

OFFERING MEMORANDUM

# 10 Acre Industrial Property With Excess Power and On-Site Residence

9720-9748 Padilla Heights Rd  
Anacortes, WA 98221

Presented by  
Rob Serviss

425-971-4060  
[www.ServissCommercial.com](http://www.ServissCommercial.com)

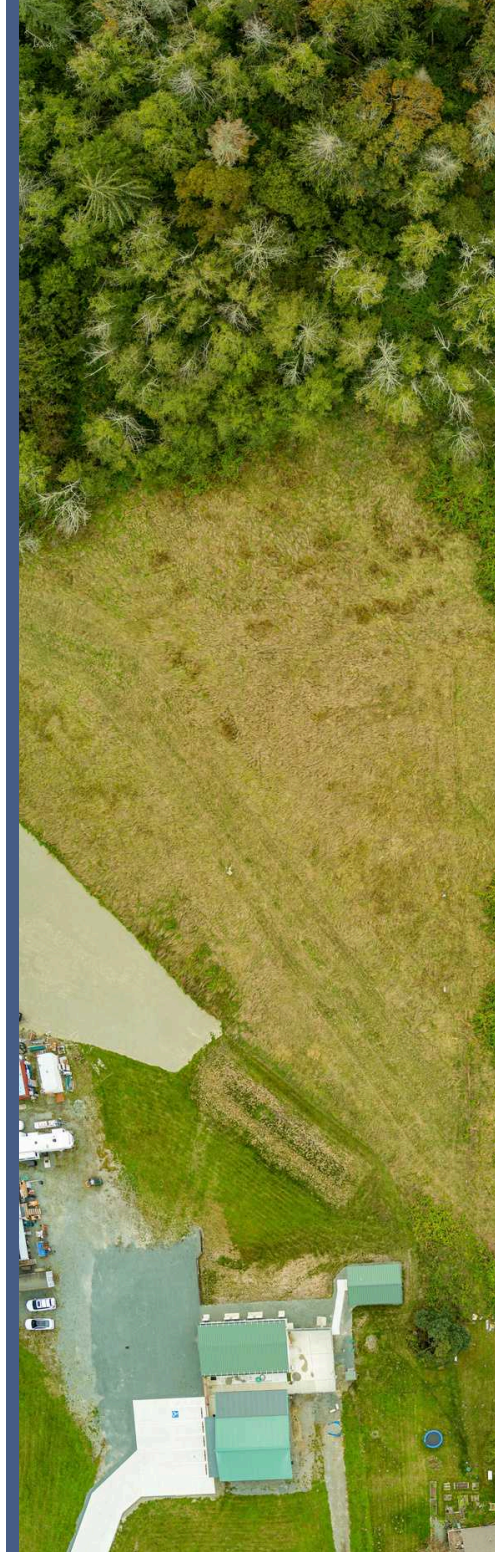
**SERVISS**  
COMMERCIAL  
RE/MAX ELITE





# CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from RE/MAX Elite its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither RE/MAX Elite its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. RE/MAX Elite will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Elite makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Elite does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. The offering party is under contract to purchase the property and has obtained authorization from the current recorded owner to market the property for assignment or resale prior to closing. For additional information, please contact Rob Serviss.





# Offering Overview

---





# DEAL SNAPSHOT

This offering consists of a ±10-acre industrial property improved with multiple permitted industrial buildings, excess 3-phase power, and an on-site single-family residence.

The site is well suited for an owner-user seeking land, power, and flexibility, with in-place residential income and existing improvements supporting a range of industrial and operational uses.

Property Address:

9720-9748 Padilla Heights Rd,  
Anacortes, WA 98221

Asset Type:

Industrial Owner-User Property  
with On-Site Residence

Improvements:

Multiple Permitted Industrial  
and Support Buildings

Land Area:

+/- 10 Acres

Building Area:

3,318 SF of Industrial/Support  
1,500 SF Single Family Home

Utilities:

Public Water, On-Site Septic  
1,000A +/- Total, 3- Phase Power

Residential  
Income:

\$1,775 Per Month (MTM SFR)

**Offering Price:**

**\$1,699,000**







## PROPERTY OVERVIEW

This offering represents a component-driven industrial asset rather than a traditional stabilized investment.

Value is derived from the combination of existing industrial infrastructure, excess 3-phase power, and an on-site single-family residence that provides in-place income.

