

# INDUSTRIAL WAREHOUSE FOR SALE



1369 Pacific Dr, Burlington, WA 98233

KC Coonc, Designated Broker

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# OVERVIEW



**Sale Price: \$5,200,000**

**CBA #: 44116760**

**NWMLS #: 2466188**

35,500 sq ft Industrial/manufacturing warehouse in Burlington situated in the four-county hub serving Skagit, Whatcom, Island, and Snohomish counties. Concrete tilt wall construction, 25' clear height, ten 14' grade doors, four cross docks with levelers, two 10' grade doors, partial in-floor drains with warehouse skylights and side window daylighting. Huge power service includes 3,000 Amps 480 Volt 3-Phase and 1,600 Amps 208/110 Volt Single Phase. Easy I-5 north and southbound truck access with ample employee parking. 31,750 available sq ft configured with 27,200 sq ft of warehouse and 4,550 sq ft of office space. Excellent owner user opportunity or the investor looking for a long-term hold property. Adjacent 23,573 sq ft fully leased building, & separate 1.85-acre lot are also for sale.

# FINANCIALS

## 1369 Pacific Drive - Sonofresco Building

Tenant	Leased SF	Rate/SF	Rent/mo	Rent/Yr
Sonofresco	3,750	\$0.99	\$3,700	\$44,400
Vacant Space (Proforma)	30,125	\$0.90	\$27,113	\$325,350
Net Operating Income				\$369,750
Cap Rate				7.11%
Building Market Value				\$ 5,200,000

