FOR SALE OR LEASE WITH AN OPTION TO PURCHASE

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)

LEASE RATE: $15.00/SF NNN

PURCHASE PRICE FIRST 12 MONTHS $399,950

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

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

EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
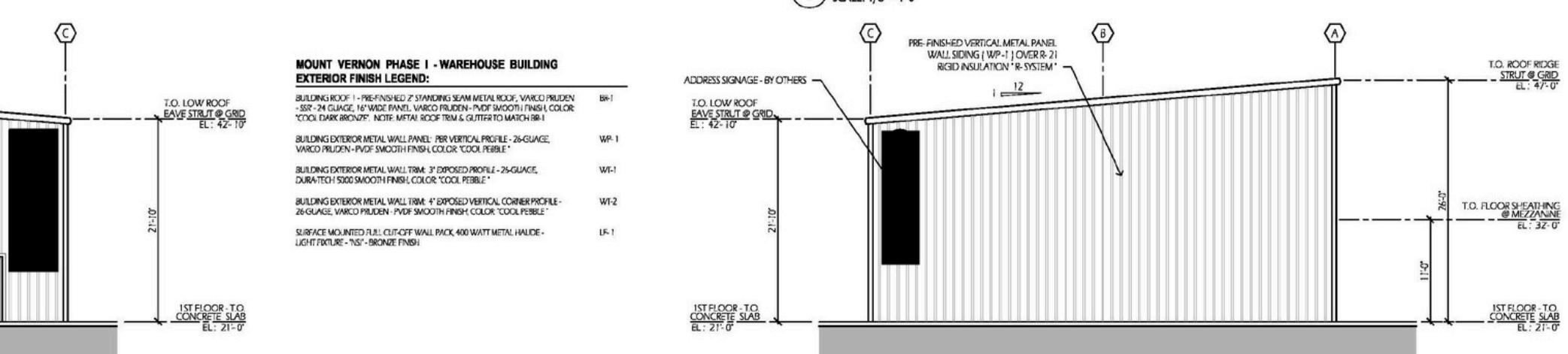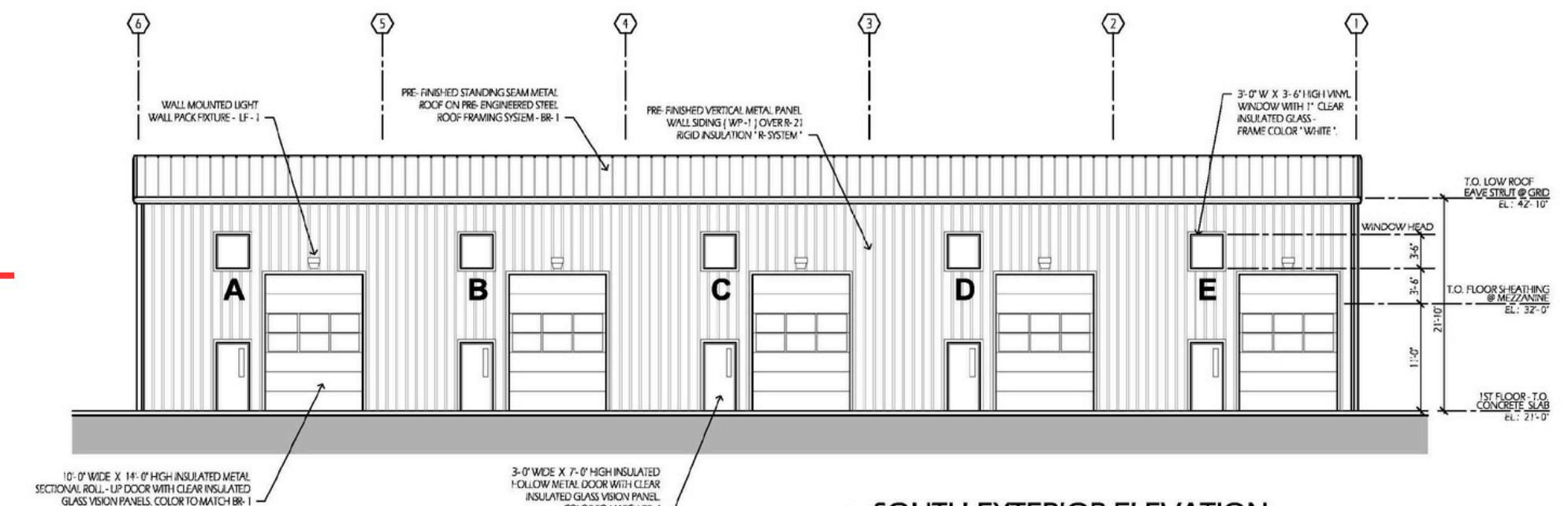
BLACKBURN LANDING
AN INDUSTRIAL CONDOMINIUM COMPLEX