The property is best suited for an owner-user whose requirements extend beyond a standard industrial building.



## VALUE DRIVERS

- Excess Electrical Infrastructure In Place
- Multiple Permitted Industrial Improvements
- On-Site Residential Income
- Sewer Reservation Pre-Paid in the Event that Sewer is Extended to Site



# Existing Improvements

---





# INDUSTRIAL IMPROVEMENTS OVERVIEW



## Wood Building

- Approximately 1,584 SF
- 400 amps of 3-Phase Power
- Extensive HVAC Infrastructure
- Multiple Large, Flexible Use Rooms

## Metal Building

- Approximately 1,350 SF
- 600 amps of 3-phase power
- Extensive HVAC Infrastructure
- Multiple Large, Flexible Use Rooms

## Support Building

- Approximately 384 SF
- Restroom
- Laundry Hookups
- Kitchenette
- ADA Compliant



# SINGLE FAMILY RESIDENCE OVERVIEW

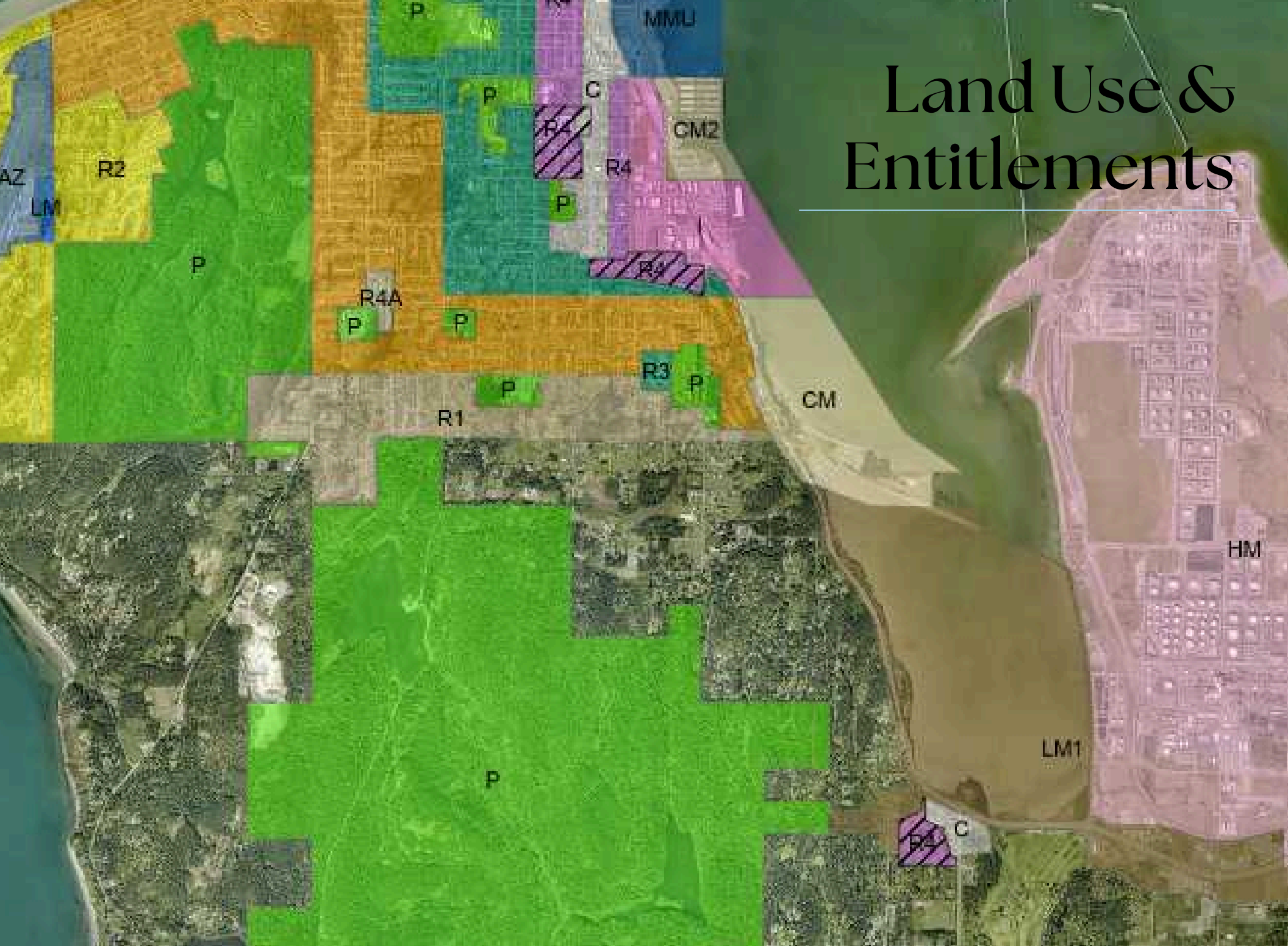


## Single Family Residence

- Approximately 1,500 SF
- 3 Bedrooms/1 Bathroom
- Built in 1930 - Recently Remodeled
- Month-to-Month Tenancy at \$1,700 per Month
- Separately Metered Utilities
- Provides Immediate Income With Flexibility