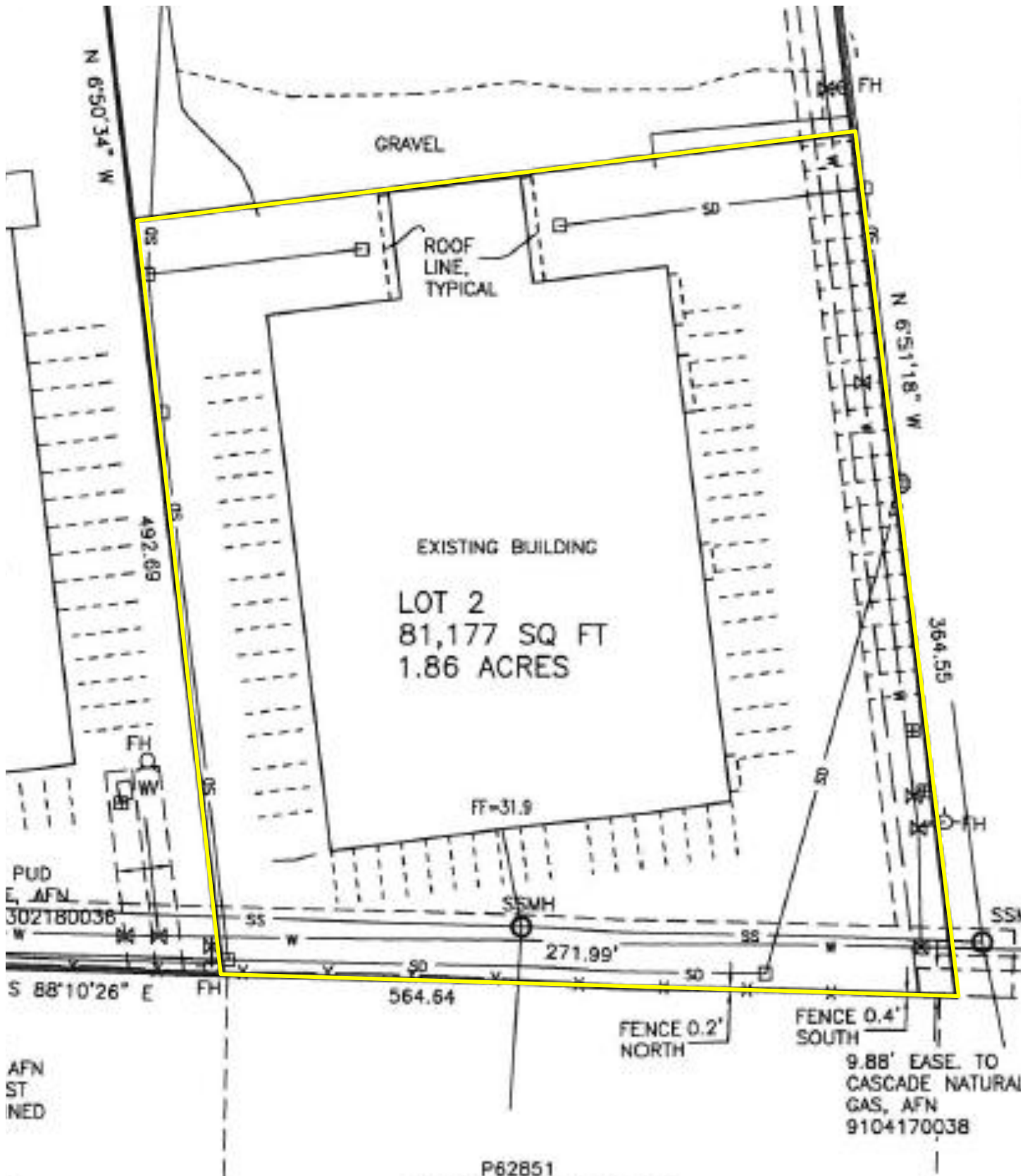


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# SITE PLAN

Easy truck access with ample onsite employee parking.



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# PERMITTED USES

## Chapter 17.60 CI-2 Commercial and Industrial Zone | [Burlington Municipal Code](#)

A. N/A

B. Vehicle parking and storage;

C. Fueling stations;

D. Warehousing and distribution;

E. Car wash;

F. Pet boarding, day care and overnight, subject to the following:

1. Outdoor runs and exercise areas shall not be located between the primary structure and an adjoining street or public right-of-way;

2. Areas containing outdoor runs or exercise areas shall be surrounded on all sides not adjacent to a building or structure by a masonry wall six feet in height and screening shall be provided consistent with the requirements for a Type III separation buffer identified in BMC [17.81.110](#);

3. Outdoor runs may be provided but individual indoor sleeping areas shall be provided for all pets;

4. Overnight boarding facilities shall include additional measures to mitigate and reduce the sound of barking including, but not limited to, acoustic insulation, additional landscaping, masonry walls, and operational procedures;

5. Overnight boarding facilities shall only be permitted on sites where all of the adjacent parcels are zoned CI-1 or CI-2. If the site is adjacent to an unincorporated area, all of the adjacent unincorporated parcels shall have a Skagit County natural resource lands designation;

G. Contractor offices;

H. Nurseries and garden supply;

I. Bulk material sales and storage;

J. Heavy vehicle and equipment repair;

K. Personal storage;

L. Vehicle repair, all types;

M. Specialized instruction, limited to job training and vocational education where the course of instruction is related to another use listed as permitted in this chapter, including, but not limited to, training and education for construction trades, mechanics, industrial workers, heavy equipment and vehicle operation and repair, and machinists;

N. Lumber yards;

O. Industrial, major and minor;

V. Recreational marijuana processors and producers subject to the following:

1. The definitions set forth in BMC [17.01.050](#) shall apply.

2. Recreational marijuana processors and producers shall only be permitted when licensed by the state of Washington.

3. Location.

a. No more than one medical or recreational marijuana use or garden shall be located on a single parcel or in a single structure.

b. Shall be located fully within a permanent structure designed to comply with the city building code and constructed under a building permit from the city regardless of the size or configuration of the structure.

c. Shall not be located in a mobile structure.

d. Shall not be located within 1,000 feet of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, library, or arcade, single-family residential zone or another medical or recreational marijuana use. The measurement shall be taken in a straight line from property boundary to property boundary.

e. No production, processing or delivery of marijuana may be visible to the public nor may it be visible through windows.

f. All requirements of state laws must be met.

g. All fertilizers, chemicals, gases and hazardous materials shall be handled in compliance with all applicable local, state and federal regulations. No fertilizers, chemicals, gases or hazardous materials shall be allowed to enter a sanitary sewer or storm sewer system nor be released into the atmosphere outside of the structure where the garden is located.

h. No odors shall be allowed to migrate beyond the interior portion of the structure where the garden or processing facility is located;

W. Manufactured home sales;

X. Utilities, small and medium;

Y. Outdoor storage yards;

Z. Printing, publishing, and allied industries including such processes as lithography, etching, and engraving, binding, blueprinting, photocopying, and film processing;



