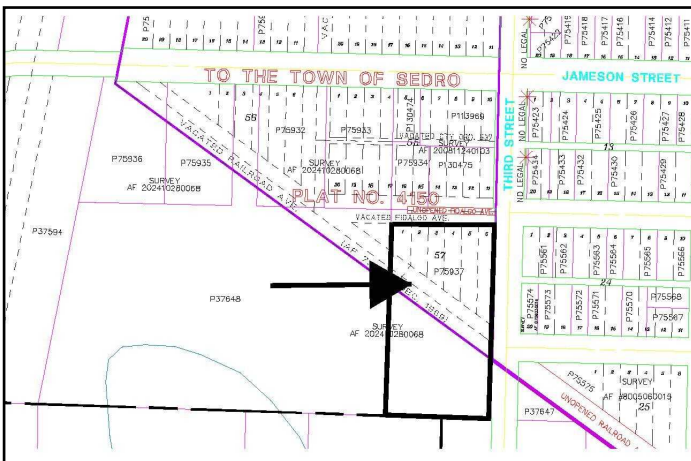


1502 3RD ST SEDRO WOOLLEY, WA

FOR SALE

- 2.72 acres
- Located near Hwy 9
- Regional stormwater system designed
- Utilities in street
- Zoned I: Industrial
- \$1,200,000



Jarrold Ball, CCIM
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
jb@learnedcommercial.com



LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

CONSENT

THE UNDERSIGNED AGREE THAT THE BOUNDARY LINE ADJUSTMENT SET FORTH HEREIN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

Andrew Shamp 10-22-24
DATE
ANDREW SHAMP

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

ANDREW SHAMP SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GOVERNOR OF, OLD MILL PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED OCTOBER 22, 2024
SIGNATURE Andrew R. W. W. W.
TITLE Notary
MY APPOINTMENT EXPIRES 7-21-2025



CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY CONTAINED HEREIN DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USES ARE PAID IN FULL.

John B. Sedro 10/23/2024
CITY TREASURER DATE

APPROVED FOR THE CITY OF SEDRO-WOOLLEY

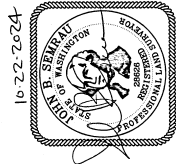
THE WITHIN AND FOREGOING BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 16 AND TITLE 17 OF THE SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 23RD DAY OF, 2024.

Wick C. Bork
CITY ENGINEER
PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ANDREW SHAMP IN MAY 2023.

John B. Sedro 10-22-2024
DATE
JOHN B. SEDRO, P.E., P.L.S., CERTIFICATE NO. 28626
SEBRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

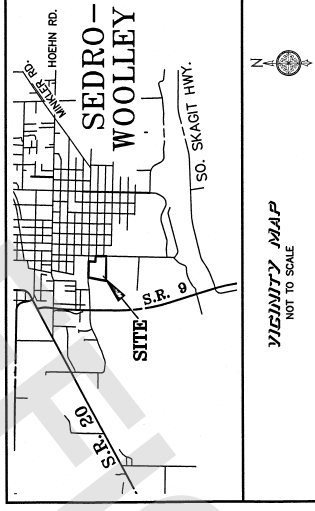


RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

AUDITOR'S CERTIFICATE

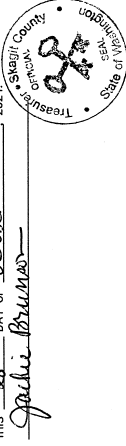
FILED FOR RECORD THIS 28 DAY OF October, 2024 AT 4:15 AM/PM
UNDER AUDITOR'S FILE # 10410108, AT THE REQUEST OF SEMRAU
ENGINEERING AND SURVEYING, PLLC.

John B. Sedro
DEPUTY AUDITOR
John B. Sedro
AUDITOR



TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2024 THIS 28 DAY OF October, 2024.



SURVEY REFERENCES

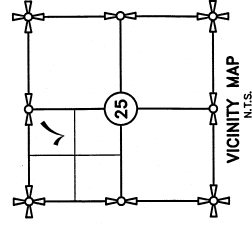
R1 PLAT OF TOWN OF SEDRO
R2 FIRST ADDITION TO THE TOWN OF SEDRO
R3 RECORD OF SURVEY AFN 200407270083

SHEET 1 OF 5

BOUNDARY LINE ADJUSTMENT NO. 2024-215

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
A PORTION OF THE NE 1/4 OF THE NW 1/4
SECTION 25, T. 35 N., R. 4 E., W.M.
SEDRO-WOOLLEY, WASHINGTON
FOR: ANDREW SHAMP

FE. 334 PG. 2-11 SEMRAU ENGINEERING & SURVEYING SCALE: 1"= 100'
MERIDIAN: WSPN SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 6262



