

FOR SALE BLACKBURN LANDING INDUSTRIAL CONDOMINIUMS

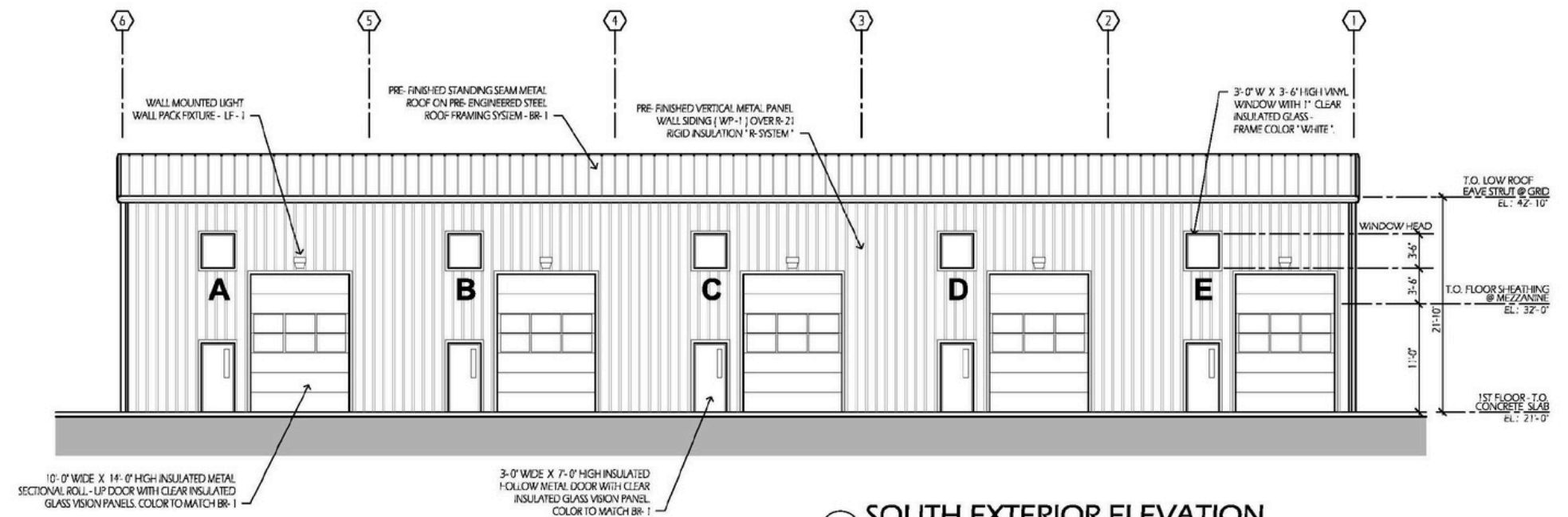
2001 HENSON ROAD | A, B, C, D, E
MOUNT VERNON, WA



