



LEARNED

COMMERCIAL, INC.

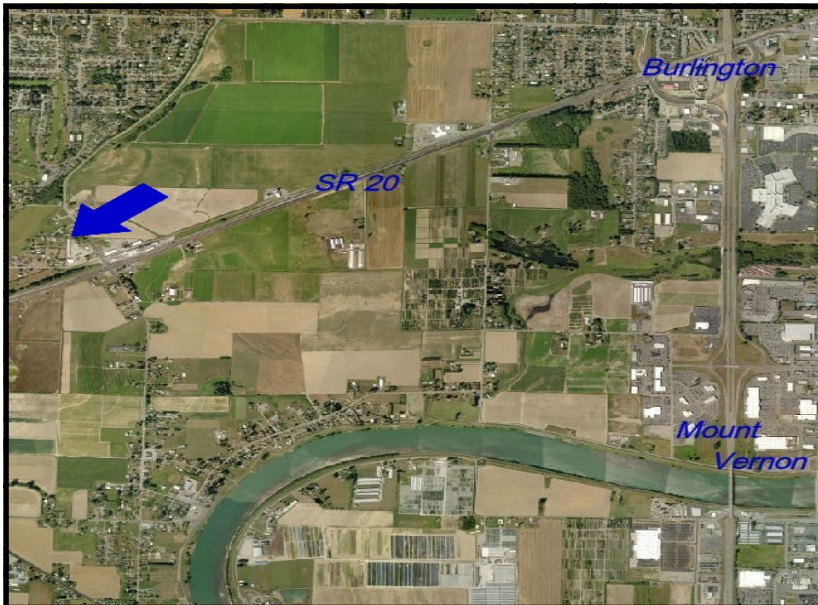
Providing Select Commercial Real Estate Services



For Lease

16757 Ovenell Road
Mount Vernon, WA

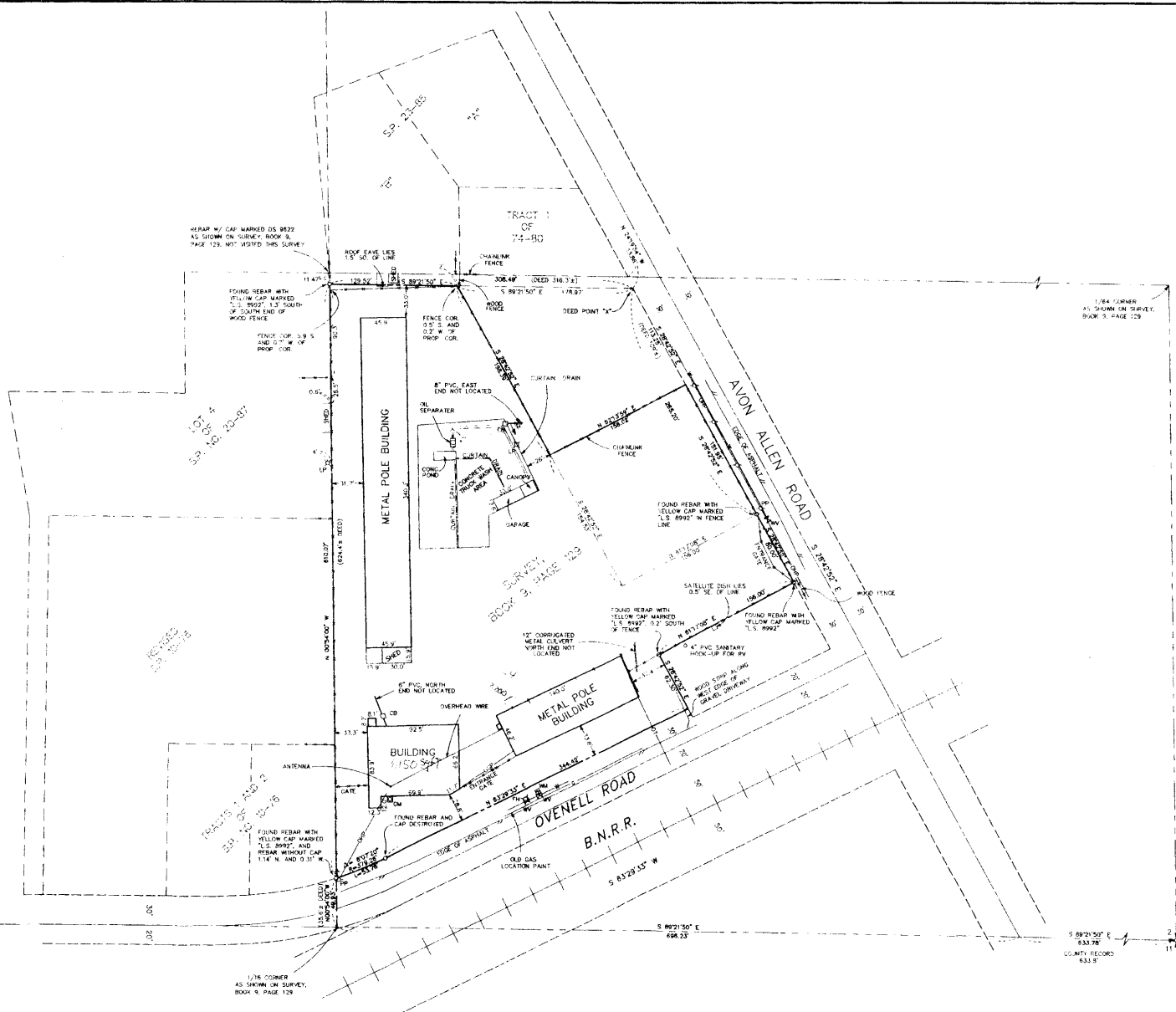
- ◆ 6,150 +/- sf warehse #1
- ◆ 6,440 +/- sf warehse #2
- ◆ Intersection of SR 20 and Avon Allen Road
- ◆ Zoned NRI
- ◆ Approximately 2.5 miles from Burlington
- ◆ Some yard space available; minimal office space
- ◆ Ample parking
- ◆ \$.40 psf NNN



