



Colliers

Build-To-Suit
Industrial For Lease

Gregg Riva

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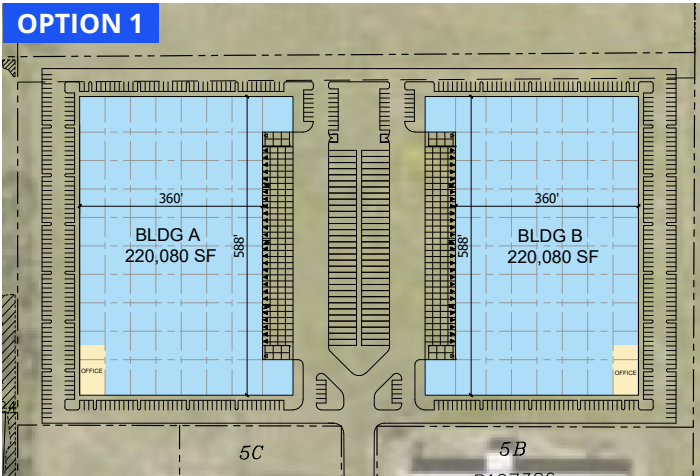
Colliers Bellevue

11225 SE 6th Street, #240
Bellevue, WA, 98004
colliers.com

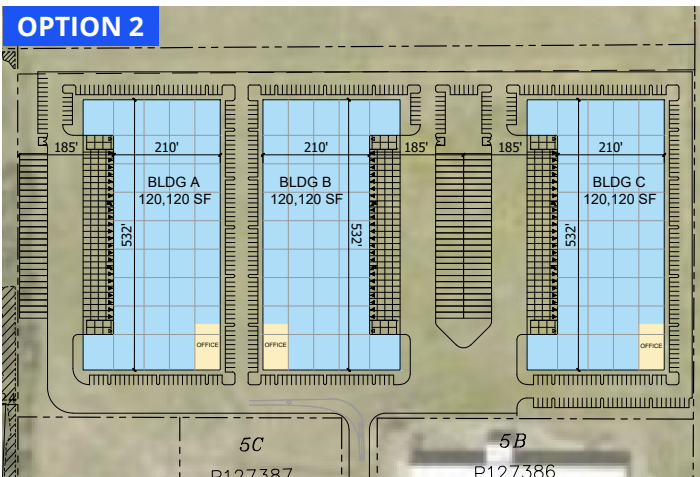
Bay Ridge Industrial

16399 Peterson Road, Burlington, WA 98233

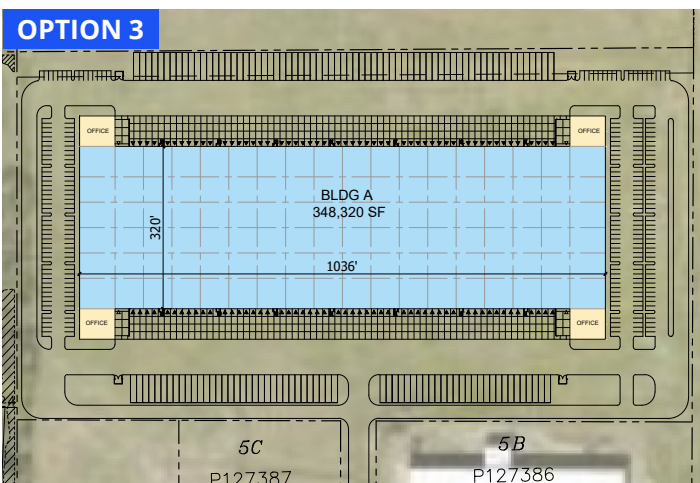
- Site Size: 23.05 Acres
- Size Range: ±120,120 - 348,320 SF
- Clear Height: 32' – 36'
- Power: Power to suit — service sized and delivered to meet tenant requirements
- Zoning: Light Industrial (BR-LI) – Skagit County



	Bldg A	Bldg B
Office	10,000 SF	10,000 SF
Whse	210,080 SF	210,080 SF
Parking	230 Stalls	230 Stalls
Trailer	32	32
Dock Doors	25	25
Drive In Doors	2	2



	Bldg A	Bldg B	Bldg C
Office	8,000 SF	8,000 SF	8,000 SF
Whse	112,120 SF	112,120 SF	112,120 SF
Parking	125 Stalls	125 Stalls	152 Stalls
Trailer	45 Stalls	45 Stalls	45 Stalls
Dock Doors	22	22	22
Drive In Doors	2	2	2