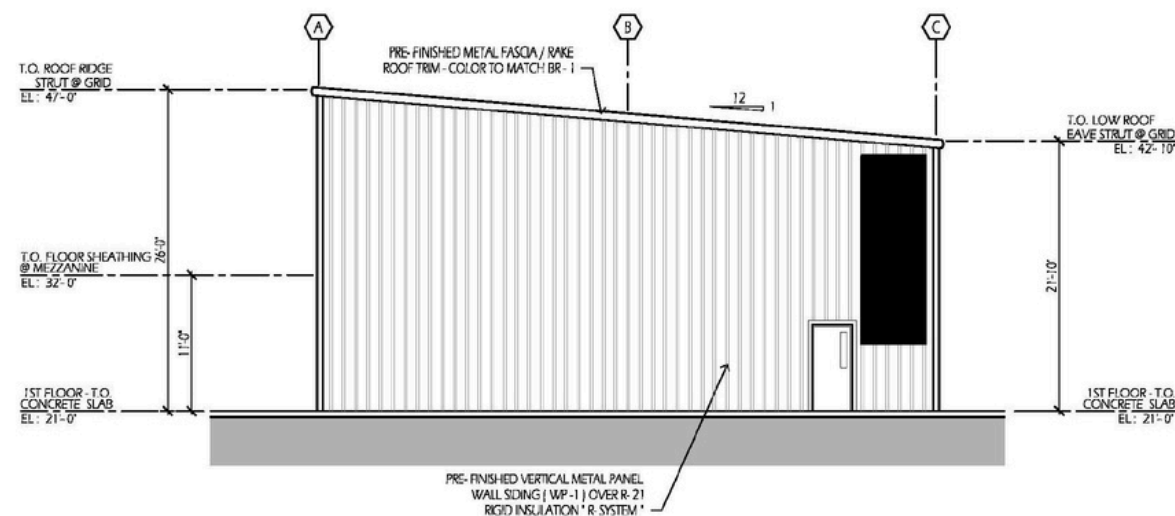
Windermere
COMMERCIAL

APPROX. 1,800 SF PER UNIT
(APPROX. 1,250 SF FIRST FLOOR
AND 566 SF LOFT)

FOR SALE
\$360,000 PER INDUSTRIAL CONDO



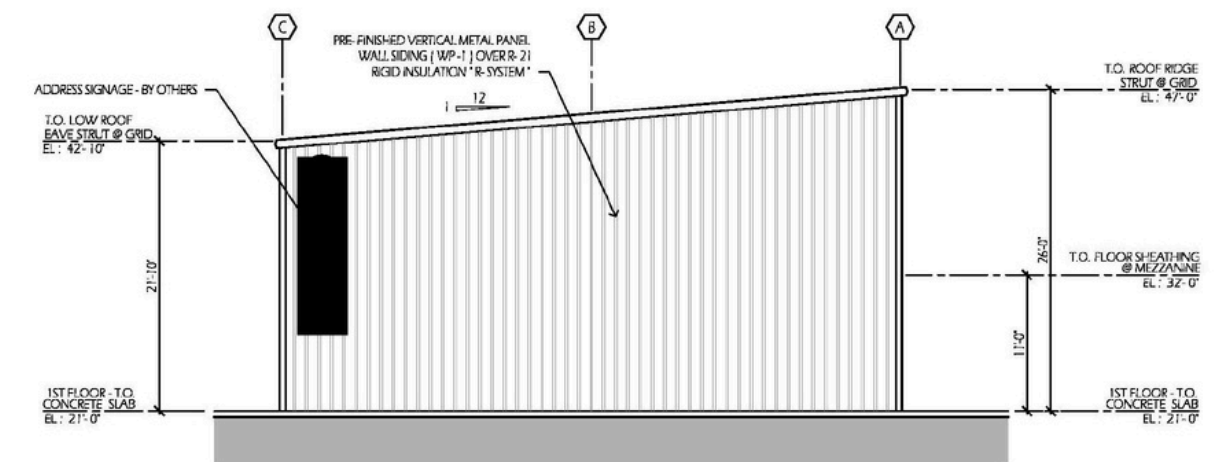
1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

**MOUNT VERNON PHASE I - WAREHOUSE BUILDING
EXTERIOR FINISH LEGEND:**

- BUILDING ROOF - 1 - PRE-FINISHED Z-STANDING SEAM METAL ROOF, VARCO PRUDEN - 26-GAUGE, 16" WIDE PANEL, VARCO PRUDEN - PVDF SMOOTH FINISH, COLOR "COOL DARK BRONZE". NOTE: METAL ROOF TRIM & GUTTER TO MATCH BR-1
- BUILDING EXTERIOR METAL WALL PANEL - PER VERTICAL PROFILE - 26-GAUGE, VARCO PRUDEN - PVDF SMOOTH FINISH, COLOR "COOL PEBBLE"
- BUILDING EXTERIOR METAL WALL TRIM - 3" EXPOSED PROFILE - 26-GAUGE, DURATECH 5000 SMOOTH FINISH, COLOR "COOL PEBBLE"
- BUILDING EXTERIOR METAL WALL TRIM - 4" EXPOSED VERTICAL CORNER PROFILE - 26-GAUGE, VARCO PRUDEN - PVDF SMOOTH FINISH, COLOR "COOL PEBBLE"
- SURFACE MOUNTED FULL-CUT-OFF WALL PACK, 400 WATT METAL HALIDE - LIGHT FIXTURE - "YS" - BRONZE FINISH