# Land Use & Entitlements





# Zoning Details

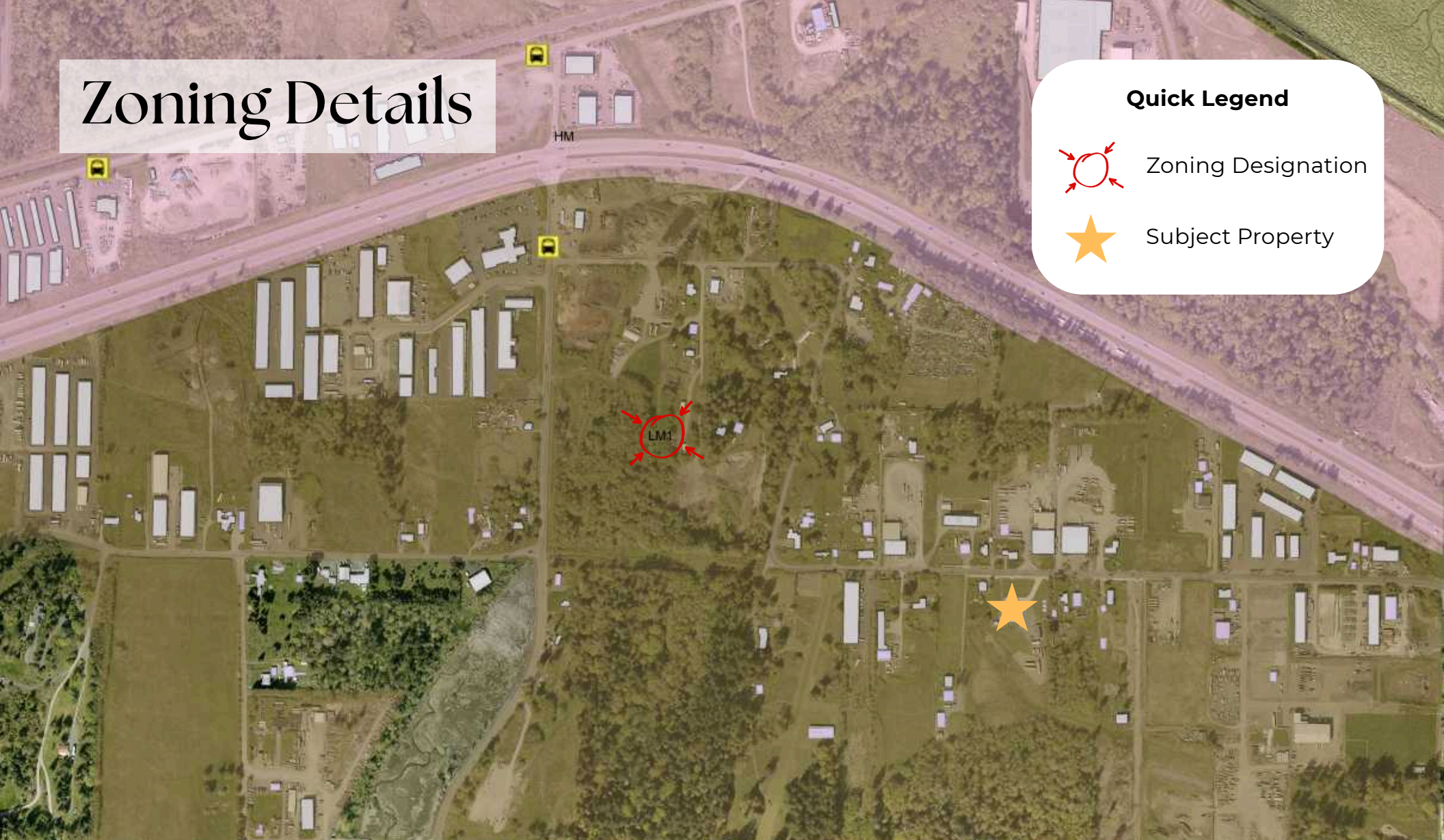
## Quick Legend



Zoning Designation



Subject Property



- Located within Skagit County and the Anacortes Urban Growth Area (UGA); Land Use Regulations are Governed by the City of Anacortes Comprehensive Plan and Municipal Code
- City of Anacortes land use designation: LMI – Light Manufacturing
- Permitted uses, development standards, and review processes are defined under the City of Anacortes Municipal Code
  - <https://anacortes.municipal.codes/AMC/19.41.050>



# Pipeline Information



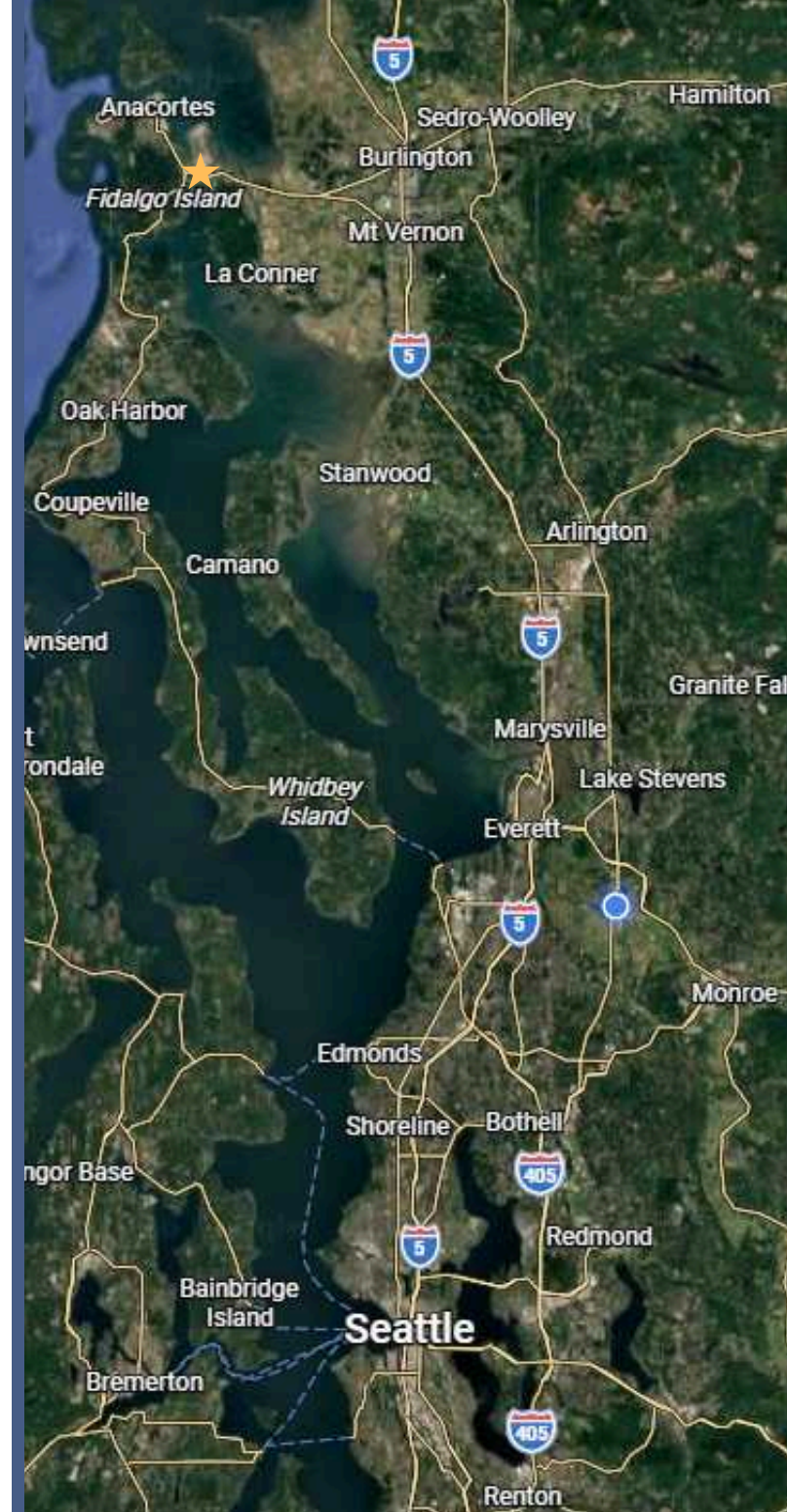
- The property is subject to recorded petroleum pipeline easements, including easements held by Olympic Pipeline Company and Trans Mountain Pipe Line Corporation, as reflected in the title commitment. (Available Upon Request)
- The pipeline corridor crosses the property generally diagonally and is visually evident on-site, as depicted above.
- Existing industrial improvements and the single-family residence are located outside the pipeline easement area, consistent with prior permitted development.
- The pipeline alignment has been historically known and accommodated in site planning, access, and improvement placement.

