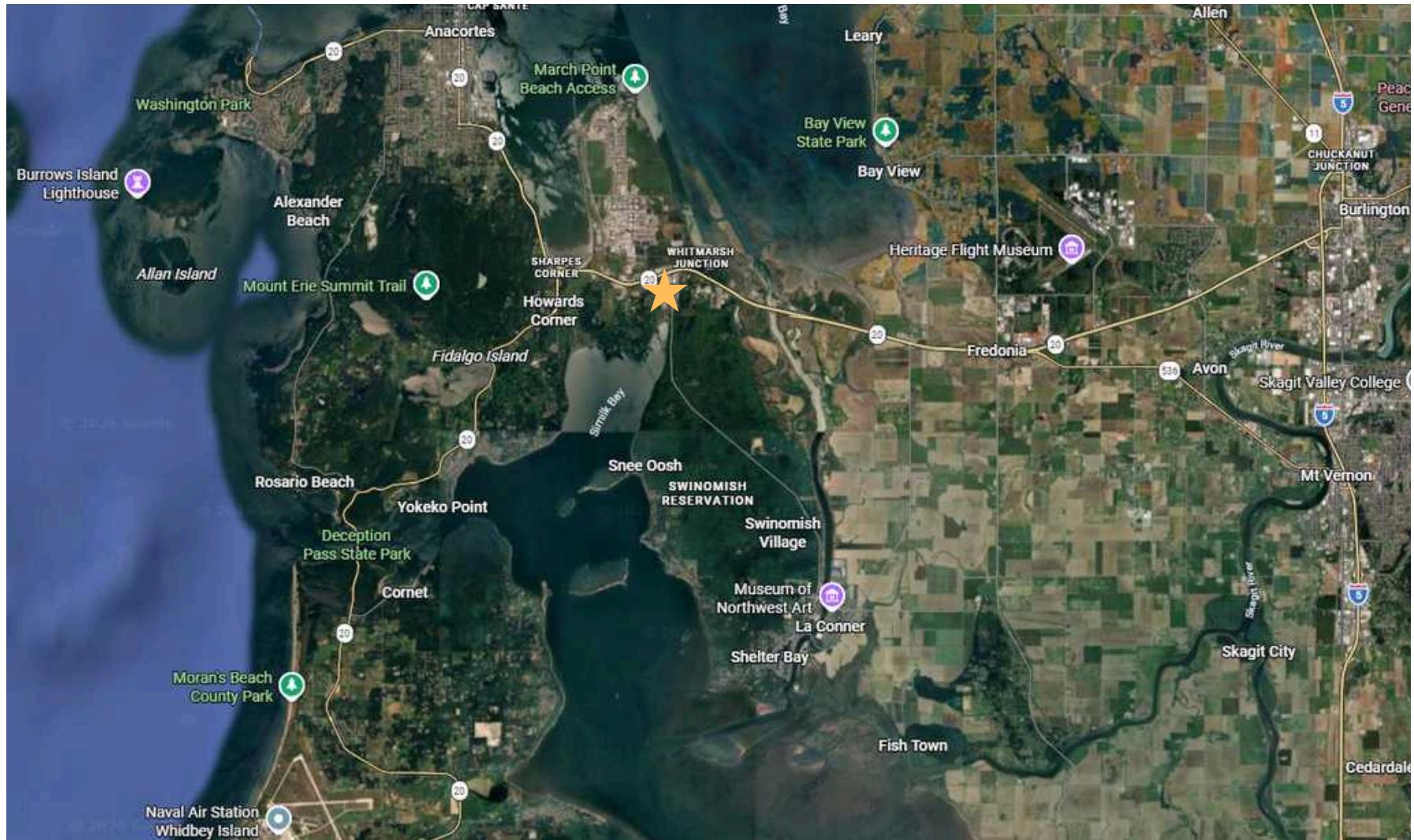
- The property is subject to recorded petroleum pipeline easements, including easements held by Olympic Pipeline Company and Trans Mountain Pipe Line Corporation, as reflected in the title commitment. (Available Upon Request)
- The pipeline corridor crosses the property generally diagonally and is visually evident on-site, as depicted above.
- Existing industrial improvements and the single-family residence are located outside the pipeline easement area, consistent with prior permitted development.
- The pipeline alignment has been historically known and accommodated in site planning, access, and improvement placement.