CLAY LEARNED

108 Gilkey Road, Burlington, WA 98233
ph: 360-757-3888 fx: 360-757-1850
clay@claylearned.com

All info deemed reliable however verification recommended



- LEGEND**
- DENOTES SURVEY MARKER FOUND AS NOTED
 - CHAIN FENCE UNLESS OTHERWISE NOTED
 - NATURAL GAS LINE
 - WATER LINE 2" PIPE MARKS
 - OVERHEAD TELEPHONE LINE
 - OVERHEAD POWER LINE
 - UNDERGROUND POWER LINE
 - PP EXISTING POWER POLE
 - CA EXISTING GUY ANCHOR
 - LP EXISTING LIGHT POLE
 - WV EXISTING WATER VALVE
 - HD EXISTING FIRE HYDRANT
 - SB EXISTING STORM SEWER CATCH BASIN
 - GM EXISTING GAS METER



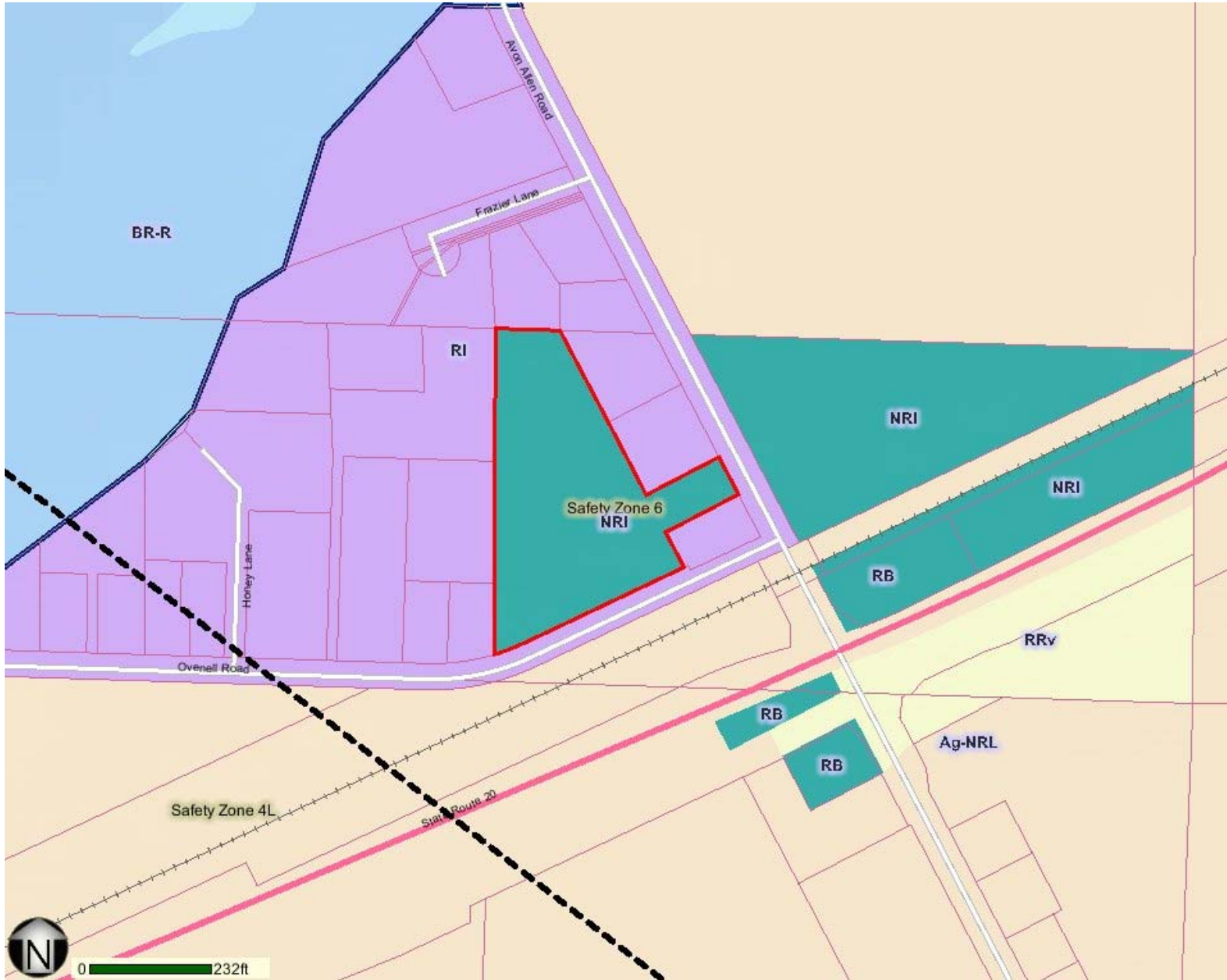
| NO. | DATE | REVISIONS | BY | APP'D |
|-----|------|-----------|----|-------|
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Leonard, Boudnot & Skodje Inc.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 603 South First Street, P.O. Box 1228
 Mount Vernon, WA 98273
 Tel: 360-336-5721 Fax: 360-336-3981

EXISTING CONDITIONS

SCALE: 1" = 50'
 DRAWN BY: JAB
 CHECKED BY: JAS
 FIELD BOOK/PAGE: 630 PG. 2
 DATE: SEPTEMBER 2002

PROJECT: ALTA/ACSM LAND TITLE SURVEY FOR GULL INDUSTRIES, INC.
 IN A PORTION OF THE SE 1/4, SE 1/4, SECTION 2, T1P 14 N., R1E 3 E., W4
 JOB NO. 02127
 SHEET 2 OF 2



14.16.160 Natural Resource Industrial (NRI).

(1) Purpose. Natural resource related industrial uses that are commonly accepted in the rural area which facilitate the production of agricultural, forest, and aquatic products are permissible in the NRI zoning classification. This zoning designation allows related processing facilities, limited direct resource sales and limited natural resource support services that support local natural resource activities and which are not detrimental to the natural resource base in the long term.

(2) Permitted Uses.

(a) Uses related to agriculture including, but not limited to:

- (i) Agricultural implement sales.
- (ii) Agricultural processing facilities.
- (iii) Agricultural slaughtering facilities.
- (iv) Animal clinic/hospital.
- (v) Commercial composting.
- (vi) Fabrication of farm related items.
- (vii) Farm management services.
- (viii) Fertilizer manufacturing.
- (ix) Irrigation systems sales, repair and storage.
- (x) Livestock auction facility.
- (xi) Stockyards less than 40 acres.
- (xii) Storage and distribution of animal feeds, fertilizers, pesticides and seed.
- (xiii) Wholesale nurseries/greenhouses.