DRAWING FILE: 6282BXL.DWG 8/06/2024

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

DESCRIPTION BEFORE BLA

PARCEL "A": (6737648)
THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST MARGINAL LINE OF RAILROAD AVENUE AS ESTABLISHED IN THE CITY OF SEDRO-WOOLLEY BY THE INTERSECTION THEREOF WITH THE WEST MARGINAL LINE OF THIRD STREET PRODUCED;

THENCE NORTHWESTERLY ALONG THE SOUTHERLY MARGINAL LINE OF RAILROAD AVENUE AS ESTABLISHED TO AN ANGLE IN SAID LINE OPPOSITE THE SOUTH END OF SECOND STREET IN SAID CITY

THENCE WEST ALONG THE SOUTHERLY MARGINAL LINE OF SAID RAILROAD AVENUE 21.9 FEET TO THE NORTHEASTLY CORNER OF THE COMMERCIAL CLUB TRACT AND SAID NORTHERLY LINE OF "THE COMMERCIAL CLUB" TRACT AND SAID

BEING THE NORTHERLY LINE OF "THE COMMERCIAL CLUB" TRACT AND SAID NORTHERLY LINE PRODUCED (BEING DESCRIBED AS NORTH 52°31' WEST) TO THE EAST LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY (FORMERLY THE SEATTLE LAKE SHORE AND EASTERN RAILROAD RIGHT OF WAY);

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY TO THE EAST-WEST CENTERLINE OF SAID NORTHWEST 1/4;

THENCE EAST ALONG THE EAST-WEST CENTERLINE OF SAID NORTHWEST 1/4 TO THE WEST LINE OF THIRD STREET AS PLATTED IN THE TOWN OF SEDRO-WOOLLEY AND SAID WEST LINE PRODUCED;

THENCE NORTH ALONG THE WEST LINE OF THIRD STREET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 7 FEET THEREOF ABUTTING THIRD STREET.

TOGETHER WITH THOSE PORTIONS OF VACATED RAILROAD AVENUE WHICH HAVE REVERTED TO SAID CITY OR CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON, AND ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF SEDRO-WOOLLEY BY DEED RECORDED DECEMBER 15, 1955, UNDER AUDITOR'S FILE NO. 528649, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C": (6759336)
LOTS 1 THROUGH 6 INCLUSIVE, BLOCK 56, "FIRST ADDITION TO THE TOWN OF SEDRO", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED SECOND STREET ADJOINING WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

ALSO TOGETHER WITH THAT PORTION OF VACATED RAILROAD AVENUE ADJOINING WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

DESCRIPTION BEFORE BLA CONTINUED...

PARCEL "D": (6759333)
LOTS 18, 19 AND 20, BLOCK 55 "FIRST ADDITION TO THE TOWN OF SEDRO", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF VACATED SECOND STREET ADJOINING WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

ALSO TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED METCALF STREET ADJOINING WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW (SAID WEST 1/2 OF METCALF STREET BEING A PORTION OF LOT 17 OF SAID BLOCK 55).

ALSO TOGETHER WITH THAT PORTION OF THE SOUTH 1/4 OF THE VACATED ALLEY ADJOINING SAID LOT 17, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

ALSO TOGETHER WITH THAT PORTION OF VACATED RAILROAD AVENUE ADJOINING WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

ALSO TOGETHER WITH THAT PORTION OF VACATED FIDALGO STREET ADJOINING SAID PREMISES WHICH UPON VACATION UNDER ORDINANCE NO. 543 REVERTED TO SAID PREMISES BY OPERATION OF LAW.

EXCEPT FROM ALL OF THE ABOVE THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO THE CITY OF SEDRO-WOOLLEY BY DEEDS RECORDED DECEMBER 10, 1955 UNDER AUDITOR'S FILE NUMBERS 528649, 528650 AND 528651, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "E": (6759332 AND 6759333)
THAT PORTION OF LOTS 1, 2 AND 3 LYING WEST OF THE WEST LINE OF VACATED METCALF STREET IN BLOCK 55, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE WEST 1/2 OF VACATED METCALF STREET WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW (SAID WEST 1/2 OF METCALF STREET BEING A PORTION OF LOTS 3 AND 4 OF SAID BLOCK 55).

ALSO TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF VACATED SECOND STREET WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

ALSO TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF THE VACATED ALLEY ADJOINING SAID LOT 17, ABOVE WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

DESCRIPTION BEFORE BLA CONTINUED...