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

02

THE OFFERING

Windermere Commercial Real Estate is pleased to offer For Sale FIVE (5) Individual Industrial Condominiums located in South Mount Vernon for Sale or for Lease with an Option to Purchase.

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

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 an office 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: **$399,950 PER UNIT**

**FOR LEASE W/ OPTION:**   **$15/SF NNN ($2,250 PER**

MONTH (NNN $2.54/SF)

LOCATION HIGHLIGHTS

ZONE:

COMMERCIAL LIMITED INDUSTRIAL (C-L)

- 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.
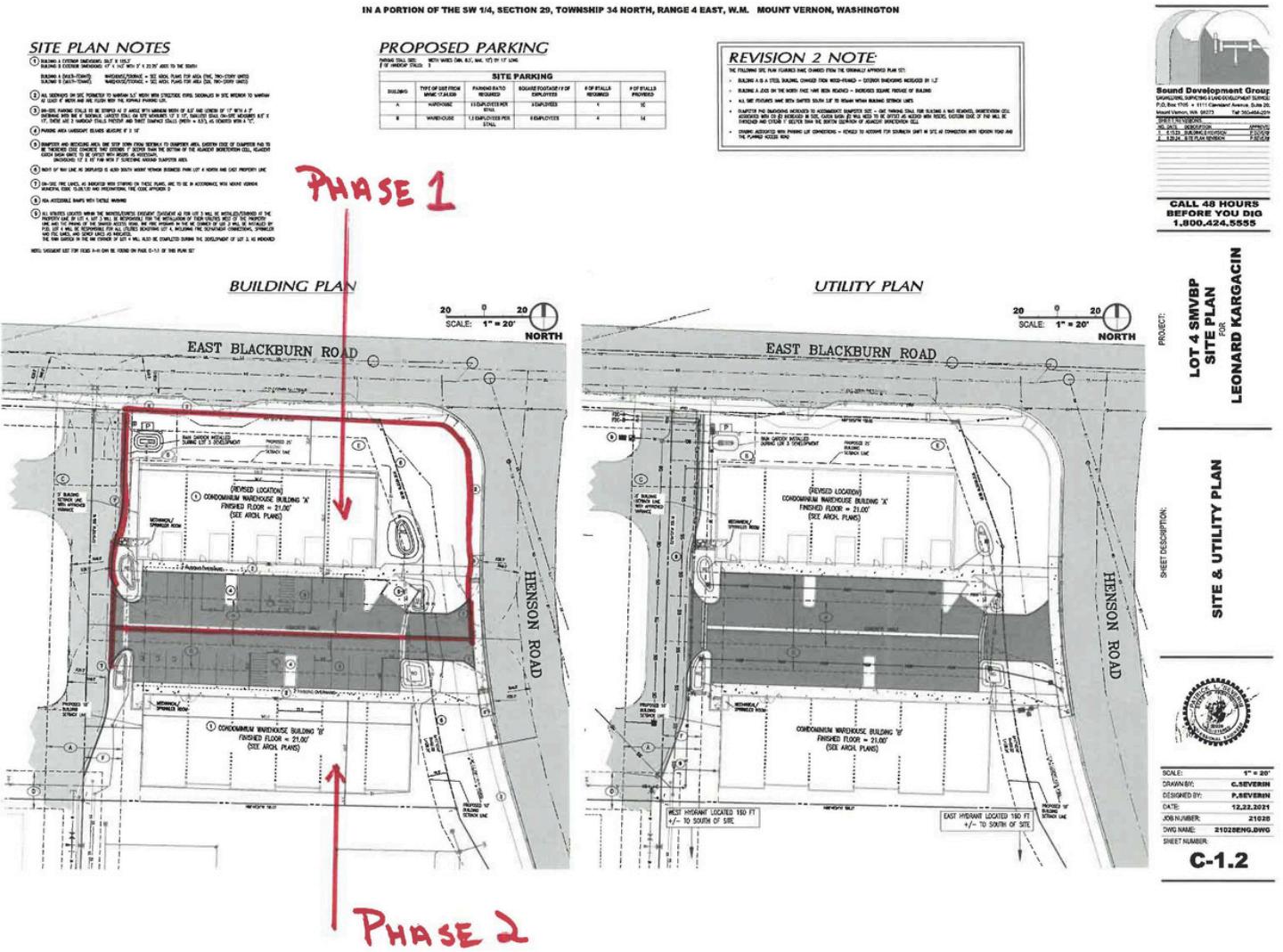
BUILDING HIGHLIGHTS
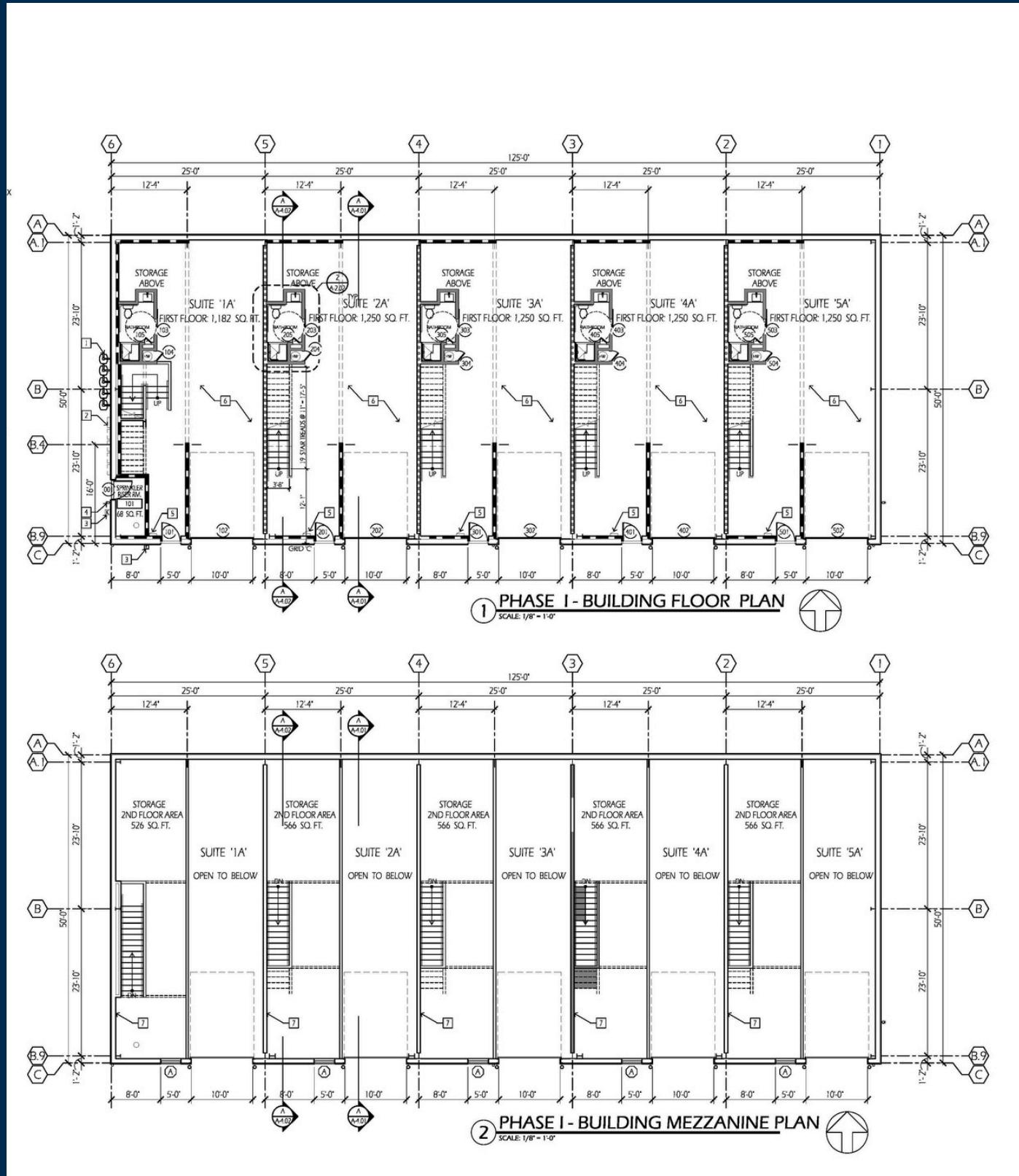
- Each condiminium is approximately 25 feet wide by 50 feet deep.

