

2151 NE GOLDIE UNIT H5 OAK HARBOR, WA

FOR LEASE

- 2,400 +/- sf light industrial space in multi-tenant building
- Three 13' high garage doors, bays approx. 45' deep
- Zoned I: Industrial
- \$3,350 per month modified gross



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LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

2949 Goldie Rd

MOODY'S

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



2949 Goldie Rd

2949 Goldie Rd
Oak Harbor, WA 98277



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2949 Goldie Rd, Oak Harbor, WA 98277

CITY, STATE

Oak Harbor, WA

POPULATION

29,421

AVG. HH SIZE

2.50

MEDIAN HH INCOME

\$53,574

HOME OWNERSHIP

Renters:

5,272

Owners:

6,084

EMPLOYMENT



36.22 %

Employed

1.72 %

Unemployed

EDUCATION

High School Grad:

27.69 %

Some College:

32.32 %

Associates:

9.11 %

Bachelors:

24.15 %

GENDER & AGE



RACE & ETHNICITY

White: 73.13 %

Asian: 7.98 %

Native American: 0.22 %

Pacific Islanders: 0.34 %

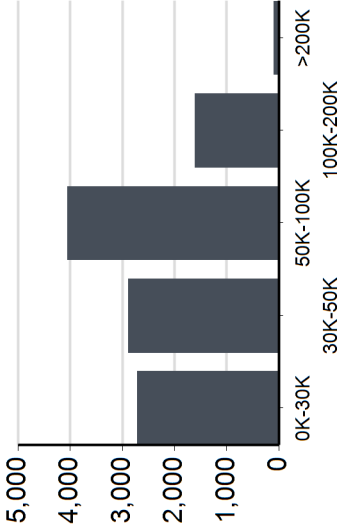
African-American: 1.54 %

Hispanic: 7.65 %

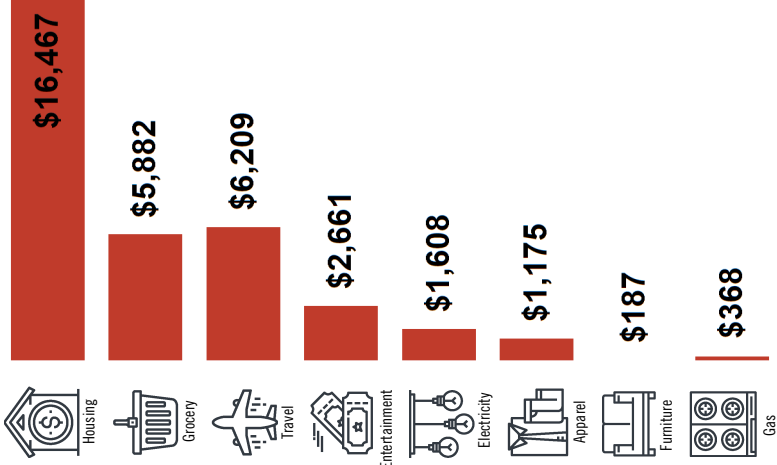
Two or More Races: 9.14 %

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INCOME BY HOUSEHOLD



HH SPENDING



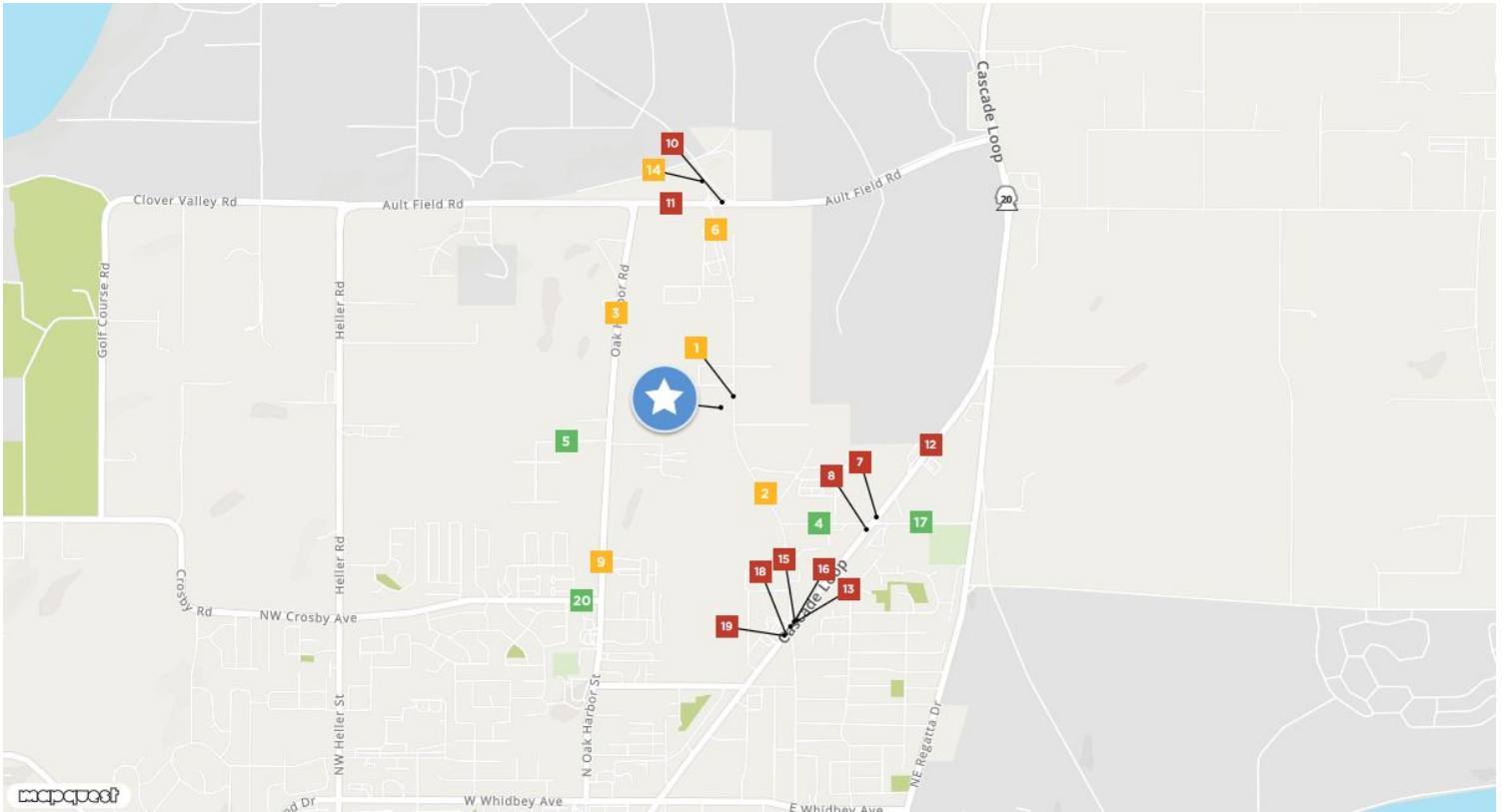
2949 Goldie Rd

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Traffic Counts



NE Goldie St Oak St	1	NE Goldie St NE 16th Ave	2	N Oak Harbor Rd Schay Rd	3	NE 16th Ave NE Goldie St	4	Gun Club Rd Rifle Rd	5
Year: 2011	7,561	Year: 2015	8,023	Year: 2017	5,743	Year: 2015	1,174	Year: 2000	200
Year: 2008	7,302	Year: 2014	7,241	Year: 2011	5,008	Year: 2014	1,114		
Year: 2005	8,969	Year: 2013	7,879	Year: 2008	5,226	Year: 2013	1,133		
NE Goldie St W Ault Field Rd	6	State Route 20 State Route 20	7	State Route 20 State Route 20	8	N Oak Harbor St NW Crosby Rd	9	W Ault Field Rd NE Halyard Ln	10
Year: 2008	8,240	Year: 2024	13,457	Year: 2024	15,411	Year: 2015	5,878	Year: 2017	12,322
				Year: 2010	14,000	Year: 2014	5,783	Year: 2008	9,360
						Year: 2014	5,174		
W Ault Field Rd N Oak Harbor Rd	11	State Route 20 State Route 20	12	State Route 20 State Route 20	13	NE Goldie St Wagner Rd	14	State Route 20 NE Goldie St	15
Year: 2017	11,695	Year: 2024	13,457	Year: 2024	15,411	Year: 2010	8,864	Year: 2022	16,321
Year: 2014	10,506	Year: 2017	13,000			Year: 2008	10,060	Year: 2021	16,321
Year: 2011	9,339	Year: 2015	12,000			Year: 2003	5,389	Year: 2018	17,000
State Route 20 State Route 20	16	NE 16th Ave State Hwy20	17	State Route 20 SW 6th Ave	18	State Route 20 State Route 20	19	NW Crosby Rd NW Cherry Hill Loop	20
