

FOR LEASE

**WAREHOUSE W/
LARGE FENCED
YARD**

DOCK & GRADE LEVEL LOADING

702 28TH ST.
ANACORTES, WA

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THE OFFERING

20,000 SF | WAREHOUSE W/ FENCED YARD

Centrally located in the Light Industrial zone of Anacortes. Rare offering of 20,000 SF concrete tilt warehouse w/ yard space, loading dock(s) and multiple entry points for business flexibility. Lease rate includes one Ac. of yard space, additional yard space available/negotiable.

- 20,000 SF Total Building Size
- Approx. 4,500 SF Showroom, office + Restrooms
- 1 Ac. Fenced Yard Space
- 100 ft. loading dock with 2x 16x22 roll up doors.
- 2x Grade level 16x18 Roll Up Doors
- 1x 30x20 Double Sliding Door
- 1x 26X20 Sliding Door
- 3 Phase Power (120V/240V/480V)
- Pneumatic Plumbing throughout (Compressor included)

PROPERTY ADDRESS

702 28th St
Anacortes, WA 98221

SQUARE FEET

20,000 SF

LOT SIZE

1.0 Ac. (43,460 SF)

PARCEL NUMBER

P77997

LEASE RATE

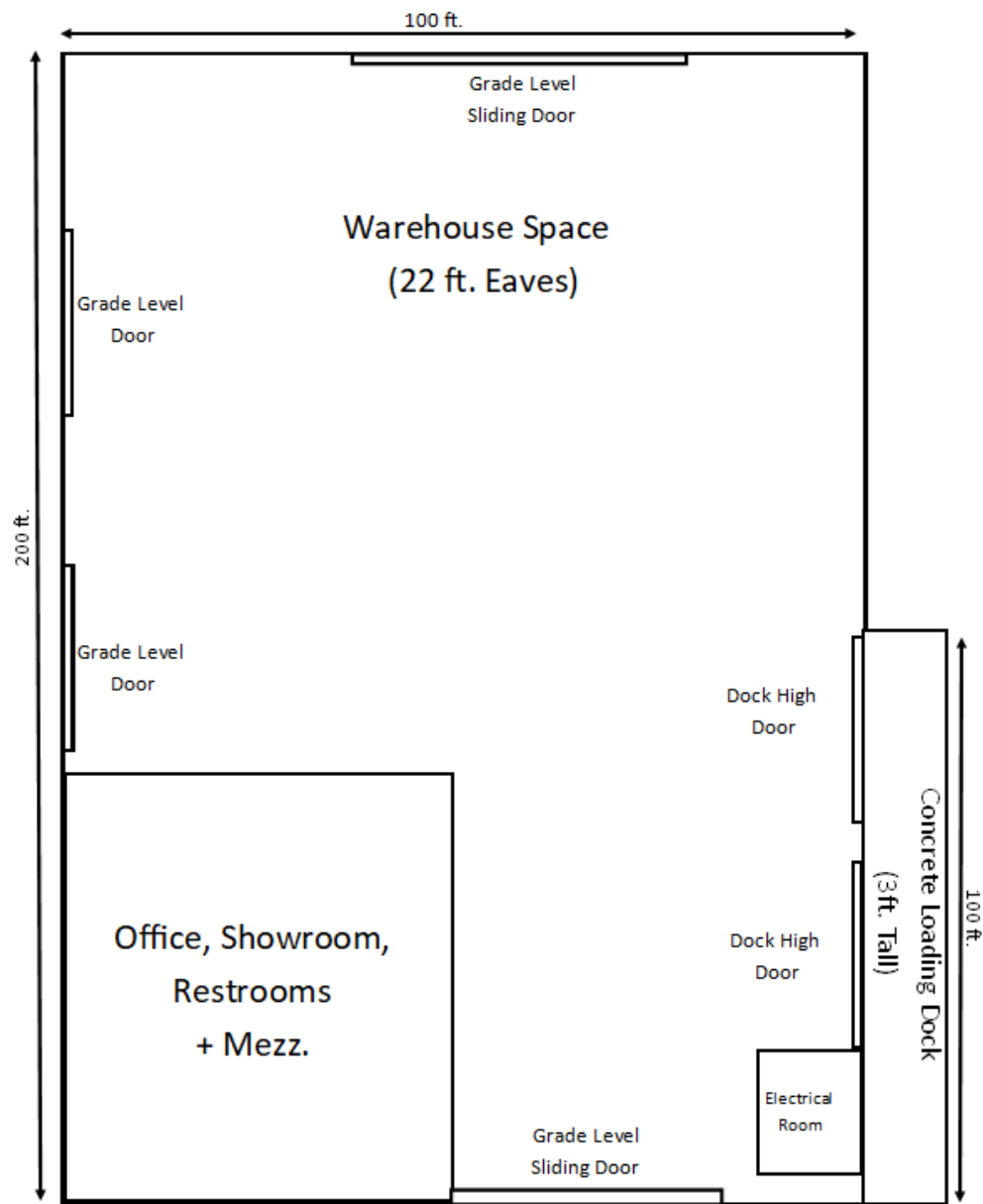
\$1.00/ SF / MO

NNN

Est. \$0.30 SF

702 28TH ST, ANACORTES WA

FLOOR PLAN



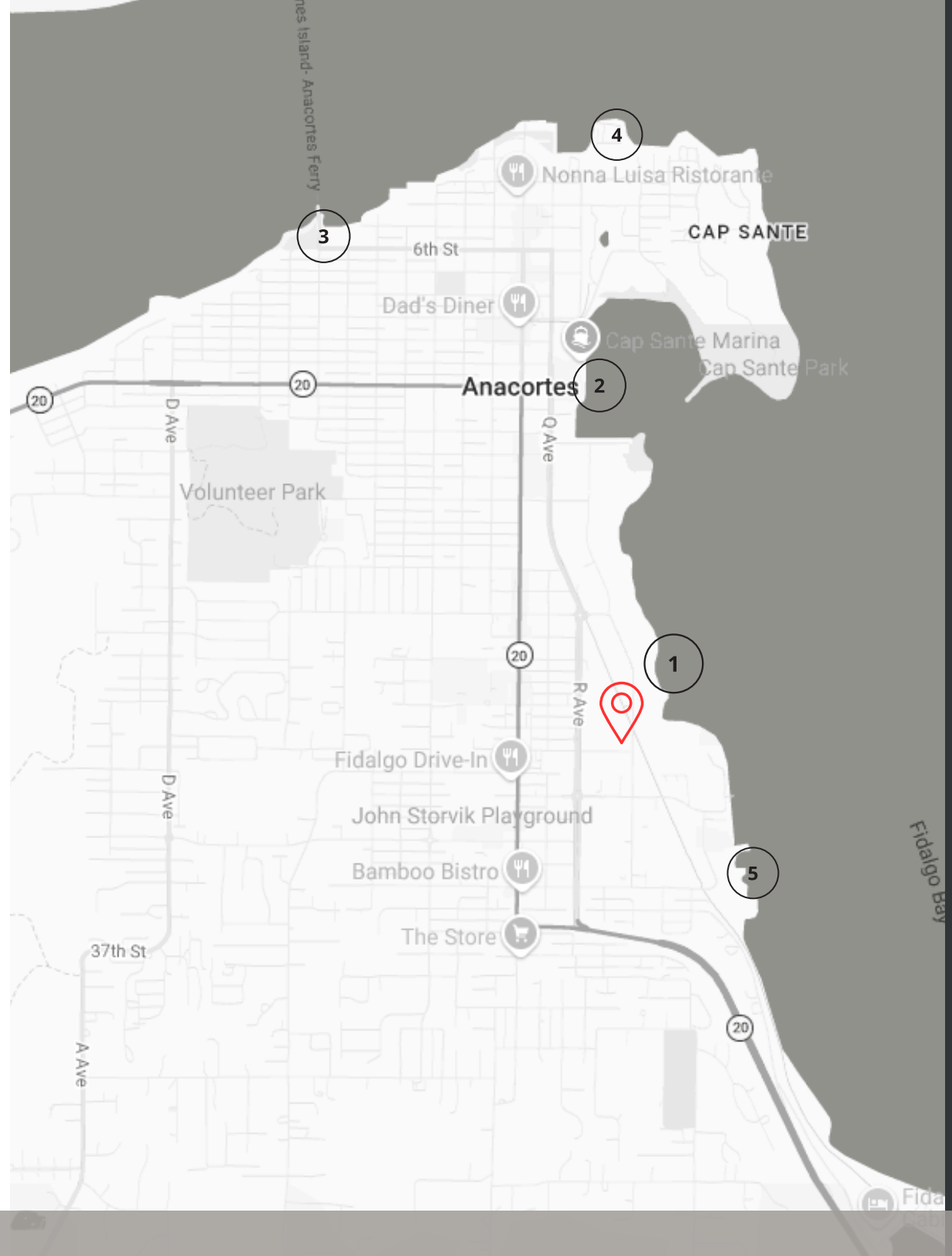






NEARBY AMENITIES

- 1 Anacortes Marina
- 2 Cap Sane Marina
- 3 Ferry Terminal
- 4 Pier 2 - Anacortes Marina- Bulk Cargo Marina
- 5 Fidalgo Marina



AREA OVERVIEW

ANACORTES, WA

Set on Fidalgo Island where the Salish Sea meets the North Cascades, Anacortes is the gateway to the San Juan Islands and one of the Pacific Northwest's premier maritime communities. Home to the Washington State Ferries terminal that carries millions of travelers each year to the San Juan archipelago and Sidney, B.C., the City of Anacortes anchors the northwest corner of Skagit County — a working waterfront town that pairs a deep-water industrial port and active marine trades with nearly 3,000 acres of protected community forest, miles of saltwater shoreline, and Deception Pass State Park, the most-visited state park in Washington, just to the south. The result is a rare mix of year-round economy and four-season recreation in one of the region's most scenic settings.

Quick Facts:

- Population: ~18,200 (17,637 at 2020 Census)
- Area: 11.8 square miles
- Travel distances:
 - Deception Pass State Park: 9 miles
 - Seattle: 80 miles
 - Canadian border: ~67 miles
 - Vancouver, B.C.: 91 miles
- Washington State Ferries terminal — gateway to the San Juan Islands (Lopez, Shaw, Orcas, San Juan) and Sidney, B.C.
- Anacortes Community Forest Lands: 2,950 acres with ~50 miles of trails
- Economic base: two major oil refineries plus a strong marine-trades and boat-building sector





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