Buyers should confirm all information to their own satisfaction. Seller and Seller's Broker make no representations or warranties regarding permitted uses or development feasibility within easement areas.

Location



Regional Information



- Direct Access to Highway 20, Whidbey Island, and the Port of Anacortes
- Approximately 15 Minutes to I-5/Mount Vernon
- Approximately 40 Minutes to Bellingham
- Approximately 80 Minutes to Seattle

Property Photos & Floor Plans



Floor Plans (Photo for Reference)



Scroll Down for Floor Plan of Industrial Improvement

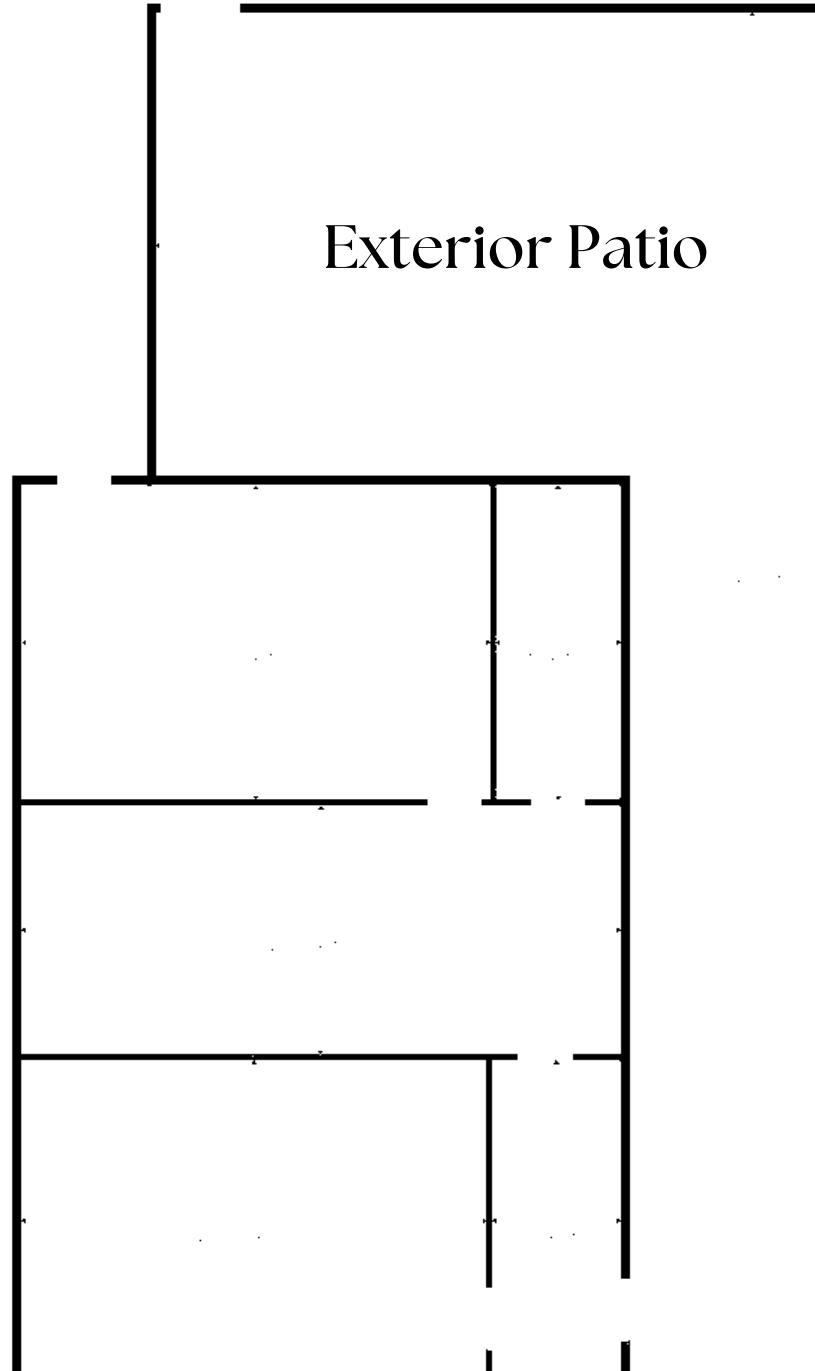
TOTAL: 3123 sq. ft

FLOOR 1: 3123 sq. ft

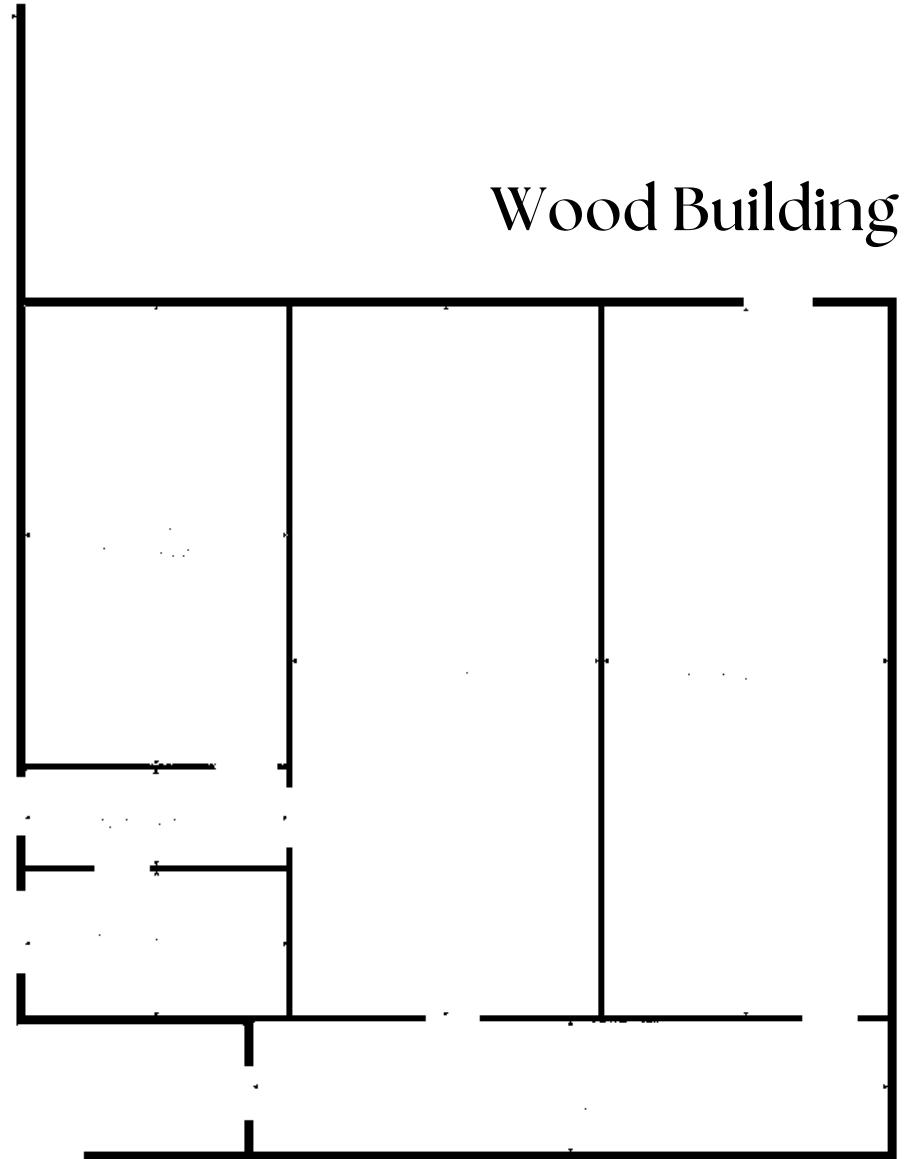
EXCLUDED AREAS: ELECTRICAL ROOM: 199 sq. ft, PORCH: 51 sq. ft, PATIO: 1407 sq. ft