(b) Uses related to forestry including, but not limited to:

- (i) Fabrication of forestry related items;
- (ii) Forest industry storage and maintenance facility;
- (iii) Forestry management services and forest industry support services;
- (iv) Log scaling station;
- (v) Manufacturing wood containers and products;

(vi) Operation of sawmills, chippers, shake and shingle mills, scaling stations, log dumps and sorting areas, forest industry equipment maintenance, buildings and storage yards, and forest industry residue dumping areas;

(vii) Prefabricated wood building and components; and

(viii) Wood waste recycling.

(c) Uses related to aquatic resources including, but not limited to, the following:

(i) Fabrication, maintenance, and repair of equipment, vessels, and structures associated with aquatic natural resource industries;

(ii) Management and propagation of fish and wildlife;

(iii) Seafood processing and accessory on-site sales;

(iv) Shellfish processing and accessory on-site sales;

(v) Treatment and bottling of water for commercial sales; and

(vi) Upland fish farm.

(d) Historic sites open to the public.

(e) Minor public uses.

(3) Accessory Uses. The following uses are an accessory use to a permitted or special use. All accessory uses may only be used to serve the on-site primary permitted natural resource industrial use:

(a) Explosives storage for use on NRL lands;

(b) Industrial vehicle storage facility for vehicles which only serve natural resource industries;

(c) Metalworking shop for the maintenance and repair of equipment used by the primary permitted natural resource industrial use;

(d) Outdoor storage of materials in quantities equal to or less than 50 cubic yards that may have a potential health hazard (for example, animal carcasses). Does not include storage of hazardous materials;

(e) Outdoor storage of processed and unprocessed natural materials in quantities equal to or less than 500 cubic yards that do not have a potential health hazard;

(f) On-site hazardous waste storage and treatment facilities as an accessory use to a permitted or special use;

(g) Offices in conjunction with the permitted use;

(h) Owner operator/caretaker quarters;

- (i) Retail sales of finished timber products; and
 - (j) Retail nurseries/greenhouses.
- (4) Administrative Special Uses.
- (a) Expansion of existing major public uses up to 3,000 square feet.
 - (b) Minor utility developments.
 - (c) Outdoor storage of materials in quantities greater than 50 cubic yards that may have a potential health hazard (for example, animal carcasses). Does not include storage of hazardous materials.
 - (d) Outdoor storage of processed and unprocessed natural materials in quantities greater than 500 cubic yards that do not have a potential health hazard.
 - (e) Personal wireless services towers, subject to SCC [14.16.720](#).
 - (f) Storage of unlicensed/inoperable vehicles.
 - (g) Temporary events.
 - (h) Trails and primary and secondary trailheads.
- (5) Hearing Examiner Special Uses.
- (a) Billboards.
 - (b) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
 - (c) Major utility developments.
 - (d) Permanent or temporary asphalt or concrete batching and recycling.
 - (e) Petroleum products and gas storage—bulk.
 - (f) Stockyards greater than 40 acres.
- (6) Dimensional Standards.
- (a) Front, Side and Rear Setbacks: 50 feet.
 - (b) Special Setbacks. Explosive storage, on-site hazardous waste storage and treatment facilities, and petroleum products and gas bulk storage shall be set back a minimum of 300 feet from the property boundary, and edges of existing and planned public rights-of-way.
 - (c) Maximum Size Limits. The maximum size for a contiguous NRI district is 40 acres unless adjacent to a UGA. The maximum gross floor area for all buildings, except greenhouses, in an NRI

District is 15% of total lot area for NRI Districts adjacent to UGAs, Rural Villages, or Rural Centers and 10% of total lot area if not adjacent to a UGA, Rural Village, or Rural Center. Maximum gross floor area for greenhouses shall be 70, so long as all other requirements of the Skagit County Code are met.

(d) Setbacks from NRL lands shall be provided per SCC [14.16.810](#)(7).

(e) Maximum height: 50 feet.

(i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, water towers, and fire towers are exempt. The height of personal wireless services towers is regulated in SCC [14.16.720](#).