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



BLACKBURN LANDING

AN INDUSTRIAL CONDOMINIUM COMPLEX

2001 HENSON ROAD (A-E), MOUNT VERNON, WA

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02

THE OFFERING

Windermere Commercial Real Estate is pleased to offer For Sale FIVE (5) Individual Industrial Condominiums located in South Mount Vernon.

This is a prime opportunity for a user or an investor.

The development consists of 2 phases:

Phase 1 consists of 5 individual units

The condominiums are similar in layout and consists of approx. 1,800 SF (approx. 1,250 ground and 566 mezzanine.)

Each condominium is comprised of space for industrial uses and/or storage, an ADA restroom on the ground floor, including a shower, and a mezzanine on the second floor.

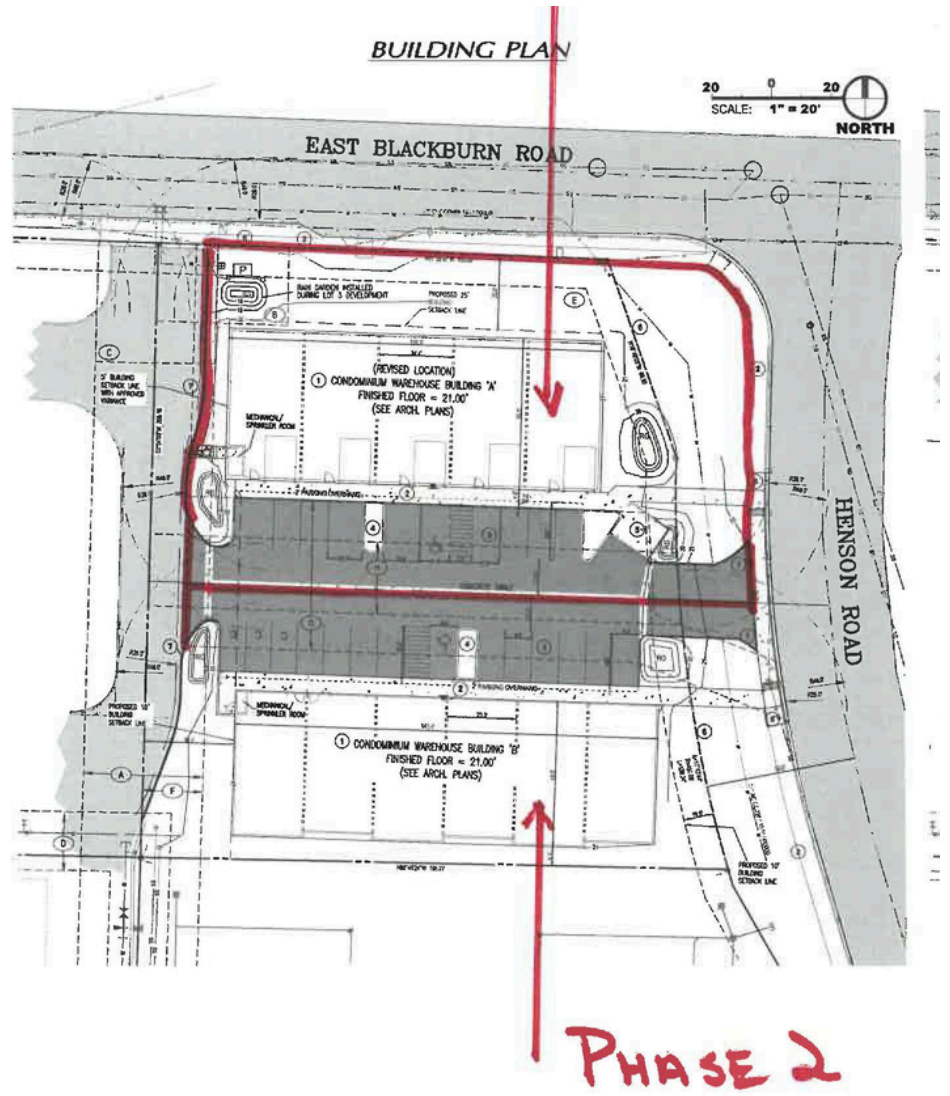
This site is zoned Commercial - Limited Industrial (C-L) allowing for numerous uses per the attached Municipal Code for the City of Mount Vernon.