**Buyers should confirm all information to their own satisfaction. Seller and Seller's Broker make no representations or warranties regarding permitted uses or development feasibility within easement areas.**



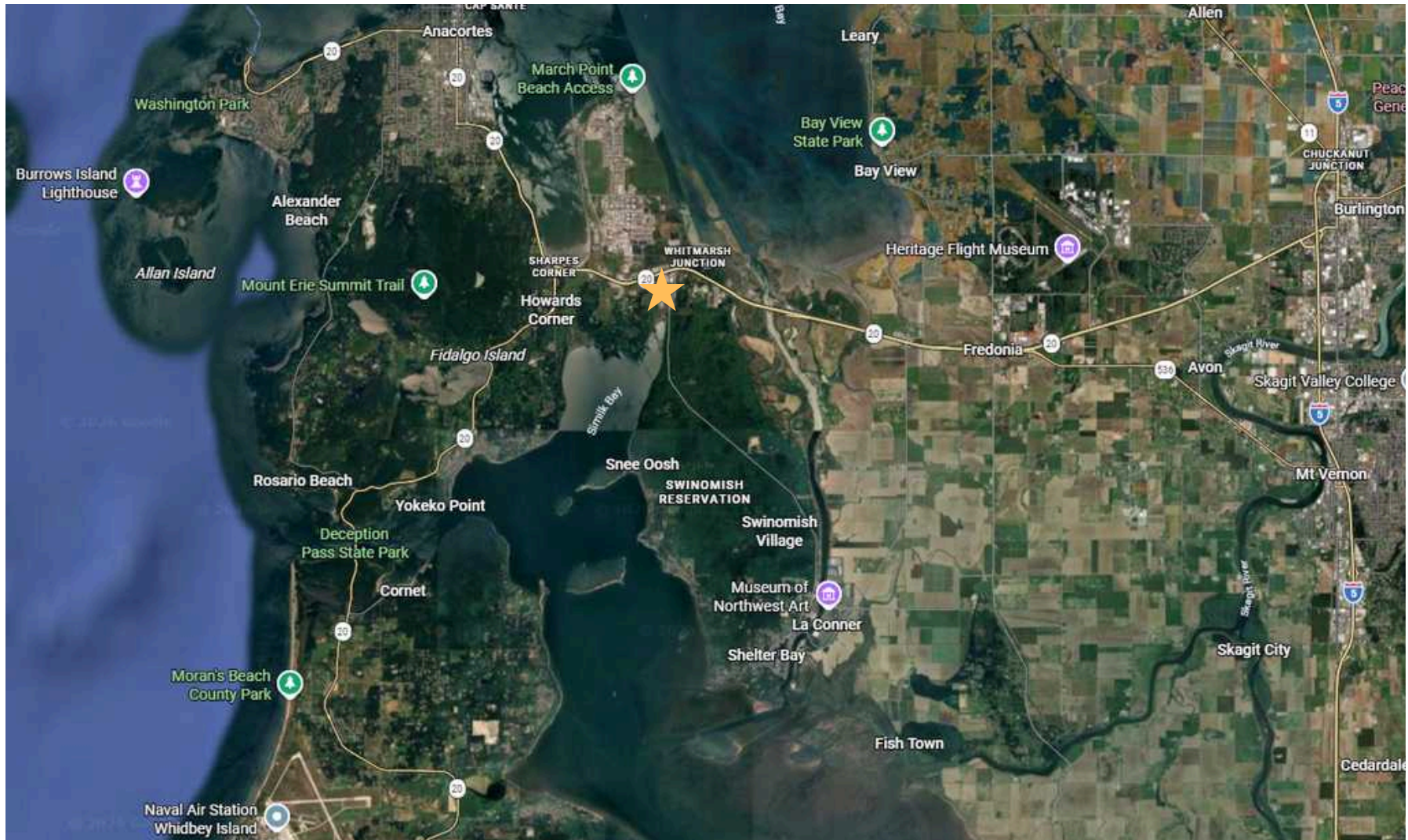
# Location

---





# Regional Information



- Direct Access to Highway 20, Whidbey Island, and the Port of Anacortes
- Approximately 15 Minutes to I-5/Mount Vernon
- Approximately 40 Minutes to Bellingham
- Approximately 80 Minutes to Seattle



# Property Photos & Floor Plans

---





# Floor Plans (Photo for Reference)



Scroll Down for Floor Plan of Industrial Improvement

**TOTAL: 3123 sq. ft**

**FLOOR 1: 3123 sq. ft**

**EXCLUDED AREAS: ELECTRICAL ROOM: 199 sq. ft, PORCH: 51 sq. ft, PATIO: 1407 sq. ft**

*Measurements Are Double Checked, But Not Guaranteed, Buyer To Verify*

House Floorplan not available