PARCEL "F": (6759332)
LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 57, "FIRST ADDITION TO THE TOWN OF SEDRO", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTH 25 FEET OF FIDALGO STREET ADJACENT, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

ALSO TOGETHER WITH THAT PORTION OF THE NORTHERLY 1/2 OF VACATED RAILROAD AVENUE ADJACENT WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

EXCEPT FROM ALL OF THE ABOVE ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO THE CITY OF SEDRO-WOOLLEY BY DEEDS RECORDED DECEMBER 10, 1955 UNDER AUDITOR'S FILE NOS. 528649, 528650 AND 528651, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "G": (6759332)
THAT PORTION OF BLOCK 57, "FIRST ADDITION TO THE TOWN OF SEDRO", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH ANY PORTION THEREOF WITHIN VACATED METCALF STREET, VACATED FIDALGO STREET, VACATED SECOND STREET AND VACATED RAILROAD AVENUE LYING WITHIN THE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING ON THE CENTERLINE OF VACATED SECOND STREET AT A POINT WHICH IS THE SOUTHWEST CORNER OF THAT PARCEL D AS CONVEYED TO TREASURESOURCE ACQUISITION COMPANY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY BY THAT COMPANY'S DEED RECORDED DECEMBER 10, 1955 UNDER AUDITOR'S FILE NO. 528649, RECORDS OF SKAGIT COUNTY, WASHINGTON.

THENCE SOUTH ALONG THE CENTERLINE OF SAID SECOND STREET SAID LINE ALSO BEING THE EAST LINE OF PARCEL C OF SAID TREESOURCE PARCEL TO THE CENTERLINE OF VACATED RAILROAD AVENUE;

THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF VACATED RAILROAD AVENUE TO A POINT OF INTERSECTION WITH THE WEST LINE OF PARCEL F IN SAID TREESOURCE DEED;

THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL F TO THE MOST SOUTHEASTERLY CORNER OF LOT 1, SAID BLOCK 57, "FIRST ADDITION TO THE TOWN OF SEDRO", THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER THEREOF;

THENCE NORTH INTO FIDALGO STREET AS VACATED UNDER SEDRO-WOOLLEY ORDINANCE NO. 543 ON NOVEMBER 28, 1955 TO A POINT 8 FEET SOUTH OF THE CENTERLINE OF SAID FIDALGO STREET;

THENCE WEST ALONG A LINE 8 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF SAID FIDALGO STREET TO AN INTERSECTION WITH THE EAST LINE OF VACATED METCALF STREET ALSO VACATED UNDER SAID ORDINANCE NUMBER 543;

THENCE NORTH ALONG SAID EAST LINE OF VACATED METCALF STREET TO AN INTERSECTION WITH THE CENTER LINE OF SAID FIDALGO STREET; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED BY HAROLD MCCORMICK BY THAT DEED RECORDED UNDER AUDITOR'S FILE NO. 528651;

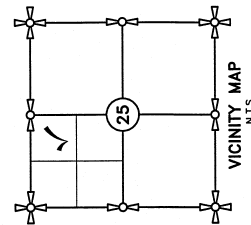
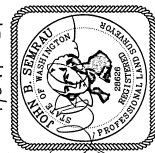
THENCE WEST APPROXIMATELY 40 FEET ALONG THE CENTERLINE OF SAID FIDALGO STREET TO THE INTERSECTION WITH THE CENTERLINE OF SAID METCALF STREET SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED BY HAROLD MCCORMICK BY THAT DEED RECORDED UNDER AUDITOR'S FILE NO. 528651;

THENCE NORTH ALONG THE CENTERLINE OF SAID METCALF STREET TO THE SOUTHEAST CORNER OF PARCEL D IN SAID TREESOURCE DEED; SAID POINT ALSO BEING THE NORTHEAST CORNER OF AFOREMENTIONED BRIDER PARCEL CONVEYED TO THE CITY OF SEDRO-WOOLLEY;

THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL D TO THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SHEET 2 OF 5



BOUNDARY LINE ADJUSTMENT NO. 2024-215
RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
A PORTION OF THE NE 1/4 OF THE NW 1/4
SECTION 25, T. 35 N., R. 4 E., W.M.
SEDRO-WOOLLEY, WASHINGTON
FOR: ANDREW SHAMP
SEBRAU ENGINEERING & SURVEYING
SURVEYING • ENGINEERING • PLANNING
MOUNT KERNAN, WA 98273 360-424-5986
JOB NO. 6262
FR. 334 PG. 2-11
MERIDIAN: NAD83
SCALE: 1" = 100'

FFB. 334 PG. 2-11 MERIDIAN: WSPN	SEMAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1" = 100' JOB NO. 6262
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BOUNDARY LINE ADJUSTMENT NO. 2024-215

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
A PORTION OF THE NE 1/4 OF THE NW 1/4
SECTION 25, T. 35 N., R. 4 E., W.M.
SEDRO-WOOLLEY, WASHINGTON
FOR: ANDREW SHAMP

