

# Industrial Warehouse and Offices | 2,000 SF - 8,000 SF

984 - 988 - 992 - 996 Fountain Street

Burlington, WA 98233





# I-5 VISABILITY BURLINGTON COMMERCIAL INDUSTRIAL ZONE

984 - 988 - 992 - 996 FOUNTAIN STREET | BURLINGTON, WA

TABLE OF CONTENTS	2
THE OFFERING	3
LOCATION HIGHLIGHTS	4
BUILDING HIGHLIGHTS	5
PHOTO GALLERY	6-9
SURROUNDING AREAS	10
DEMOGRAPHICS	11
TEAM MEMBERS	12

LEGAL DISCLAIMER: The information supplied is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses.

02

## THE OFFERING

Windermere Commercial Real Estate is pleased to offer For Lease up to 8,000 SF of warehouse and office in Burlington, WA.

Built in 2000 this facility has been completely remodeled including a fire suppression system throughout the building.

Each bay consists of 2,000 SF; there are no demising walls.

Located in North Burlington this building has Interstate 5 visibility, excellent I-5 access (both north and south bound) and parking for approx. 20 with overflow available.

This site is zoned Commercial Industrial (CI-2) allowing numerous uses.

Total building is approx. 22,000 SF

**FOR LEASE:**

**\$16.20 / SF NNN**

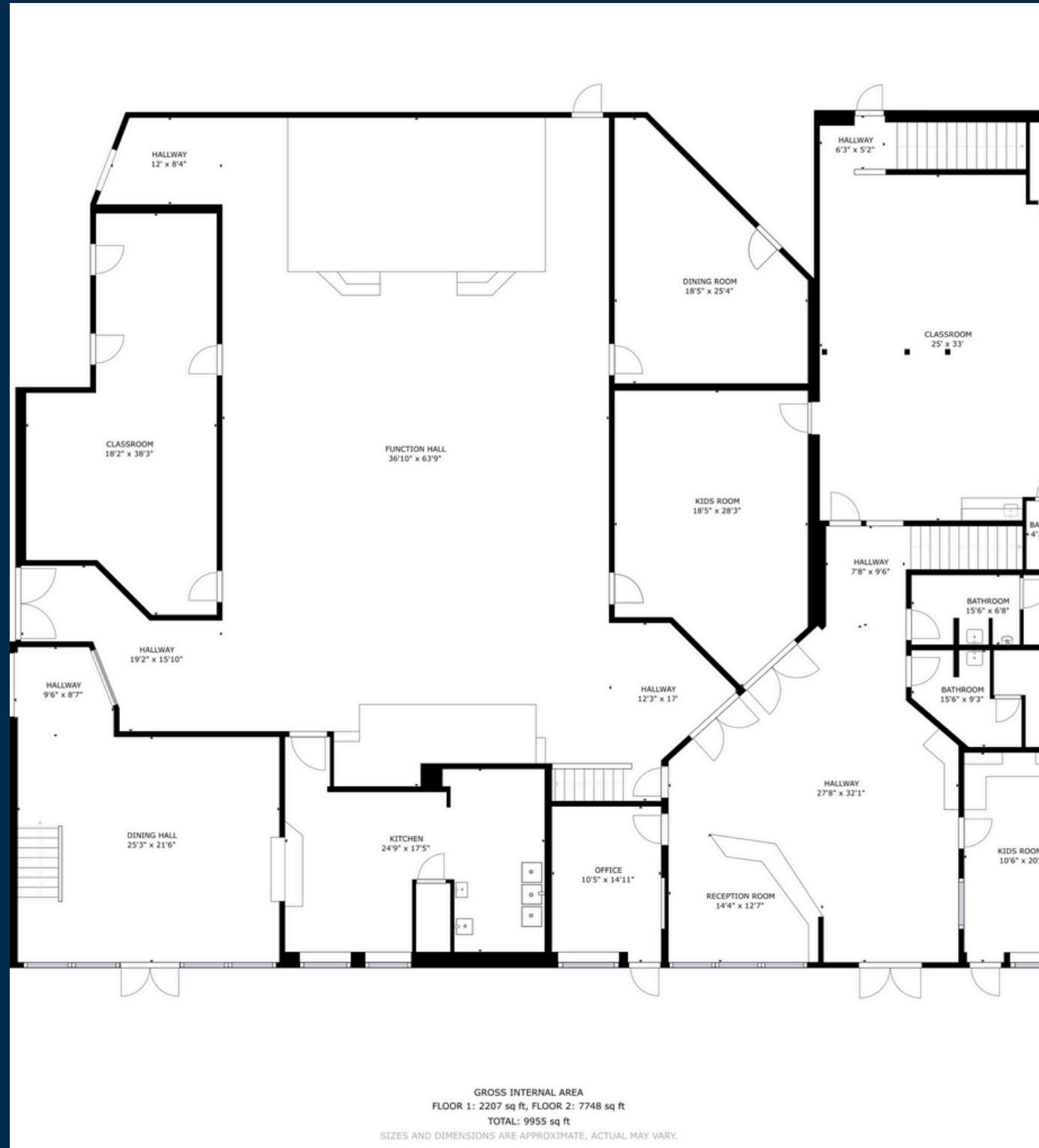
# LOCATION HIGHLIGHTS



**ZONE - CI 2**  
**COMMERCIAL INDUSTRIAL**

- Conveniently located in North Burlington along Fountain Street accessed directly off of Burlington Blvd.
- Easy access to I-5 both north and south bound via Chuckanut Drive (Exit 231)
- Burlington is approx. 65 miles north of Seattle and 65 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.