(7) Special Provisions.

(a) All sides of a proposed NRI use adjacent to a Rural Village shall comply with the following:

(i) All structures and outside activities shall be so located or screened from adjacent properties to avoid disturbance through glare, shading, noise, dirt or other nuisances or hazards;

(ii) No petroleum pumps or above ground petroleum storage shall be closer than 30 feet from any street right-of-way; and

(iii) All development proposals within the Natural Resource Industrial district shall include a plan, which shall be reviewed by and acceptable to Planning and Development Services. This plan shall diagram and explain how open areas shall be maintained during and after construction to avoid sewage, drainage and dust nuisances to adjacent properties, uses, and critical areas. The plan shall also demonstrate how existing easement rights or other property ownership interests in the property are protected.

(b) All open portions of any lot shall have adequate grading and drainage consistent with the requirements of Chapter [14.32](#) SCC.

(c) Impacts of the use on the off-site road system shall be mitigated, particularly with regard to the impacts of trucks on substandard roads between the site and the arterial system.

(8) Additional requirements related to this zone are found in SCC [14.16.600](#) through [14.16.900](#) and the rest of the Skagit County Code. (Ord. O20090011 Attch. 2 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20070009 (part); Ord. O20030021 (part); Ord. 17938 Attch. F (part), 2000)



Executive Summary

Prepared by William Witting

16757 Ovenall Road
 16757 Ovenell Rd, Mount Vernon, WA 98273-8258
 Ring: 5, 10, 15 Miles

Latitude: 48.458397
 Longitude: -122.382004

| | 5 miles radius | 10 miles radius | 15 miles radius |
|-------------------------------|----------------|-----------------|-----------------|
| 2010 Population | | | |
| Total Population | 49,331 | 85,556 | 134,180 |
| Male Population | 49.7% | 49.6% | 49.6% |
| Female Population | 50.3% | 50.4% | 50.4% |
| Median Age | 33.4 | 36.8 | 39.0 |
| 2010 Income | | | |
| Median HH Income | \$52,067 | \$52,955 | \$54,884 |
| Per Capita Income | \$22,285 | \$23,394 | \$24,593 |
| Average HH Income | \$61,509 | \$62,929 | \$64,853 |
| 2010 Households | | | |
| Total Households | 17,557 | 31,175 | 50,214 |
| Average Household Size | 2.75 | 2.70 | 2.63 |
| 2010 Housing | | | |
| Owner Occupied Housing Units | 59.1% | 62.5% | 62.8% |
| Renter Occupied Housing Units | 35.9% | 30.7% | 28.0% |
| Vacant Housing Units | 5.0% | 6.8% | 9.2% |
| Population | | | |
| 1990 Population | 31,406 | 55,470 | 90,499 |
| 2000 Population | 42,086 | 72,342 | 114,647 |
| 2010 Population | 49,331 | 85,556 | 134,180 |
| 2015 Population | 52,132 | 90,870 | 142,085 |
| 1990-2000 Annual Rate | 2.97% | 2.69% | 2.39% |
| 2000-2010 Annual Rate | 1.56% | 1.65% | 1.55% |
| 2010-2015 Annual Rate | 1.11% | 1.21% | 1.15% |

In the identified market area, the current year population is 134,180. In 2000, the Census count in the market area was 114,647. The rate of change since 2000 was 1.55 percent annually. The five-year projection for the population in the market area is 142,085, representing a change of 1.15 percent annually from 2010 to 2015. Currently, the population is 49.6 percent male and 50.4 percent female.

| | 5 miles radius | 10 miles radius | 15 miles radius |
|-----------------------|----------------|-----------------|-----------------|
| Households | | | |
| 1990 Households | 12,188 | 21,130 | 34,204 |
| 2000 Households | 15,222 | 26,569 | 42,950 |
| 2010 Households | 17,557 | 31,175 | 50,214 |
| 2015 Households | 18,518 | 33,090 | 53,188 |
| 1990-2000 Annual Rate | 2.25% | 2.32% | 2.3% |
| 2000-2010 Annual Rate | 1.4% | 1.57% | 1.54% |
| 2010-2015 Annual Rate | 1.07% | 1.2% | 1.16% |

The household count in this market area has changed from 42,950 in 2000 to 50,214 in the current year, a change of 1.54 percent annually. The five-year projection of households is 53,188, a change of 1.16 percent annually from the current year total. Average household size is currently 2.63, compared to 2.62 in the year 2000. The number of families in the current year is 35,270 in the market area.