# SURROUNDING AREA



Burlington Gallery

Burlington Plaza

I-5 Freeway

Costco

## Notable Nearby Businesses

Puget Sound Pipe &  
Supply

Miles Sand & Gravel

Injectidry Systems

Oak Harbor Freight  
Lines

Silfab Solar Inc

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# BUILDING HIGHLIGHTS

3,000 Amps 480 Volt 3-Phase

1,600 Amps 208/110 Volt Single Phase

25' Clear Height

Ten 14' Grade Doors

Four Cross Dock Doors with Levelers

Two 10' Grade Doors

Partial in-floor drain system

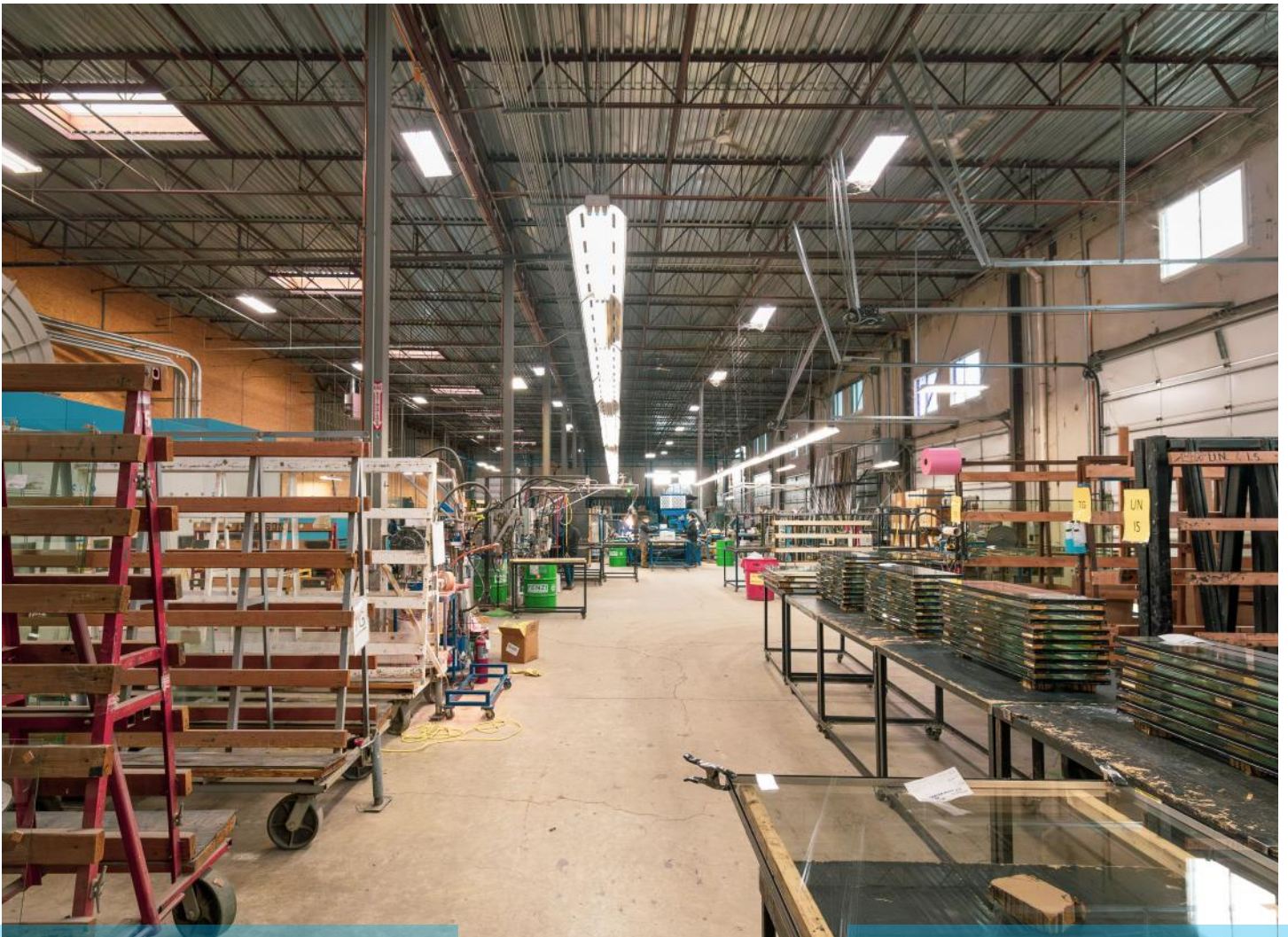
Daylighted Building Design



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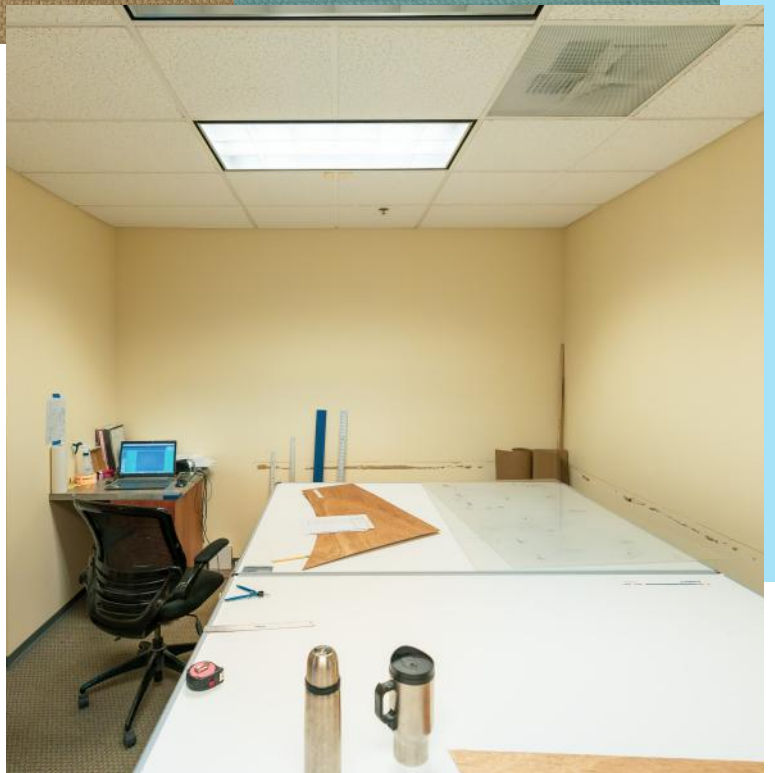
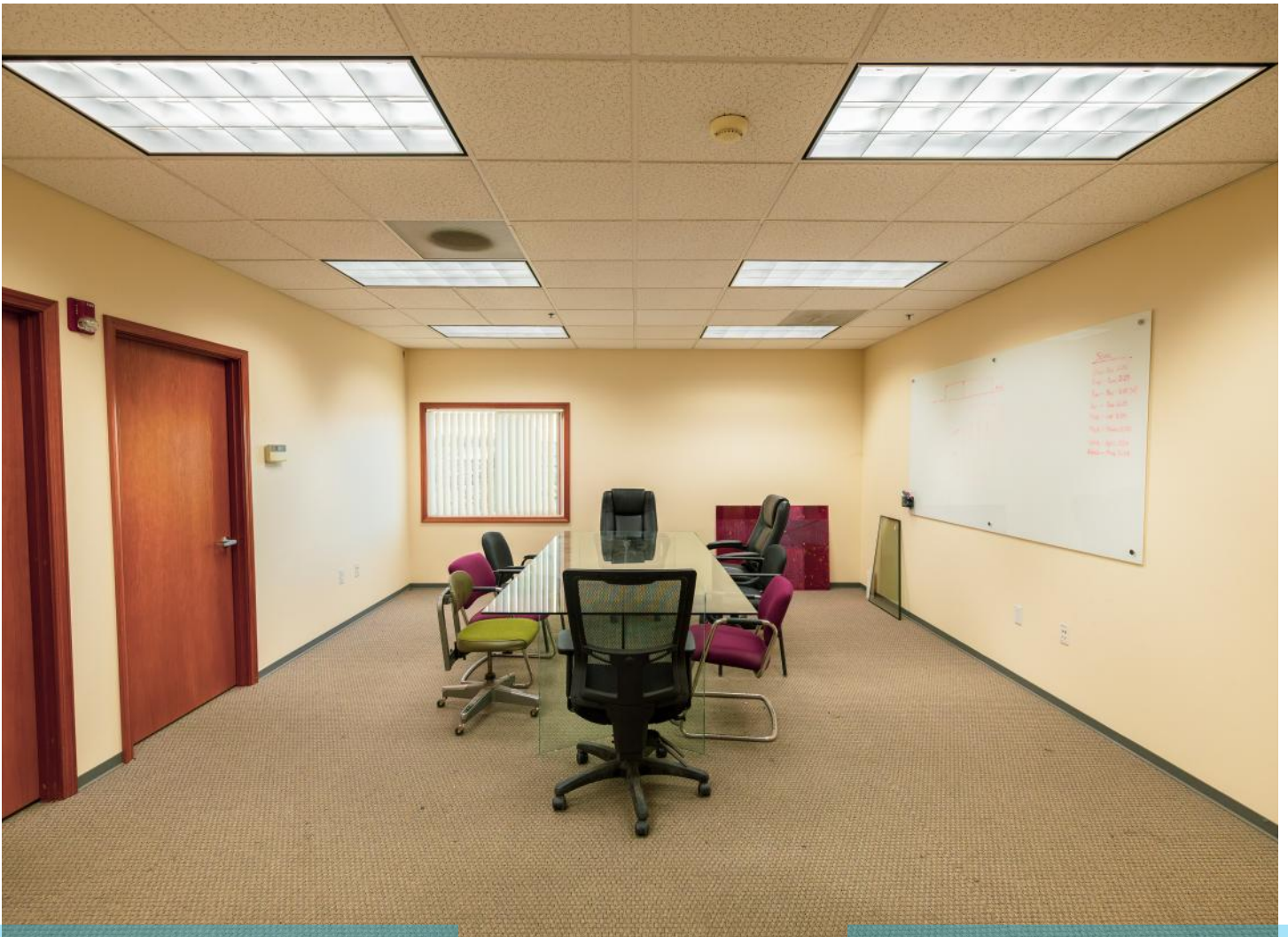
# PHOTOS — WAREHOUSE