FB. 334 PG. 2-11 TERRIDIAN: WSPN	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON WA 98273 360-424-9566	SCALE: 1" = 100' JOB NO. 6262
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TRACT	SF	AC
TRACT 1:	51,413 SF	1.18 AC
TRACT 2:	46,256 SF	1.06 AC
TRACT 3:	46,254 SF	1.06 AC
TRACT 4:	46,253 SF	1.06 AC
TRACT 5:	118,430 SF	2.72 AC
TRACT 6:	392,602 SF	9.01 AC
TOTAL:	701,208 SF	16.09 AC

KEY

- REBAR SET WITH YELLOW CAP - SEMRAU 28626
FOUND REBAR, AS NOTED
CORNER SET, AS NOTED
P = PLAT DIMENSION
SSE = SKAGIT SURVEYORS
GRID = GRID DISTANCE FROM ROS AFN 200407270083,
BY LEONARD, BOUDINOT AND SKOJUE

CALCULATED CENTER
QUARTER CORNER FROM
RECORD OF SURVEY AFN
200407270083.

SHEET 5 OF 5

BOUNDARY LINE ADJUSTMENT NO. 2024-215

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
A PORTION OF THE NE 1/4 OF THE NW 1/4
SECTION 25, T. 35 N., R. 4 E., W.M.

FOR: ANDREW SHAMP

SEMAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9586	SCALE: 1" = 100'
FB. 334 PG. 2-11 MERIDIAN: WSPN	JOB NO. 6262

1502 3rd St

MOODY'S

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

**Parcel
Aerial**



1502 3rd St

1502 3rd St
Sedro-Woolley, WA 98284



Jarrod Ball
jb@learnedcommercial.com
360-855-8875

MOODY'S
ANALYTICS

Catylist

This information supplied herein 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. Consult your attorney, accountant, or other prof. advisor.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1502 3rd St, Sedro-Woolley, WA 98284