Housing

Currently, 62.8 percent of the 55,284 housing units in the market area are owner occupied; 28.0 percent, renter occupied; and 9.2 percent are vacant. In 2000, there were 46,791 housing units - 63.9 percent owner occupied, 27.9 percent renter occupied and 8.2 percent vacant. The rate of change in housing units since 2000 is 1.64 percent. Median home value in the market area is \$265,171, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.8 percent annually to \$335,180. From 2000 to the current year, median home value changed by 5.2 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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 Ring: 5, 10, 15 Miles

Latitude: 48.458397
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| | 5 miles radius | 10 miles radius | 15 miles radius |
|---------------------------------|----------------|-----------------|-----------------|
| Median Household Income | | | |
| 1990 Median HH Income | \$29,198 | \$28,549 | \$29,028 |
| 2000 Median HH Income | \$41,274 | \$42,529 | \$44,032 |
| 2010 Median HH Income | \$52,067 | \$52,955 | \$54,884 |
| 2015 Median HH Income | \$59,373 | \$60,241 | \$62,217 |
| 1990-2000 Annual Rate | 3.52% | 4.07% | 4.25% |
| 2000-2010 Annual Rate | 2.29% | 2.16% | 2.17% |
| 2010-2015 Annual Rate | 2.66% | 2.61% | 2.54% |
| Per Capita Income | | | |
| 1990 Per Capita Income | \$14,224 | \$13,899 | \$13,882 |
| 2000 Per Capita Income | \$20,068 | \$20,808 | \$21,412 |
| 2010 Per Capita Income | \$22,285 | \$23,394 | \$24,593 |
| 2015 Per Capita Income | \$25,594 | \$27,062 | \$28,369 |
| 1990-2000 Annual Rate | 3.5% | 4.12% | 4.43% |
| 2000-2010 Annual Rate | 1.03% | 1.15% | 1.36% |
| 2010-2015 Annual Rate | 2.81% | 2.96% | 2.9% |
| Average Household Income | | | |
| 1990 Average Household Income | \$36,381 | \$36,009 | \$36,132 |
| 2000 Average Household Income | \$54,405 | \$55,672 | \$56,587 |
| 2010 Average HH Income | \$61,509 | \$62,929 | \$64,853 |
| 2015 Average HH Income | \$70,867 | \$72,928 | \$74,859 |
| 1990-2000 Annual Rate | 4.11% | 4.45% | 4.59% |
| 2000-2010 Annual Rate | 1.2% | 1.2% | 1.34% |
| 2010-2015 Annual Rate | 2.87% | 2.99% | 2.91% |

Households by Income

Current median household income is \$54,884 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$62,217 in five years. In 2000, median household income was \$44,032, compared to \$29,028 in 1990.

Current average household income is \$64,853 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$74,859 in five years. In 2000, average household income was \$56,587, compared to \$36,132 in 1990.

Current per capita income is \$24,593 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,369 in five years. In 2000, the per capita income was \$21,412, compared to \$13,882 in 1990.

Population by Employment

| | | | |
|------------------|--------|--------|--------|
| Total Businesses | 2,784 | 4,064 | 5,733 |
| Total Employees | 27,472 | 39,358 | 49,754 |

Currently, 89.2 percent of the civilian labor force in the identified market area is employed and 10.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.0 percent of the civilian labor force, and unemployment will be 9.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 63.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 1.8 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 56.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.6 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 78.1 percent of the market area population drove alone to work, and 4.6 percent worked at home. The average travel time to work in 2000 was 24.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 12.1 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 25.8 percent were high school graduates only (29.6 percent in the U.S.)
- 11.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 15.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.6 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

