

# LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



## ***For Sale or Lease***

**1550 Walton Drive  
Burlington, WA**

- ◆ 3.247 acres of 141,429 sf [1.12 ac storm water retention pond]
- ◆ 365' frontage on Walton Drive
- ◆ FEMA Flood Plain Designation: Zone A7
- ◆ Served by all available public utilities
- ◆ Zoned M1: Industrial District
- ◆ Warehouse:  
32,000+/-sf w/22' ctr height  
3,200+/- sf enclosed insulated lean-to w/ dock ht door  
30 x 62+/-storage mezzanine
- ◆ Office: 5,000+/- sf
- ◆ For Sale: \$3,000,000.00
- ◆ For Lease: \$ .59 sf/mo NNN



**CLAY LEARNED**

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[clay@claylearned.com](mailto:clay@claylearned.com)

*All info deemed reliable however verification recommended*

P105947

P105946

P101101

P105938

TON DRIVE

C 117841  
POND  
NO. 2 TRACT d  
P113305

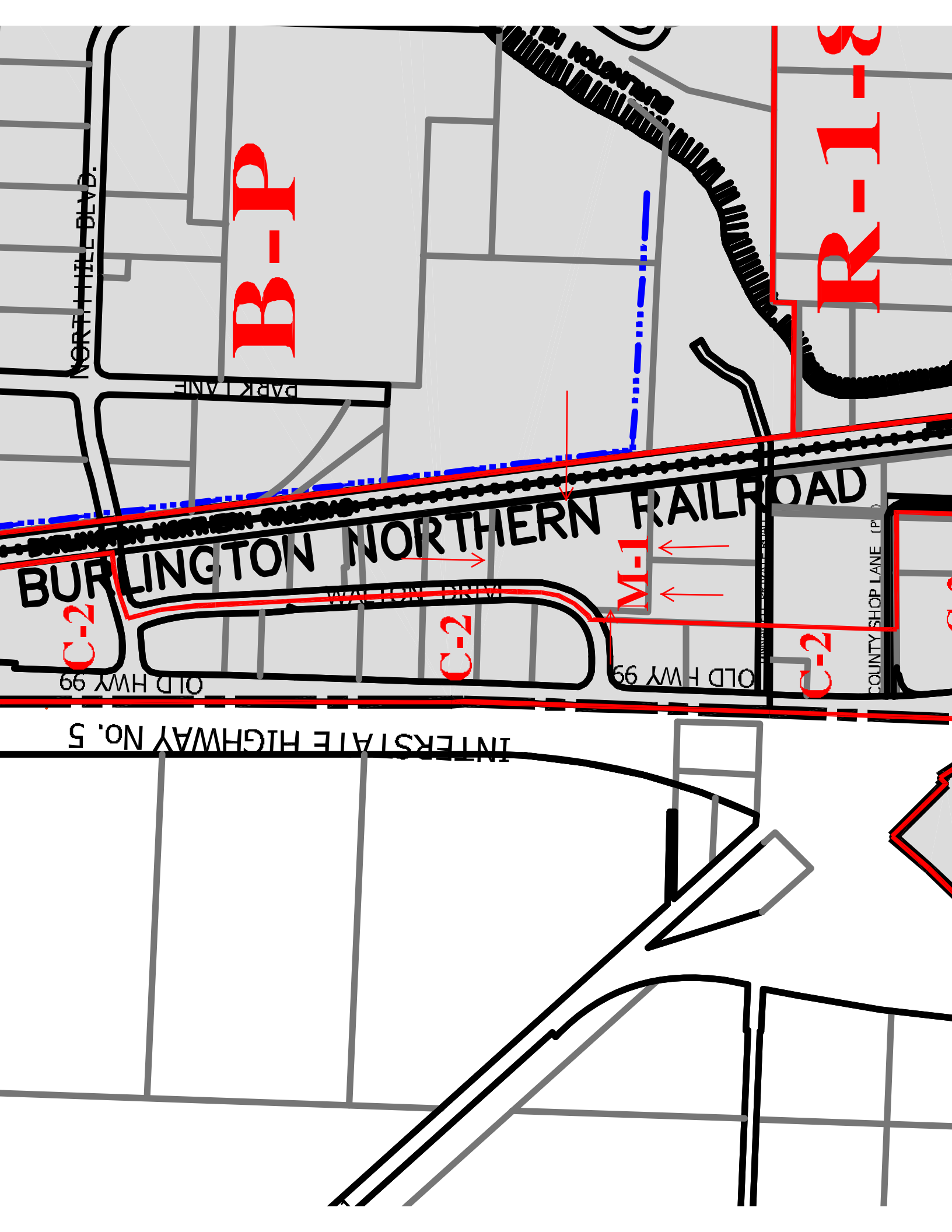
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BINDING SITE PLAN  
PHASE II

BURLINGTON HILL BUSIN

**1550 WALTON DRIVE, BURLINGTON, WA**





NORTH HILL BLVD.

B-P

R-1-B

PARK LANE

BURLINGTON NORTHERN RAILROAD

C-2

C-2

M-1

C-2

OLD HWY 99

OLD HWY 99

COUNTY SHOP LANE (P)

INTERSTATE HIGHWAY NO. 5

WALTON DRIVE

**Chapter 17.42**  
**M-1 INDUSTRIAL DISTRICT<sup>11</sup>**

**Sections:**

- 17.42.010 Intent.
- 17.42.020 Permitted primary uses.
- 17.42.025 Accessory uses.
- 17.42.030 Uses requiring administrative permits.
- 17.42.040 Uses requiring a conditional use permit.
- 17.42.050 Development standards.
- 17.42.060 Supplemental development standards.