A floor plan diagram showing two buildings and an exterior patio. The Metal Building is on the left, the Wood Building is on the right, and the Exterior Patio is at the top. The Metal Building has three horizontal sections. The Wood Building has a complex layout with multiple rooms and a central corridor. The Exterior Patio is a large open space at the top of the diagram.

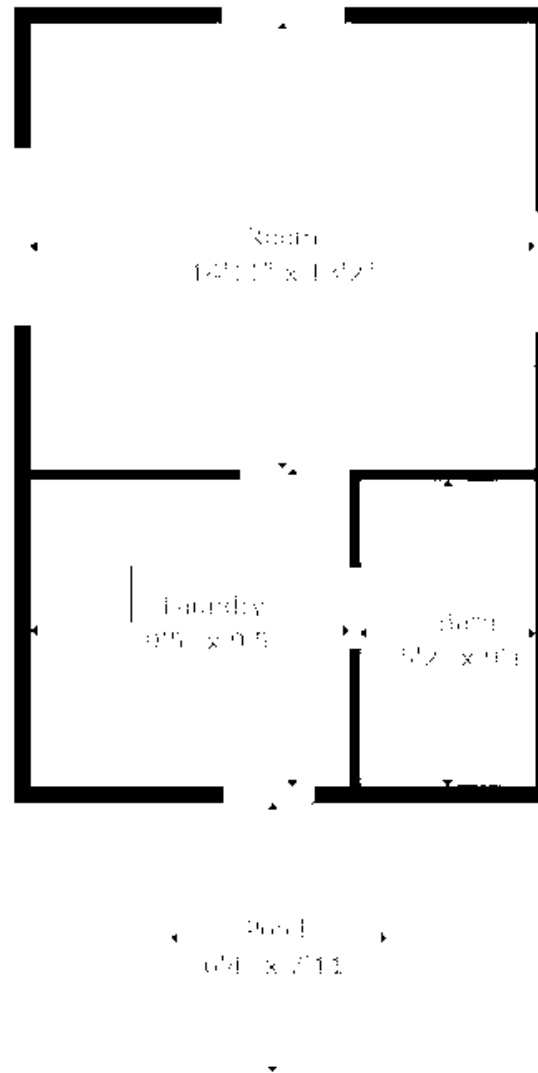
Exterior Patio

Wood Building

Metal Building



# Support Building













# Serviss COMMERCIAL

At Serviss Commercial, we are driven by a passion for thorough analysis and presented in a way that makes understanding easy. Our dedicated team excels in providing clear, actionable insights to help you navigate and succeed in today's complex market environment. We don't just show you opportunities; we guide you through every step of the process, ensuring you secure the best deals with confidence and clarity.