Measured by Acre Doctor, Reliable, But Not Certified, by Bryan Murphy

House Floorplan not available



Metal Building



Wood Building

Exterior Patio

Support Building



Exterior
12'11" x 13'2"



Laundry
8'0" x 9'0"

Storage
8'0" x 9'0"

Front
12'1" x 13'2"





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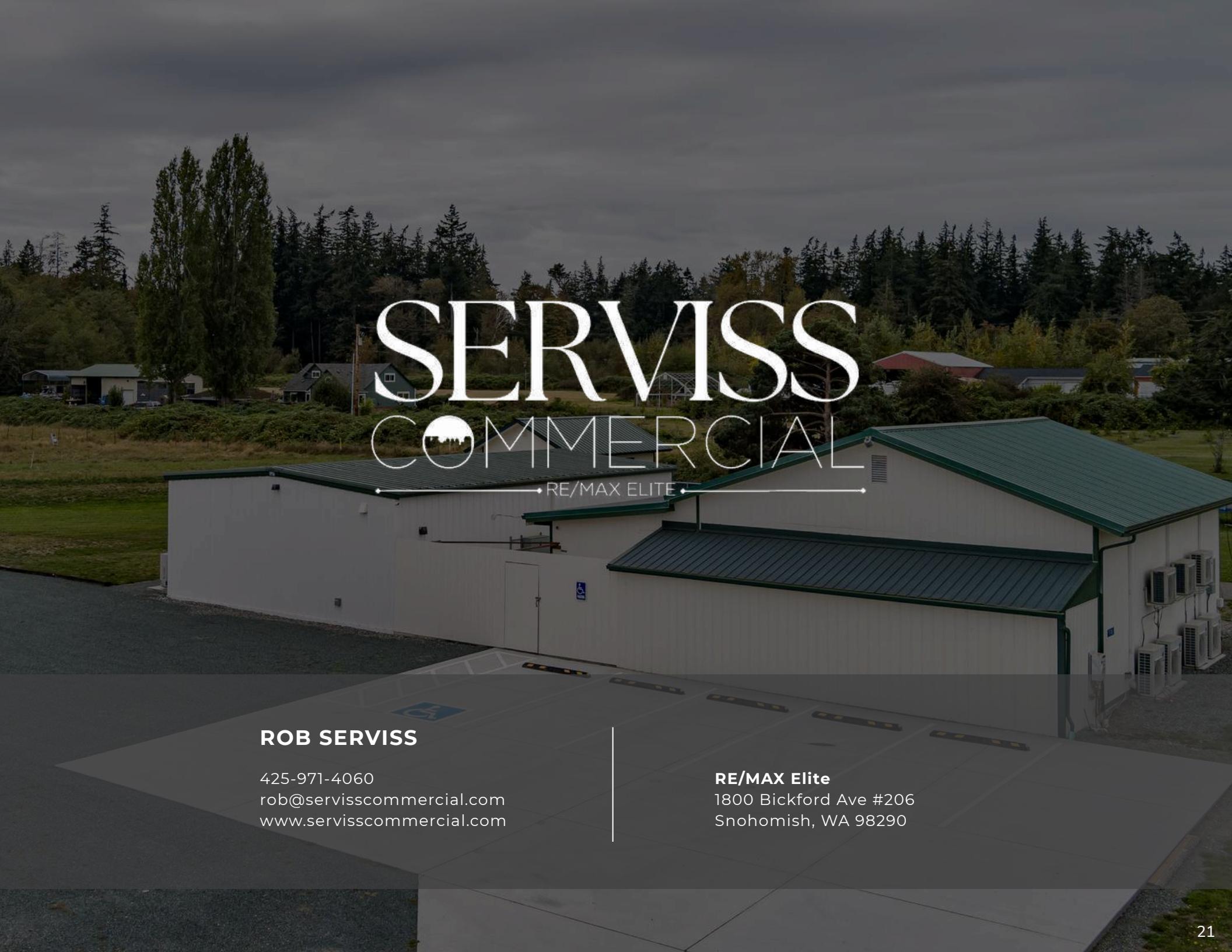
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Call us today!

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