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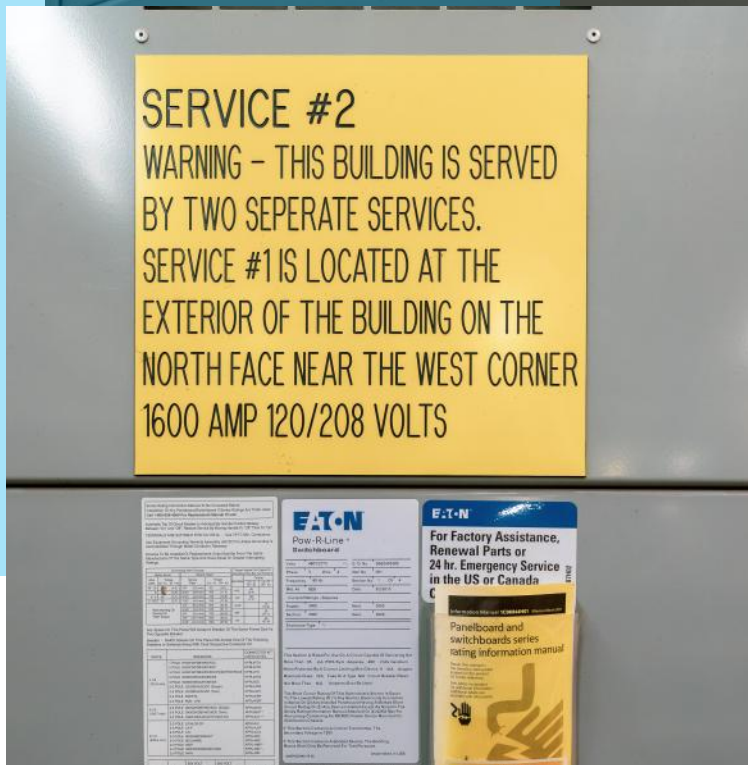
# PHOTOS — OFFICE



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# PHOTOS — POWER



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# PHOTOS — EXTERIOR



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# DEMOGRAPHICS

	<u>Population</u>	<u>Average HH Income</u>	<u>Average Drive Time</u>
<u>San Juan County:</u>	18,756	\$123,128	35 Minutes + Ferry
<u>Anacortes:</u>	18,271	\$109,851	25 Minutes
<u>North Whidbey Island:</u>	39,146	\$85,230	40 Minutes
<u>Bellingham:</u>	101,422	\$89,546	25 Minutes
<u>Everett:</u>	112,095	\$97,271	40 Minutes
<u>Lake Stevens:</u>	40,220	\$127,374	50 Minutes
<u>Marysville:</u>	74,099	\$109,963	30 Minutes
<u>Arlington:</u>	21,895	\$114,059	25 Minutes
<u>Stanwood:</u>	9,522	\$106,822	20 Minutes
<u>Burlington:</u>	10,253	\$80,684	0 Minutes
<u>Mt. Vernon</u>	35,629	\$89,229	5 Minutes
<u>Sedro Woolley</u>	13,664	\$82,094	10 Minutes