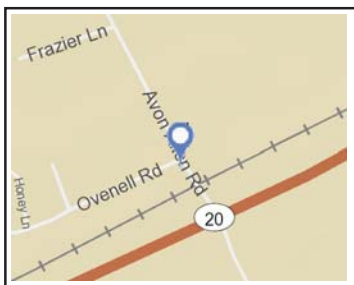
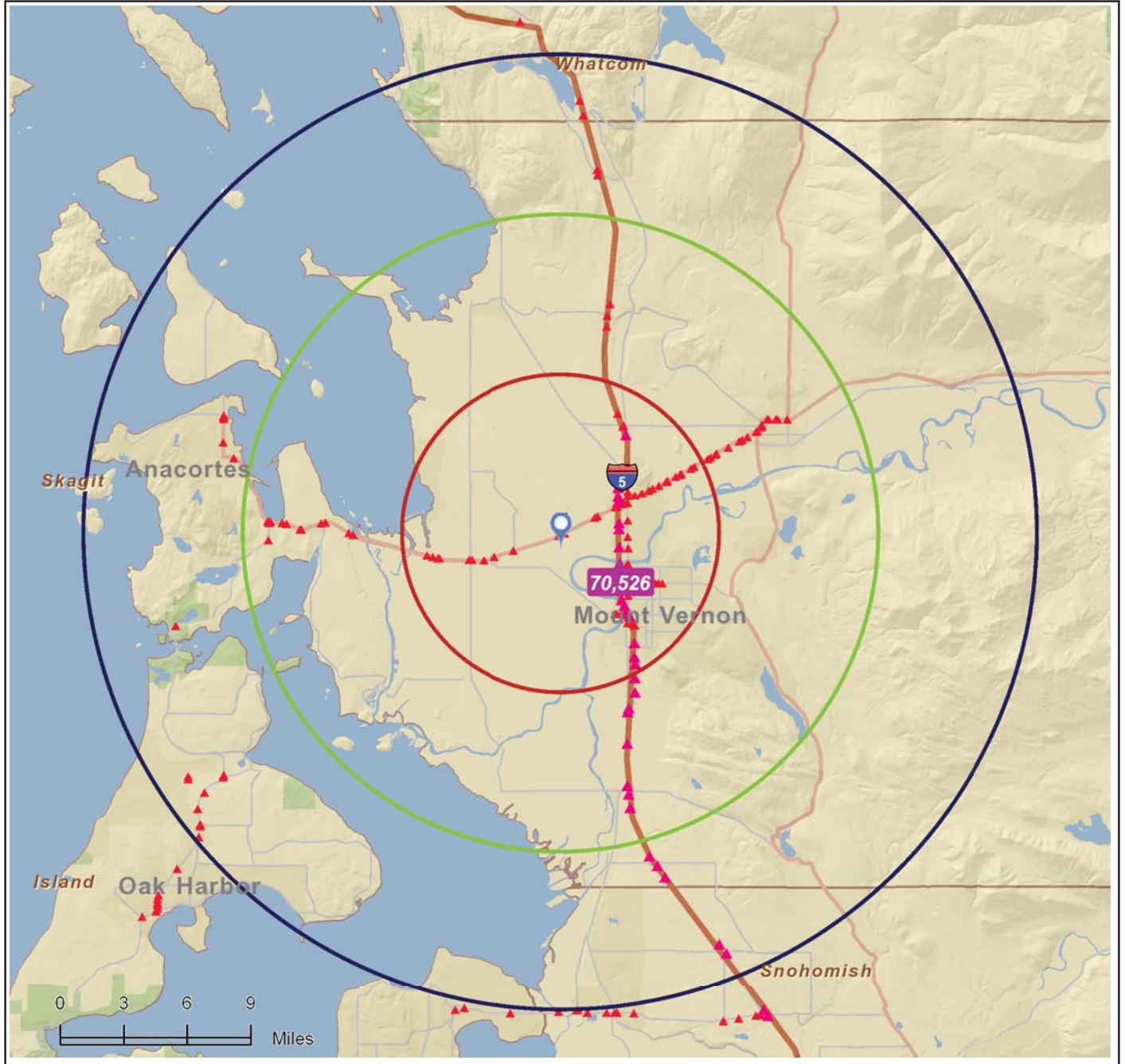


Traffic Count Map

Prepared by William Witting

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Ring: 5, 10, 15 Miles

Latitude: 48.458397
Longitude: -122.382004



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®