CITY, STATE

Sedro-Woolley, WA

POPULATION

17,814

AVG. HH SIZE

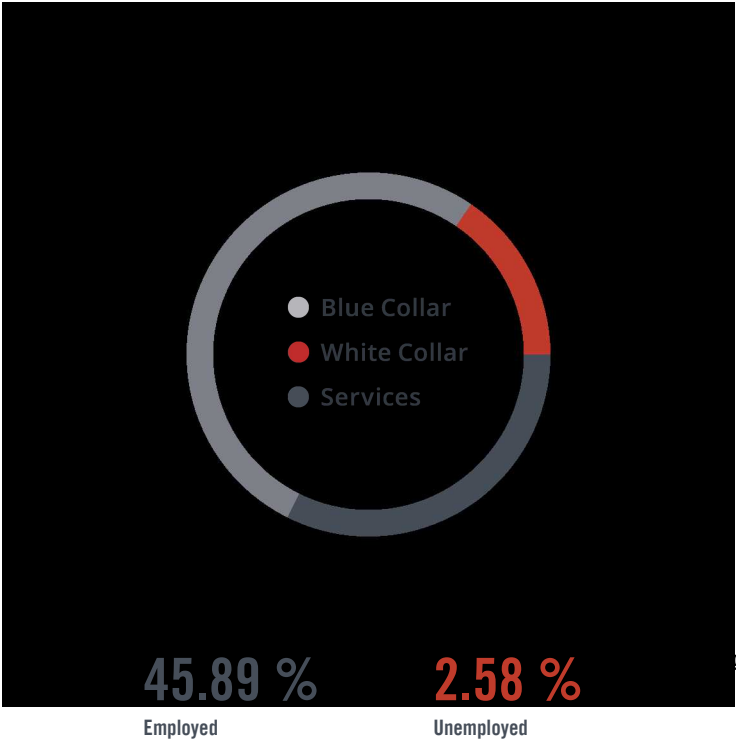
2.63

MEDIAN HH INCOME

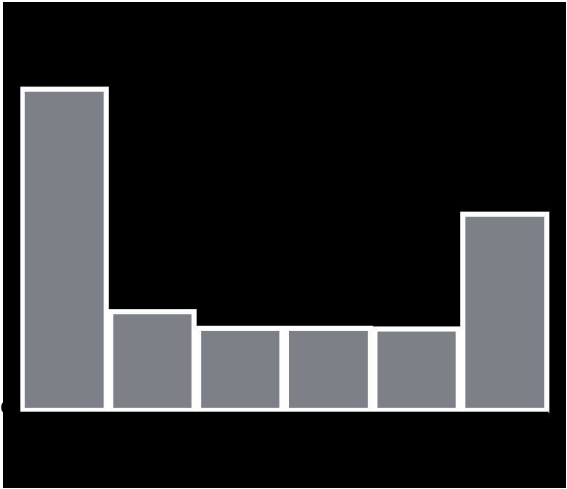
\$57,372

HOME OWNERSHIP

4,432



GENDER & AGE

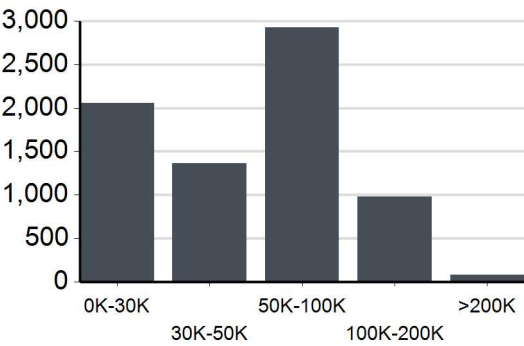


RACE & ETHNICITY

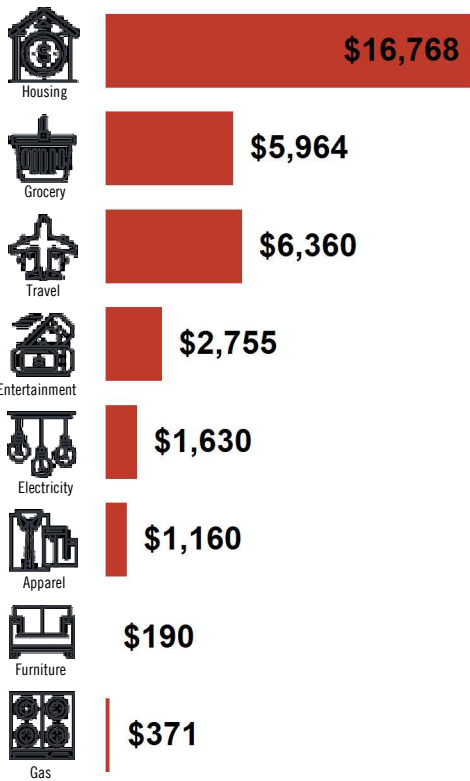
White:	81.28 %
Asian:	0.14 %
Native American:	0.38 %
Pacific Islanders:	0.09 %
African-American:	0.02 %
Hispanic:	11.25 %
Two or More Races:	6.85 %