Year: 2024	15,411	Year: 2015	1,647	Year: 2019	21,000	Year: 2024	17,910	Year: 2015	4,692
Year: 2018	21,000	Year: 2014	1,453	Year: 2018	22,000	Year: 2017	19,000	Year: 2014	4,330
		Year: 2013	1,635			Year: 2015	18,000	Year: 2013	4,304



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Article XIV. I – Industrial

19.20.725 Purpose and intent.

The I industrial district is intended to accommodate certain industrial structures and uses having physical and operational characteristics which might adversely affect the adjoining residential and commercial uses. Regulations are designed to permit those industrial uses which can be operated in a relatively clean, quiet and safe manner compatible with adjoining land uses. (Ord. [1573](#) § 1, 2010; Ord. [1555](#) § 8, 2009).

19.20.755 Density provisions.

In an I district, the following density provisions apply:

- (1) Minimum lot area, no limitation;
- (2) Minimum lot width, no limitation;
- (3) Minimum lot depth, no limitation;
- (4) Minimum front yard, 35 feet;
- (5) Minimum side yard, no limitation, except when abutting a residentially zoned property, then 10 feet each. For corner lots, a side yard abutting a public street shall be 35 feet except that the city council may approve a variable setback of not less than 20 feet or the established building line on adjoining property, whichever is greater, after consideration at a public meeting or public hearing;
- (6) Minimum rear yard, no limitation except when abutting a public street, then 35 feet;
- (7) Maximum building height, 35 feet;
- (8) Maximum lot coverage, no limitation. (Ord. [1573](#) § 1, 2010; Ord. [1555](#) § 8, 2009).

19.20.760 Conditions governing permitted uses.

- (1) Design shall be in accordance with the provisions of the Oak Harbor design guidelines.
- (2) Landscaping and buffers shall be constructed and maintained in accordance with the provisions of Chapter [19.46](#) OHMC. (Ord. [1573](#) § 1, 2010; Ord. [1555](#) § 8, 2009).

19.20.765 Site plan and design review required.

Site plan and design review shall be required as defined in Chapter [19.48](#) OHMC. (Ord. [1573](#) § 1, 2010; Ord. [1555](#) § 8, 2009).

19.20.768 Relation to aviation environs overlay zone.

Property located in an aviation environs overlay zone, as governed in Chapter [19.50](#) OHMC, shall meet the requirements for noise attenuation in Chapter [17.30](#) OHMC and the comprehensive plan land use element. (Ord. [1573](#) § 1, 2010; Ord. [1555](#) § 8, 2009).