FOR SALE:

\$360,000 PER UNIT

LOCATION HIGHLIGHTS

- Conveniently located in South Mount Vernon accessed directly off of Interstate 5 via Anderson Rd (Exit 225) Blvd.
- Easy access to I-5 both north and south bound via Anderson Road (Exit 225)
- Mount Vernon is approx. 65 miles north of Seattle and 70 miles south of Vancouver, BC; it is one of the fastest growing cities in the Northwest and the largest city in Skagit County.
- This site has a close proximity to Skagit Regional Airport, International Airports, Deep-Water Seaports, Rail and Truck Routes throughout the United States and Canada.
- Skagit County provides a skilled workforce and a strong education system.

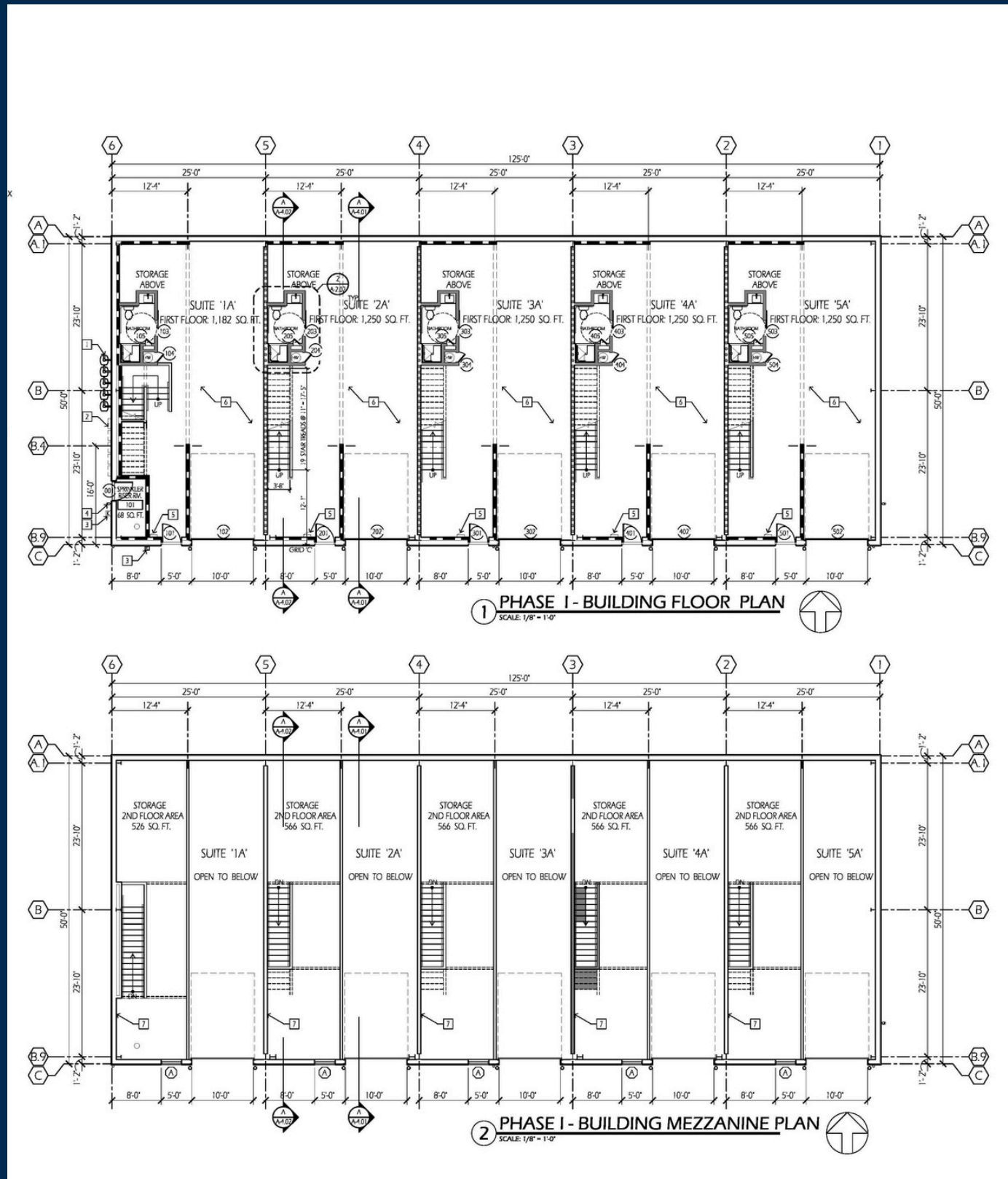


ZONE:

COMMERCIAL LIMITED INDUSTRIAL (C-L)