MOODY'S

INCOME BY HOUSEHOLD



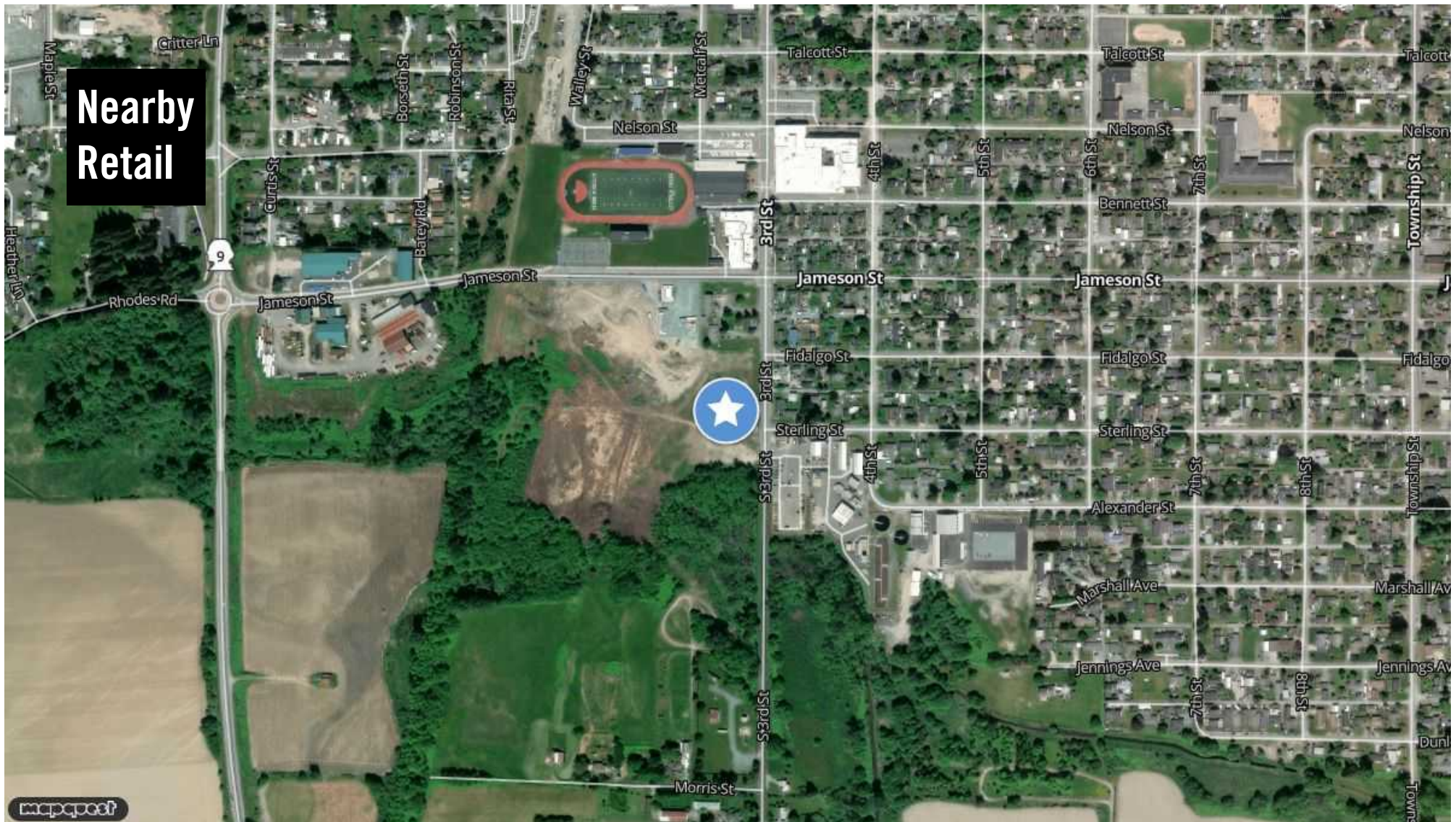
HH SPENDING



1502 3rd St

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888



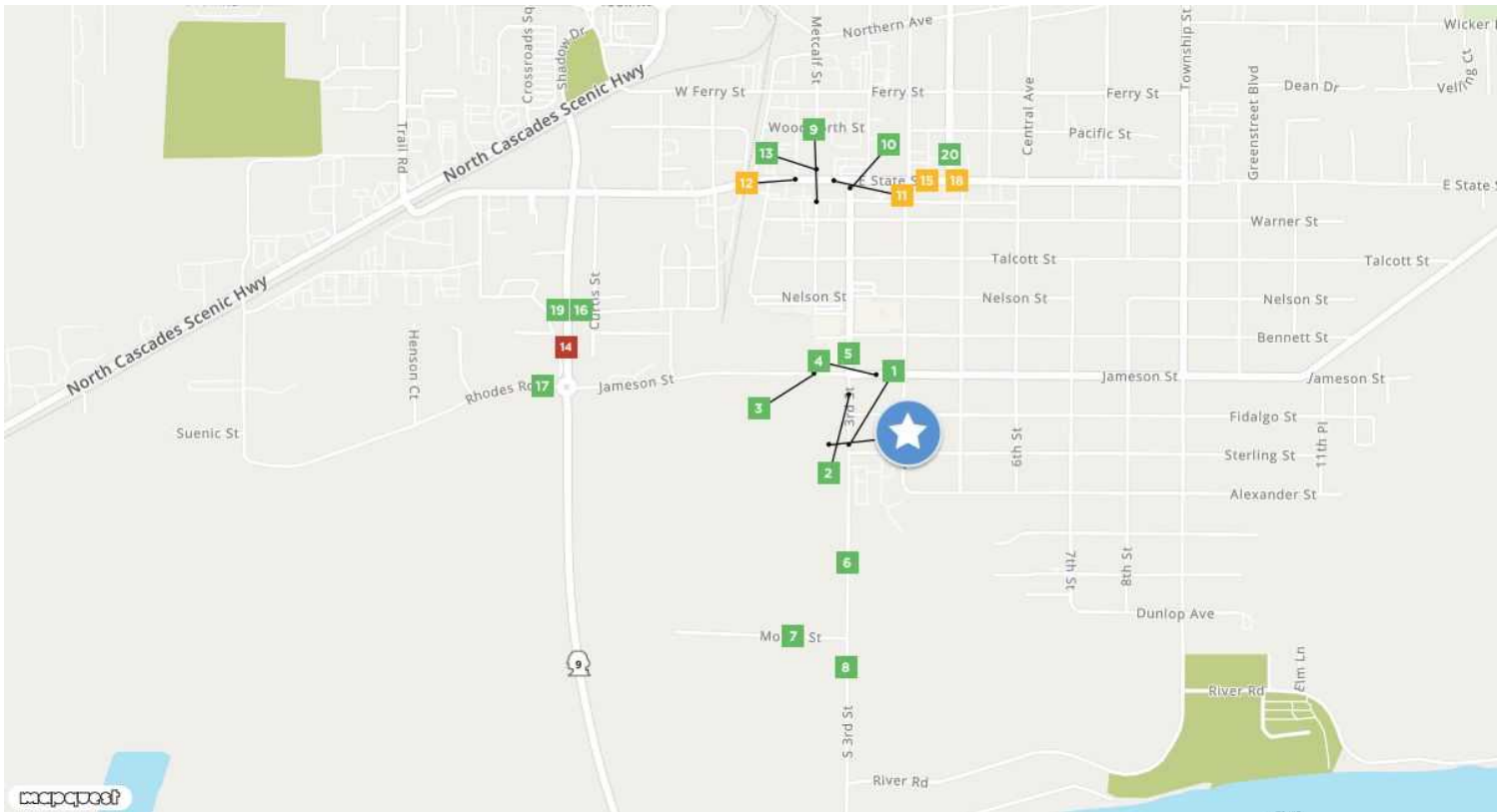
Jarrold Ball
jb@learnedcommercial.com
360-855-8875