- Ground floor is accessibile via 10 foot wide X 14 foot high overhead door and a man door.

- Mezzanine/lofts are approx. 560 SF

- Each conodominium will have a complete restroom (ADA compliance) on the first floor with a shower.

- Each condominium includes individual heating.

- Each condominium is finished with wallboard (east wall of Unit E), 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

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, QUAINT 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 PHASE 2 (APPROX. BOUNDARY LINE)
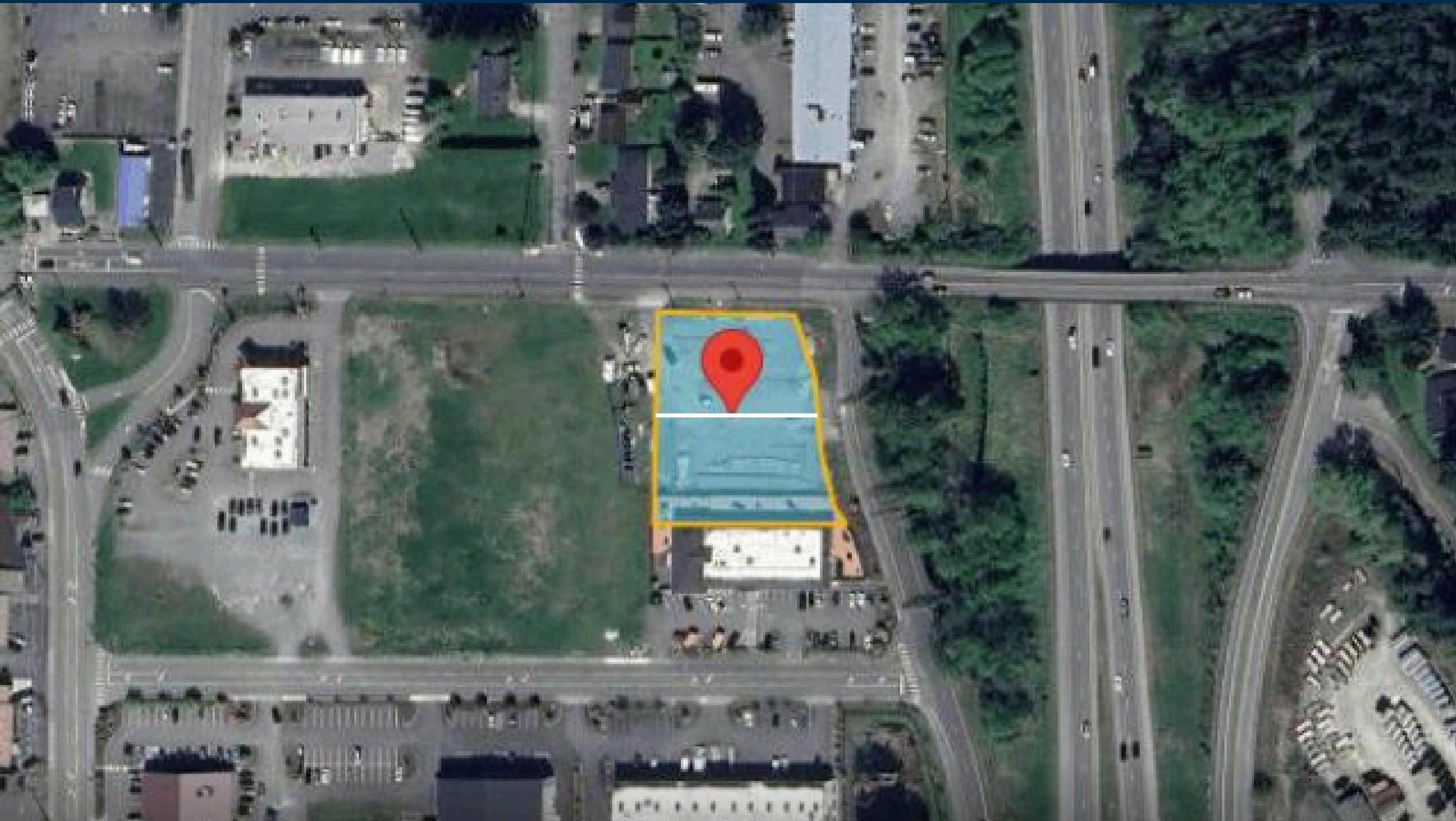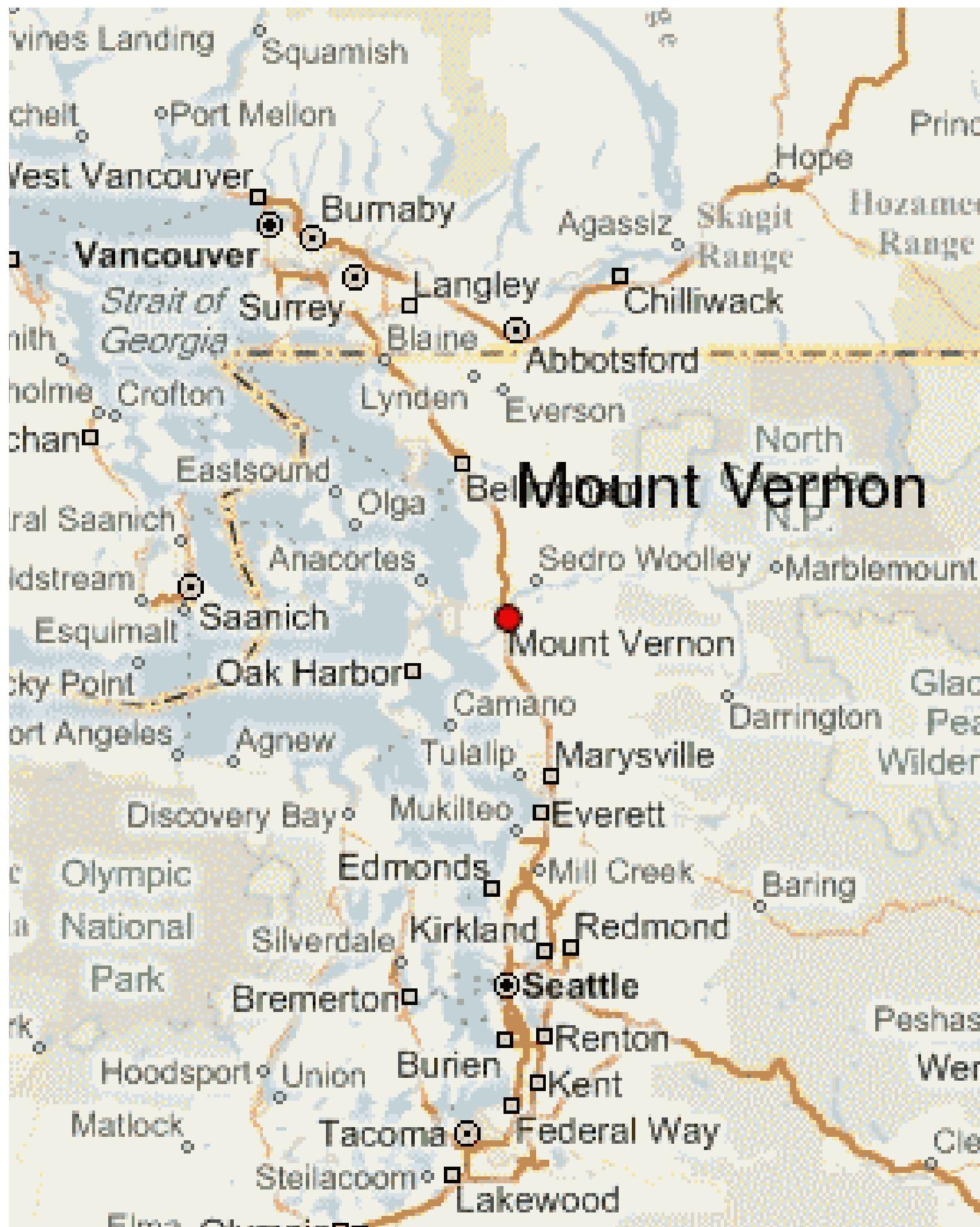
DEMOGRAPHICS

MOUNT VERNON AND BURLINGTON, WASHINGTON

TRAFFIC COUNTS

I-5 & George Hopper.   75,457 VPD

DEMOGRAPHICS

CENSUS 2023
Population   46,158
Total Households   16,828
Median HH Income $80,547
Median Home Value $436,054

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Windermere