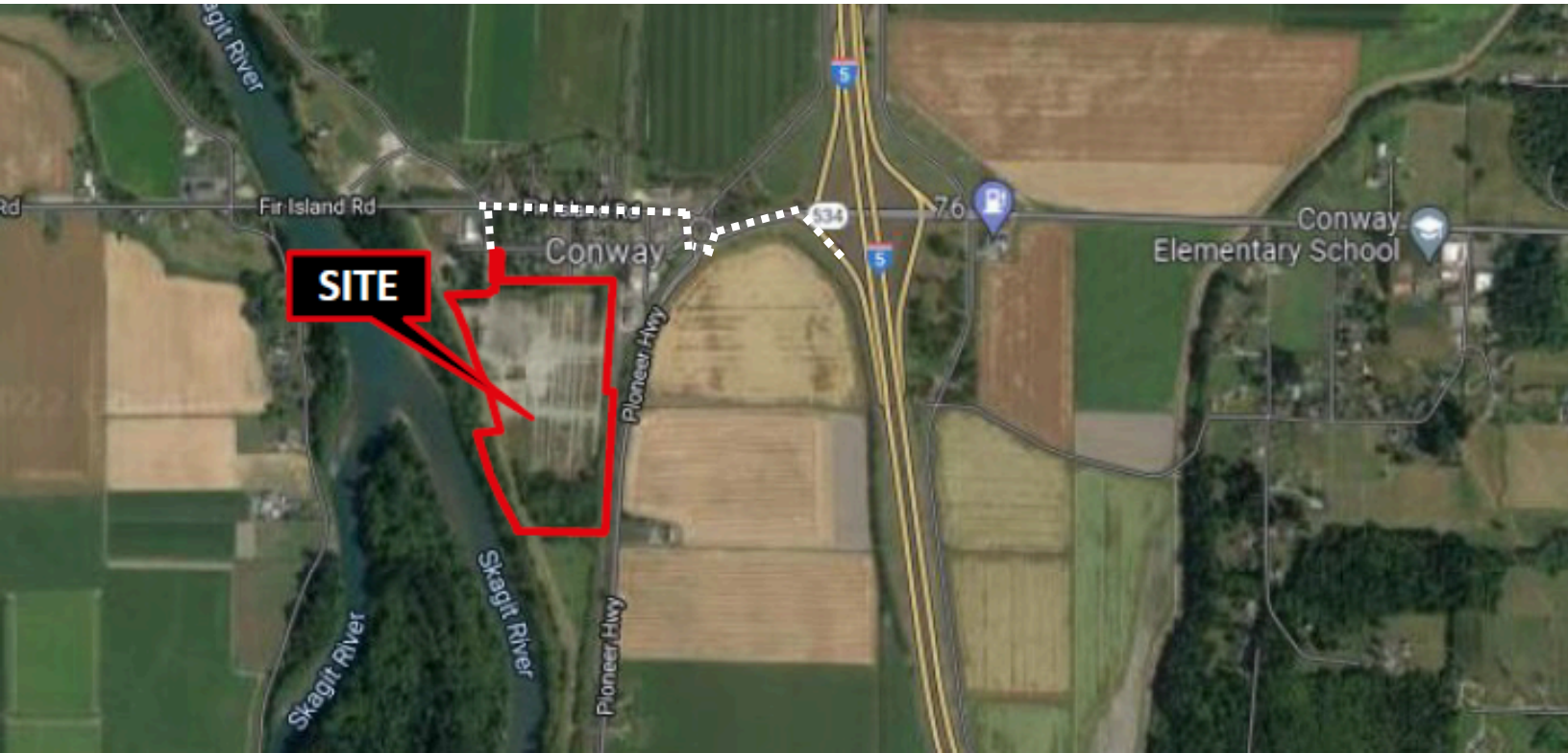


For sale

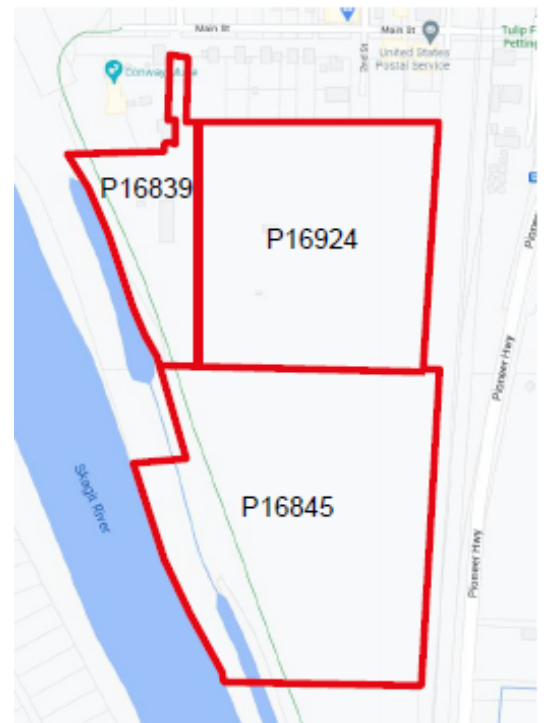
Conway Property

18488 Main St.
Mount Vernon, WA

- 1/2 mile to full I-5 interchange
- Level compacted site



Property Address	18488 Main St, Mt. Vernon, WA
Land Area	32.3 acres (1,405,334 SF)
Useable Size	21.3 acres (927,614 SF)
Utilities on Site	Electric, Water and Septic
Tax Parcel #s	Skagit County - P16839, P16924, P16845
Sale Price	\$4,640,000 (\$5.00/SF useable)
Zoning	NRI - Natural Resource Industrial (see reverse for land uses)



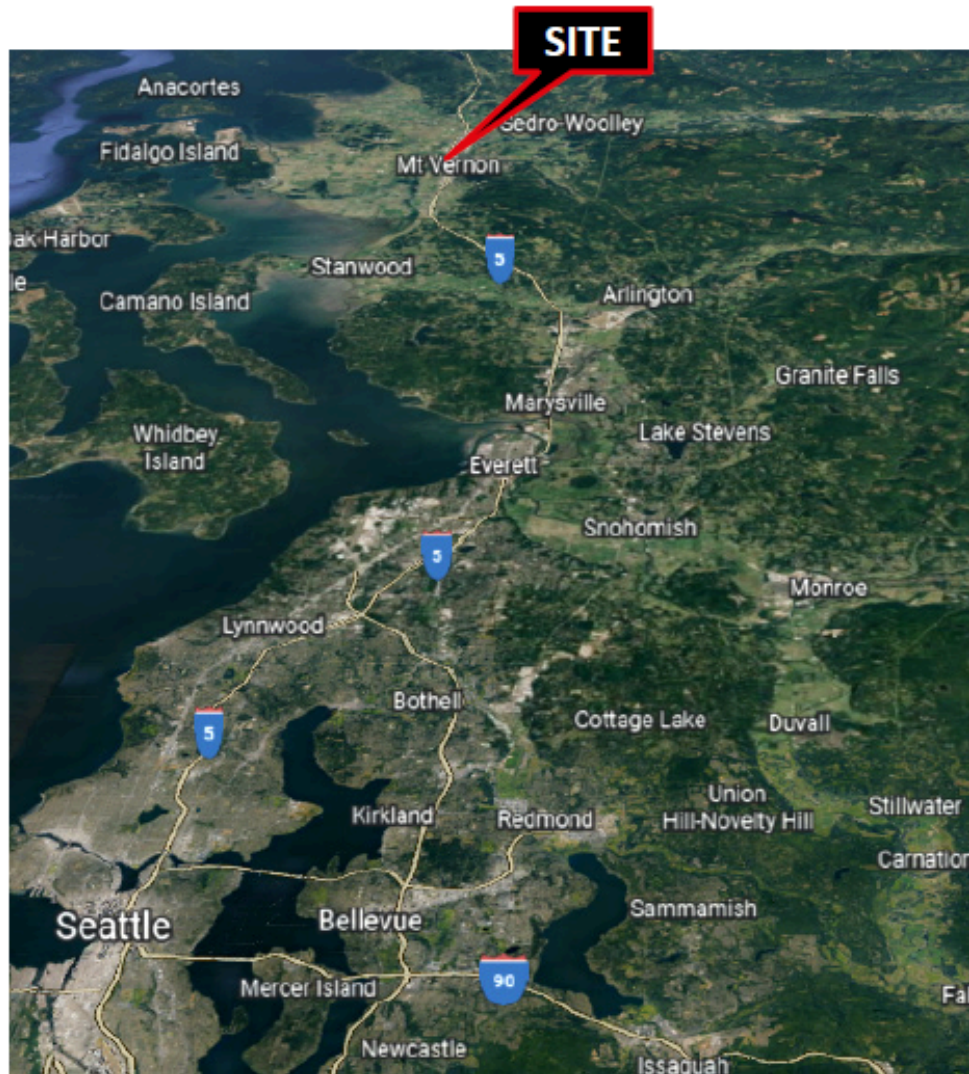
Conway Property Available For Sale

18488 Main Street, Mount Vernon, WA

32.3 Acres (21.3 Acres Useable)

Land Uses

- Agricultural processing/ slaughtering
- Animal clinic/hospital
- Business/professional offices related to natural resource industries
- Commercial composting
- Fabrication of farm related items
- Fertilizer manufacturing
- Irrigation systems sales, repair & storage
- Livestock auction facility
- Stockyards less than 40 acres
- Storage & distribution of animal feeds, fertilizers, pesticides & seed
- Wholesale nurseries/ greenhouses



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