



Windermere
COMMERCIAL

OFFERING MEMORANDUM



FOR LEASE
1635 S. WALNUT SUITE A
MOUNT VERNON

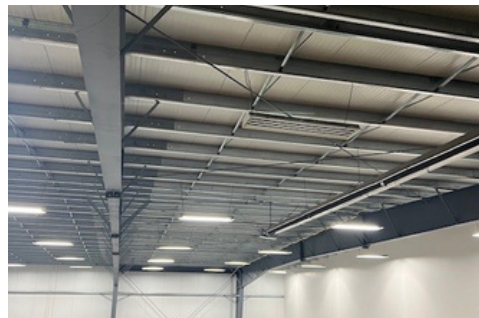
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WINDERMERE COMMERCIAL REAL ESTATE / SKAGIT VALLEY
1030 EAST COLLEGE WAY • MOUNT VERNON, WA

WELCOME TO THE WALNUT STREET BUSINESS PARK

- Versatile warehouse space in the growing area of Walnut Street, located just east of Burlington Blvd. and approx. 3 min from I-5.
- Constructed in 2009.
- Total building is approx. 17,346 SF.
- Open Steel I-Beam construction with loft area.
- Ceiling Height approx. 24'
- Loading: Grade Level
- Parking: 42 Stalls (total)
- Separate Men and Women's restrooms w/ showers
- Zoning C-1



APPROX. 8,410 SF AVAILABLE
LEASE RATE \$15/SF NNN