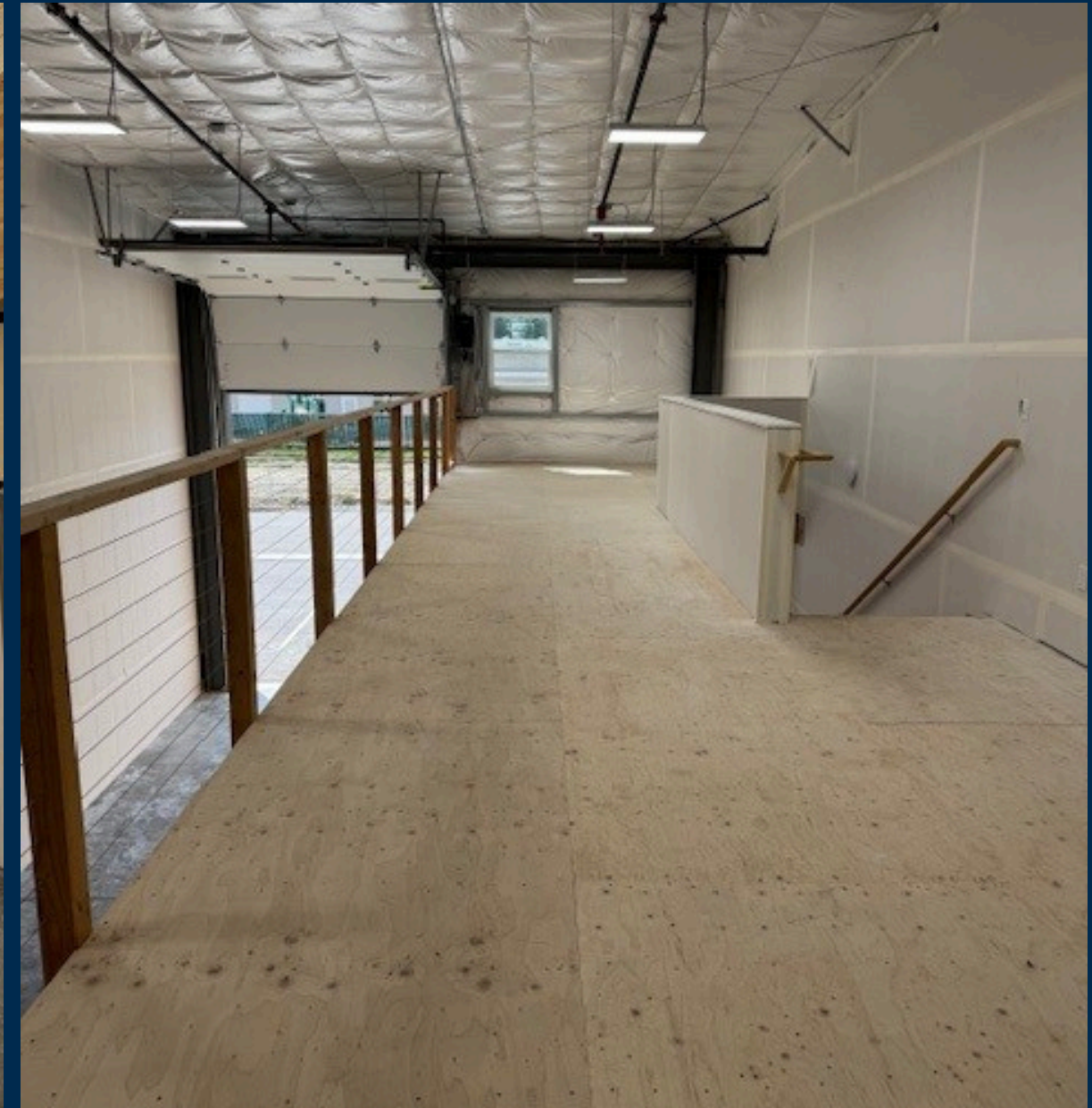
BUILDING HIGHLIGHTS



- Each condominium is approximately 25 feet wide by 50 feet deep.
- Ground floor is accessible via 10 foot wide X 12 foot high overhead door and a man door.
- Mezzanine/lofts are approx. 560 SF
- Each condominium will have a complete restroom (ADA compliance) on the first floor with a shower.
- Each condominium includes individual heating/cooling.
- Each condominium will have wallboard, paint and concrete flooring on the 1st floor.
- HOA includes water, sewer and garbage. Water has individual meter readers per unit.