# BUILDING HIGHLIGHTS



- **OFFICES:** Temporary offices/classrooms on the first floor that can be converted back to warehouse. Offices/work/meeting areas on the second floor.
- **Restrooms:** Four restrooms on the first floor. |
- **WAREHOUSE:** Approximately 8,000 SF | Ceiling height approx. 20 feet | One overhead door with opportunity for additional. Concrete Floor approx 6 inches thick.
- **Power:** 3 Phase | 200 AMPS per every 2,000 SF
- **Parking:** for approximately 20 with overflow available
- **SITE:** Total building is approx. 22,000 SF. Current offering 8,000 SF with the future possibility of additional space.

# FOR LEASE

1ST FLOOR RECEPTION | OFFICE | FLOOR DISPLAY



PROPERTY OVERVIEW

# FOR LEASE

GROSS AREA OF WAREHOUSE APPROX. 8,000 SF



PROPERTY OVERVIEW

# FOR LEASE

APPROX 8,000 SF WAREHOUSE AND OFFICE



PROPERTY OVERVIEW

# FOR LEASE: WAREHOUSE WITH OFFICES



PROPERTY OVERVIEW

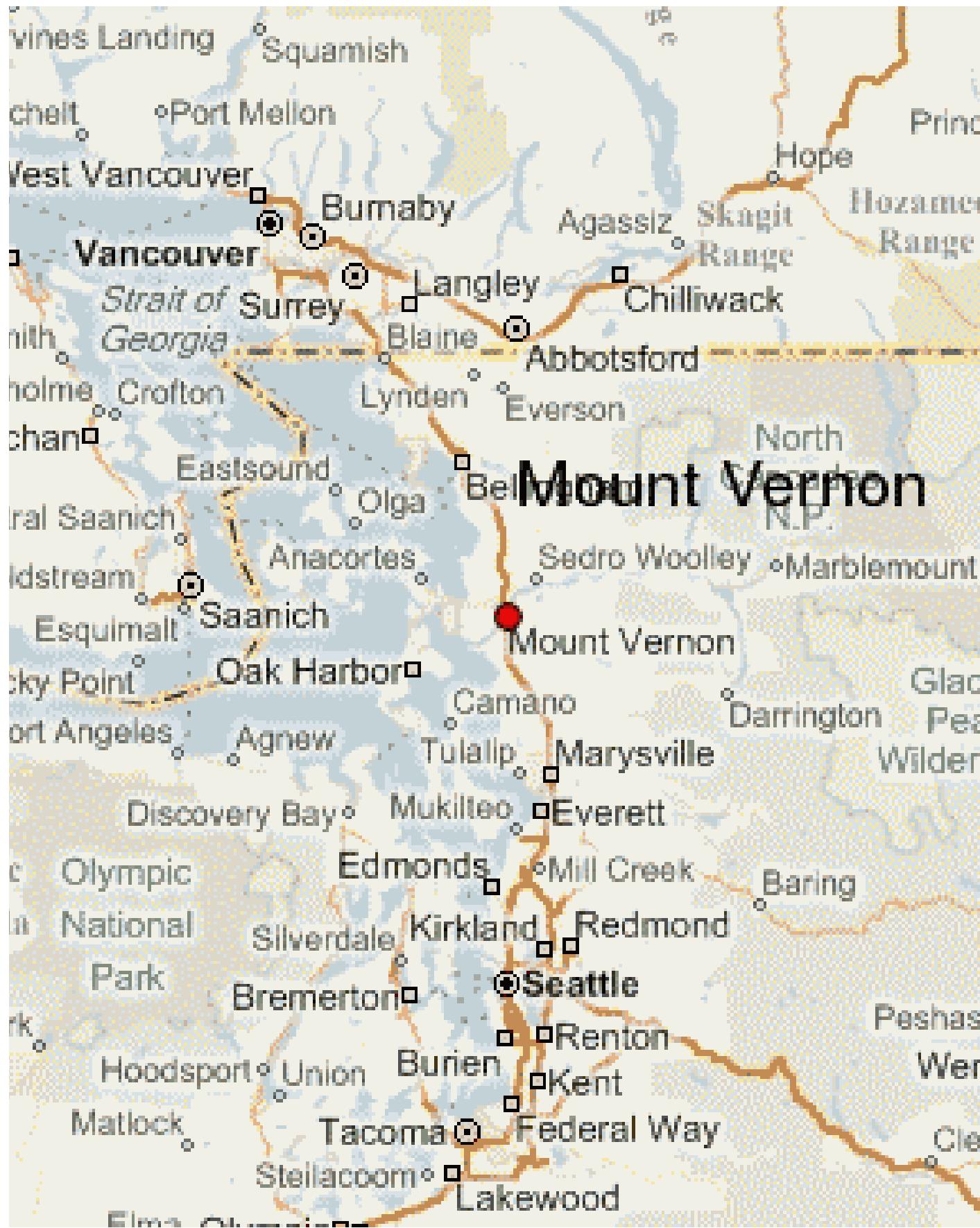
# MOUNT VERNON AND SURROUNDING AREAS

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 HEATH 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, QUAINTE 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.

# 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



# Balisa Koetje

**MANAGING BROKER**

[balisa@windermere.com](mailto:balisa@windermere.com) | 360.421.4111



# Jake Koetje

**BROKER**

[jakekoetje@windermere.com](mailto:jakekoetje@windermere.com) | 360.466.8045



**Windermere**  
COMMERCIAL