MOODY'S
ANALYTICS

Catylist

This information supplied herein 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. Consult your attorney, accountant, or other professional advisor.

Traffic Counts



3rd St Sterling St Year: 1978 300	3rd St Fidalgo St Year: 2012 1,670 Year: 2005 1,810	Jameson St 3rd St Year: 2012 3,200 Year: 2005 2,940	Jameson St 4th St Year: 2012 1,720 Year: 2005 1,770	3rd St Bennett St Year: 2012 1,090 Year: 2005 1,400
S 3rd St Morris St Year: 2001 30	Morris St S 3rd St Year: 2001 70	S 3rd St Morris St Year: 2001 70	Metcalf St Warner St Year: 2012 1,780 Year: 2005 2,400	3rd St State St Year: 1998 1,938
State St 3rd St Year: 2012 7,430 Year: 2005 8,760	State St Metcalf St Year: 2012 7,500 Year: 2005 8,720	Metcalf St State St Year: 2012 2,730 Year: 2005 3,170	State Rte 9 W Nelson St Year: 2015 11,033 Year: 2014 10,473 Year: 2013 10,366	State St Puget Ave Year: 2013 6,190 Year: 2012 6,290 Year: 2011 15,450
W Nelson St Curtis St Year: 2013 2,950 Year: 2009 3,770 Year: 2005 2,770	Rhodes Rd W Bennett St Year: 1994 350	State St 5th St Year: 2013 6,090 Year: 2012 6,160 Year: 2011 15,280	W Nelson St State Hwy9 Year: 2013 510 Year: 2009 510 Year: 2005 510	Reed Ave Pacific St Year: 2013 190 Year: 2012 200 Year: 2011 530



Jarrod Ball
jb@learnedcommercial.com
360-855-8875

Chapter 17.28 INDUSTRIAL (I) ZONE

Sections:

- 17.28.005 Intent.**
- 17.28.010 Use restrictions.**
- 17.28.020 Bulk restrictions.**
- 17.28.030 Minimum lot size requirements.**
- 17.28.040 Screening requirements.**
- 17.28.050 General regulations on uses and property.**
- 17.28.060 Design review.**
- 17.28.070 *Repealed.***

17.28.005 Intent.

The intent of the industrial zone is to provide appropriately located areas for manufacturing, warehousing, distribution, and office uses to enhance the city's economic base in a manner that minimizes impacts to surrounding nonindustrial zones. The standards recognize the market preferences and construction techniques characteristic of this type of use. Commercial, retail, and residential uses are permitted at a limited scale so as to preserve the majority of land in this category for industrial and business uses. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004)

17.28.010 Use restrictions.

Use restrictions in the industrial (I) zone shall be as follows:

A. Permitted Uses.

1. Office parks, medical services, wholesaling, and light manufacturing and processing;
2. Industrial equipment, supplies, services, including storage;
3. Agricultural processing;
4. Parking lots serving any use;
5. Trade schools, warehouses, storage, utilities other than wireless communications facilities, government services;
6. Limited retail and service uses up to five percent of the total site;
7. Work/live units as a transition between industrial and residential;
8. On-site day care serving a specified permitted use;
9. On-site recreational facilities serving a specified permitted use;
10. Adult entertainment establishments, as herein defined; provided, that no adult entertainment establishment shall be located nearer than seven hundred fifty feet from any other adult entertainment establishment; and provided further, that no adult entertainment establishment shall be located nearer than seven hundred fifty feet from any residential zone, seven hundred fifty feet from any school, public or private, seven hundred fifty feet from any church, and seven hundred fifty feet from any park. Distances as provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel

upon which the proposed use is to be located to the nearest point of the parcel property of the land use from which the proposed use is to be separated;

11. Alcohol production establishments, subject to the following conditions:

- a. A minimum of fifty percent of the building floor area shall be designated for production. Outdoor seating areas are specifically excluded from floor area calculations. Any associated kitchen floor area is specifically included in the calculation for retail/commercial floor area;
- b. The required number of parking spaces shall be calculated by using a combination of Section 17.36.030(G), "high intensity sales and service," and (M), "industry, wholesaling, warehousing, nonpassenger transportation facilities except ministorage"; and
- c. Subsection (A)(6) of this section, which limits retail and service uses to five percent of the total site, does not apply.