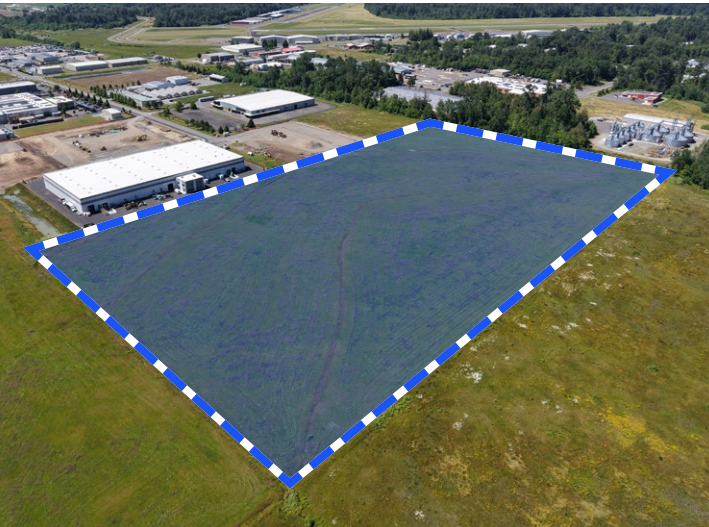
	Bldg A
Office	34,832 SF
Whse	313,488 SF
Parking	250 Stalls
Trailer	138 Stalls
Dock Doors	100
Drive In Doors	4



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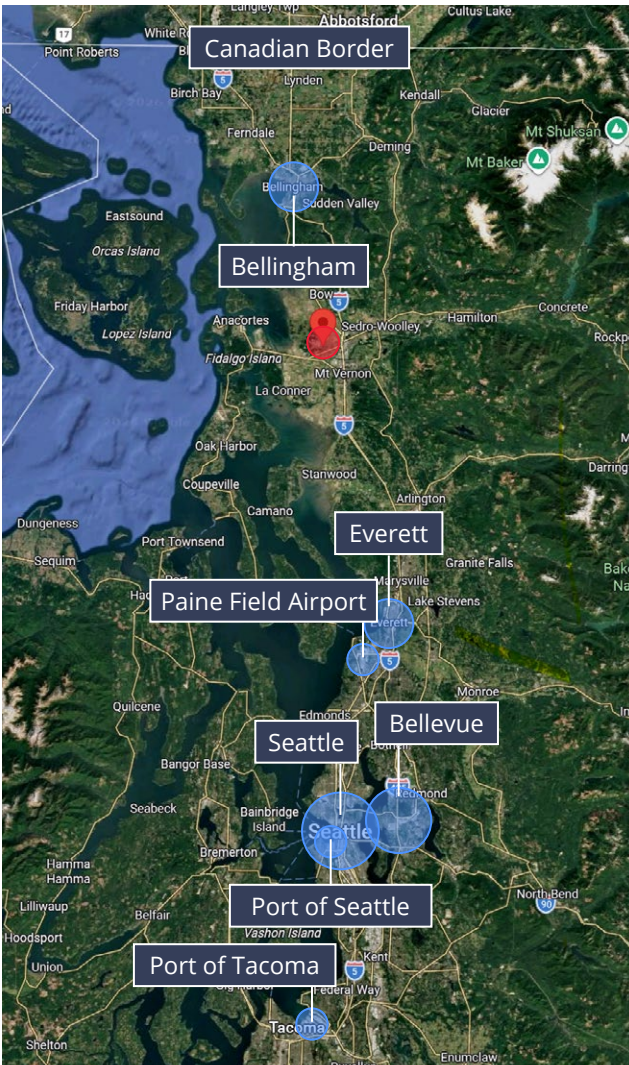
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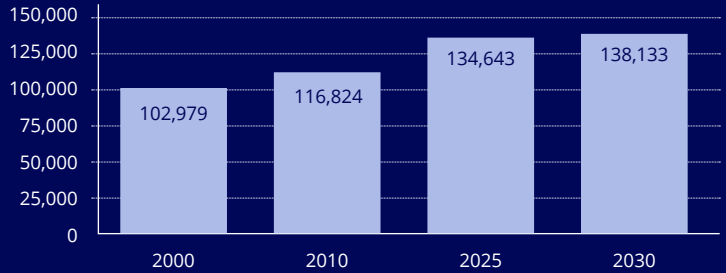


Canadian Border	53-min drive
Bellingham	30-min drive
Everett	40-min drive
Paine Field Airport	50-min drive
Seattle	1 hr 30-min drive
Bellevue	1 hr 20-min drive
Port of Seattle	1 hr 30-min drive
Port of Tacoma	2 hr 20-min drive

Skagit County Demographics

Population

2.6% Population Change from 2025 to 2030



\$94,045
Median HH Income



\$47,830
Per Capita Income



5,195
Total Businesses



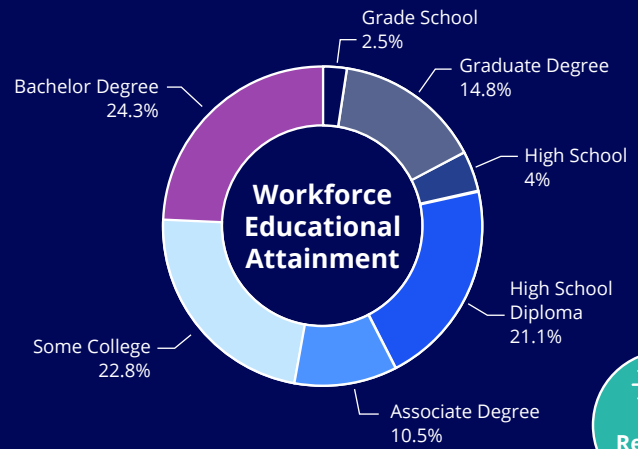
75,434
Professionals



19,452
30 Day Job Postings



\$37.30
Avg. Hourly Wage



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