FOR SALE

5 FIVE INDUSTRIAL COMMERCIAL CONDOMINIUMS



PROPERTY OVERVIEW

MOUNT VERNON AND SURROUNDING AREAS

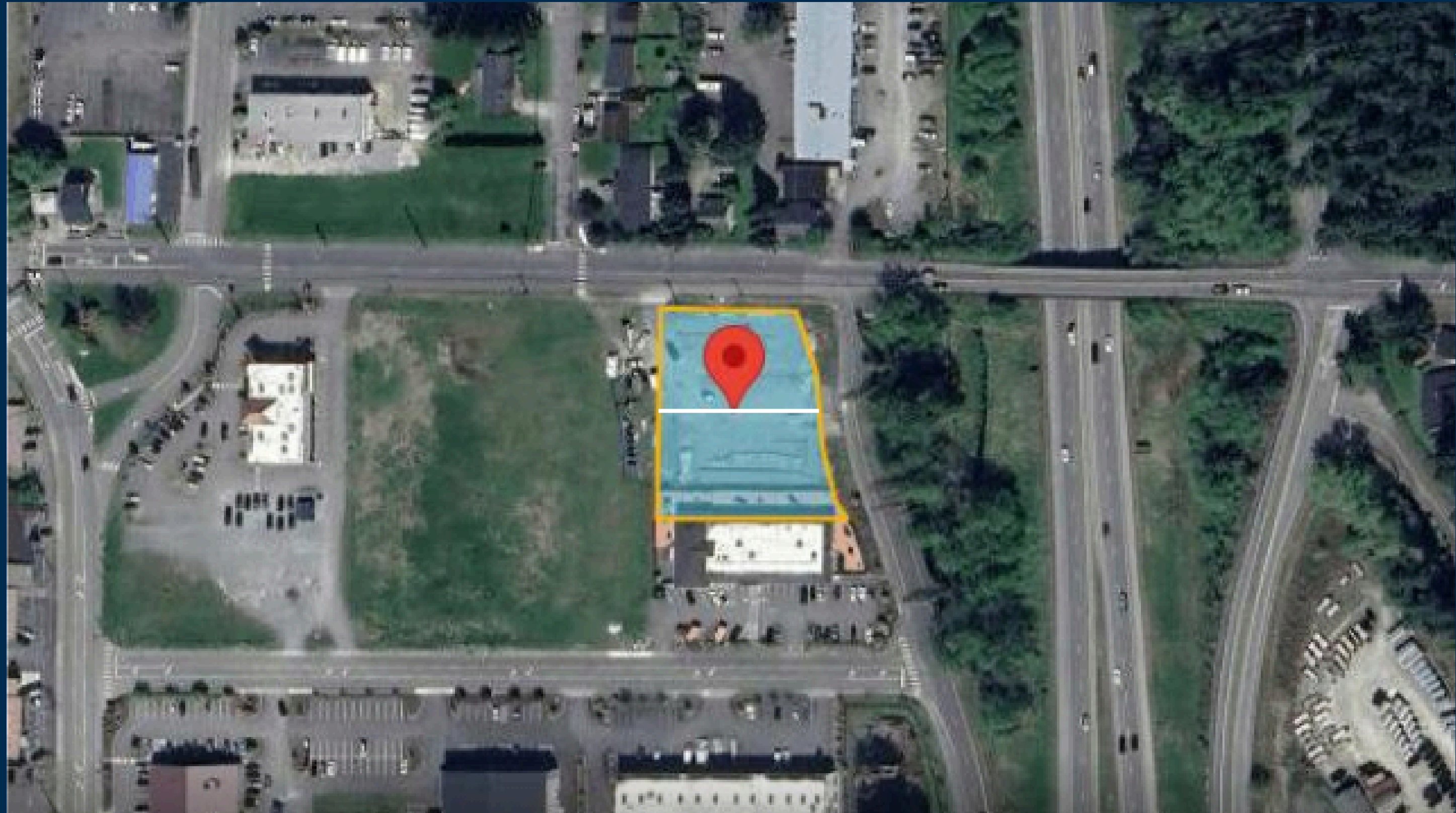
STRATEGICALLY LOCATED BETWEEN SEATTLE AND VANCOUVER, BC, MOUNT VERNON IS ONE OF THE FASTEST GROWING CITIES IN THE NORTHWEST AND THE LARGEST CITY IN SKAGIT COUNTY.

SUPPORTED WITH ACCESS TO DEEP-WATER SEAPORTS, INTERNATIONAL AIRPORTS, AND RAIL; WITHIN CLOSE PROXIMITY TO WORLD-LEADING RESEARCH INSTITUTIONS, ADVANCED MANUFACTURING, INFORMATION TECHNOLOGY CENTERS AND WORLD CLASS HEALTH CARE, SKAGIT COUNTY PROVIDES A SKILLED WORKFORCE, STRONG EDUCATION SYSTEM, AND ENVIABLE QUALITY OF LIFE STRETCHING FROM PUGET SOUND TO THE NORTH CASCADES.

ADD IN THE LOCAL INDUSTRY OF AGRICULTURE, TOURISM, QUAIN T SURROUNDING TOWNS, THE GATEWAY TO THE SAN JUAN ISLANDS AND THE HIKING, CLIMBING, SKIING AND SNOWBOARDING IN THE NORTH CASCADES ... ONE WILL FIND ENDLESS PLAY TO REWARD ONES HARD WORK.

FOR SALE: COMMERCIAL INDUSTRIAL CONDOMINIUMS

PHASE 1 AND FUTURE PHASE 2 (APPROX. BOUNDARY LINE)



PROPERTY OVERVIEW

DEMOGRAPHICS



MOUNT VERNON AND BURLINGTON, WASHINGTON

TRAFFIC COUNTS

I-5 & George Hopper. 75,457 VPD

DEMOGRAPHICS

CENSUS 2023

Population	<u>46,158</u>
Total Households	16,828
Median HH Income	\$80,547
Median Home Value	\$436,054



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Windermere