B. Conditional Industrial Uses.

1. Vehicle wrecking yards, vehicle impound lots;
2. Power generation facilities;
3. Airports, heliports;
4. Prisons;
5. Incinerators;
6. Animal slaughtering and meat packing, food processing;
7. Wireless communication facilities;
8. On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed as a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements;
9. Garbage and/or recycling transfer stations or sorting facilities;
10. Composting facilities;
11. All uses not permitted above or otherwise prohibited.

C. Prohibited Uses. Residential uses other than those that are ancillary to an industrial use listed above. (Ord. 2046-23 § 3, 2024; Ord. 2044-23 § 4, 2023; Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1309-98 § 5, 1998; Ord. 1063 § 5 (Exh. D § 2.06.01.05), 1988; Ord. 1013 § 2.06.01, 1985)

17.28.020 Bulk restrictions.

A. Minimum Setbacks to Adjacent Zones.

1. Setbacks to Residential (R-5, R-7 and R-15) Zones. Front setbacks shall be a minimum of twenty feet. Side setbacks shall be a minimum of thirty feet. Rear setbacks shall be a minimum of thirty feet.
2. Setbacks to All Other Zones. Front setbacks on an arterial street shall be a minimum of twenty feet. Side setbacks shall be a minimum of twenty feet. Rear setbacks shall be a minimum of twenty feet.

3. Setbacks to the Industrial Zone. Buildings shall maintain a minimum ten-foot setback to all lot lines when adjacent to other properties zoned industrial.

B. Maximum building height: thirty-five feet. A variance to the maximum building height may be granted as set forth in Chapter 17.60.

Exception: sixty feet, if minimum side and rear setbacks required in subsection A of this section are doubled. (Ord. 1677-10 § 1 (part), 2010; Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1522-05 § 3, 2005; Ord. 1484-04 § 8 (part), 2004; Ord. 1387-00 § 1, 2000; Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.06.02, 1985)

17.28.030 Minimum lot size requirements.

There is no categorical minimum lot size for industrial uses in this zone. However, the lot size may be made a condition of approval in design review and conditional uses if relevant in those proceedings. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.06.03, 1985)

17.28.040 Screening requirements.

A six-foot-tall totally sight-obscuring fence, wall or other screen of equal effectiveness shall be maintained around all industrial storage and activity areas where adjacent to or across a public right-of-way from any other zone. The planning director may waive the screening requirement in a case where a permanent feature (such as an elevated railroad grade) that meets the screening requirements exists between the project and adjacent property. The screening requirements in Section 17.50.120 shall also apply. In the case of conflict between screening requirements, the higher standards shall apply. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004; Ord. 1312-98 § 1 (part), 1998; Ord. 1013 § 2.06.04, 1985)

17.28.050 General regulations on uses and property.

The following provisions shall apply to all new and expanded uses within this zone when located adjacent to a residential zoned district:

- A. There shall be no unusual fire, explosion, or safety hazards;
- B. Sound levels are not to exceed levels established by noise control regulations of the Department of Labor and Industries. Maximum permissible environmental noise levels are not to exceed the levels of the environmental designations for noise abatement (EDNA) as established by the state of Washington, Department of Ecology (WAC 173-60-040);
- C. Pollution standards set by regional, state, or federal pollution control commissions or boards shall apply to all uses;
- D. There shall be no production of heat, glare, or vibration perceptible from any property line of the premises upon which such heat, glare, or vibration is being generated;
- E. If less intense uses are proposed, they shall be located adjacent to the residential zoning to lessen the impacts of the industrial activity. Uses such as live/work units, parking areas, office buildings, stormwater facilities and open spaces should be used as a transition between industrial and residential zoning. (Ord. 1664-10 § 2 (Exh. E) (part), 2010; Ord. 1484-04 § 8 (part), 2004; Ord. 1387-00 § 2, 2000)

17.28.060 Design review.

All developments in this zone which are subject to environmental review shall comply with the design review standards of Chapter 15.44 for conformance with this and other provisions of the city code. (Ord. 1664-10 § 2 (Exh. E) (part), 2010: Ord. 1484-04 § 8 (part), 2004)

17.28.070 Parking for work/live units in the industrial zone.

Repealed by Ord. 2096-25. (Ord. 2046-23 § 4, 2024)