## Our Services Include:

- Strategic Property Marketing
- Investment Sales & Acquisition Advisory
- Lease Negotiation & Tenant Retention
- Comprehensive Market & Financial Analysis
- Portfolio Optimization & Asset Management

*Call us today!*



425-971-4060



rob@servisscommercial.com



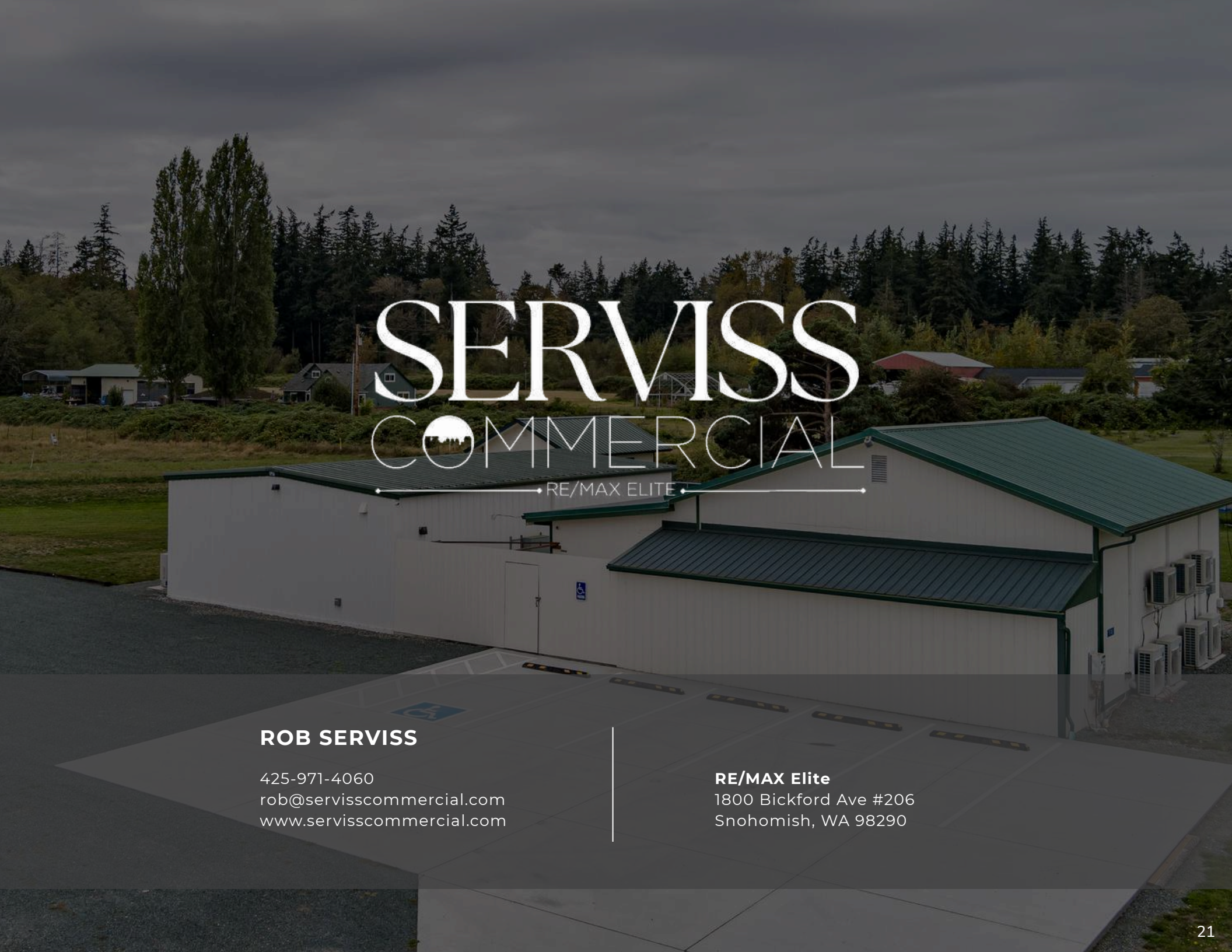
www.servisscommercial.com



1800 Bickford Ave #206  
Snohomish, WA 98290







# SERVISS COMMERCIAL

RE/MAX ELITE

## ROB SERVISS

425-971-4060  
rob@servisscommercial.com  
www.servisscommercial.com

## RE/MAX Elite

1800 Bickford Ave #206  
Snohomish, WA 98290