**17.42.010 Intent.**

An M-1 district shall provide a use district for manufacturing, warehousing and distribution operation which require little or no retail contact with the general public.

The industrial zone is intended to provide for general manufacturing and processing and grouping of industrial enterprises which possess common or similar characteristics and performance standards involving manufacturing, assembling, fabrication and processing, bulk handling of products, large amounts of storage and warehousing, outdoor storage, processing and other related uses.

While other uses may be sited within this zone, permits for such uses should not be issued if such uses will discourage use of adjacent sites for industry, interrupt the continuity of industrial sites, or produce traffic in conflict with the industrial uses. (Ord. 1206 § 3, 1992).

**17.42.020 Permitted primary uses.**

Hereafter all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this title:

- A. Basic wood processing including sawmills, planing mills, veneering and laminating of wood;
- B. Building movers;
- C. Caretakers quarters, not more than one per establishment;
- D. Club, topless; provided that it shall be located a minimum of 1,000 feet from any

- residential zone, 1,000 feet from any school, public or private, 1,000 feet from any church, and 1,000 feet from any park, measured along the right-of-way;
- E. Cold storage plants;
- F. Commercial laundries;
- G. Contractor trade services including storage yards;
- H. Enameling, galvanizing and electroplating;
- I. Equipment repair and storage;
- J. Heavy equipment and truck repair;
- K. Household movers and storage;
- L. Janitorial services;
- M. Job training and vocational education;
- N. Lumber yards;
- O. Manufacturing, assembling and packaging of articles, products, or merchandise from previously prepared natural or synthetic materials, including but not limited to bristles, canvas, cellophane, and similar synthetics, chalk, clays, (pulverized only, with gas or electric kilns), cloth, cork, feathers, felt, fiber, fur, glass, (including glass finishing), graphite, hair, horn, leather, paper, paraffin, plastic and resins, precious or semi-precious metals or stones, putty, pumice, rubber, shell, textiles, tobacco, wire, wood, wool, and yarn;
- P. Manufacturing establishments engaged in electronic, automotive, aerospace, airframe, or related manufacturing and assembly activities, including precision machine shops producing parts, accessories, assemblies, systems, engine, major components, and whole electronic or electrical devices, automobiles, aircraft, aerospace, or underwater vehicles, but specifically excluding explosive fuels and propellants;
- Q. Manufacturing, processing, assembling and packaging of precision components and products, including precision machine shops for products such as radio and television equipment, business machine equipment, home appliances, scientific, optical, medical, dental, and drafting instruments, photographic and optical goods, phonograph records and pre-recorded audio-visual tape, measurement and control devices, sound equipment and supplies, personal

- accessories, and products of similar character;
- R. Manufacturing, processing, treating, assembling and packaging of articles, products or merchandise from previously prepared ferrous, nonferrous or alloyed metals;
  - S. Manufacturing, processing, blending and packaging of products such as the following:
    1. Soaps, detergents and other basic cleaning and cleansing materials;
    2. Mineral products such as abrasives, asbestos, chalk, pumice, etc.;
    3. Clay and cement products such as brick, tile, pipe, etc.;
  - T. Manufacturing, processing, blending and packaging of the following:
    1. Drugs, pharmaceuticals, toiletries, and cosmetics;
    2. Food and kindred products, such as confectionery products, chocolate, cereal breakfast food, bakery products, paste products, fruits and vegetables, beverages, prepared food specialties (such as coffee, dehydrated and instant food, extracts, spices and dressings) and similar products;
    3. Dairy products and by-products such as milk, cream, cheese and butter, including the processing and bottling of fluid milk, and cream and wholesale distribution;
  - U. Manufacturing, assembling, packaging and development of computer equipment and software, and related products;
  - V. Motion picture theater, adult; provided that it shall be located a minimum of 1,000 feet from any residential zone, 1,000 feet from any school, public or private, 1,000 feet from any church, and 1,000 feet from any park, measured along the right-of-way;
  - W. Motor freight terminals and transportation;
  - X. Offices related to an on-site permitted use or larger than 50,000 square feet of floor area;
  - Y. On-site day care serving a specified permitted use;
  - Z. On-site recreational facilities serving a specified permitted use;
  - AA. Outside storage yards;
  - BB. Printing, publishing, and allied industries including such processes as lithography, etching, and engraving, binding, blueprinting, photocopying, and film processing;
  - CC. Research, development and testing of permitted use;
  - DD. Restaurants, limited to serving a permitted use on the same site;
  - EE. Retail and wholesale trade of products manufactured, processed or assembled on-site;
  - FF. Warehousing and distribution facilities, to include wholesale trade not open to general public;
  - GG. Other similar uses and accessory uses and buildings appurtenant to a principal use which the planning director finds compatible with the principal permitted uses described in this chapter and consistent with the purpose and intent of the M-1 zone;
  - HH. Uses permitted in the C-1 general commercial and C-2 heavy commercial districts may be permitted on a portion of the site by the planning commission, in accordance with BMC 17.68.150. This review may be conducted only if there is a recommendation for approval by the planning director, in consultation with the public works director, fire marshal, building official and police chief, based on the following criteria:
    1. The lot is deep or irregular and C-1 uses may not be appropriate on a portion of the site.
    2. The site abuts a more intense use and a transitional use is a better fit with the character of the area. (Ord. 1396 § 52, 1999; Ord. 1284 § 2, 1995; Ord. 1260 § 15, 1994; Ord. 1206 § 3, 1992).

**17.42.025 Accessory uses.**

- A. Telecommunication macro facilities, subject to the following requirements:

1. Macro facilities may be located on buildings and structures provided that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
2. The macro facility shall be exempt from review by the design review board if the antenna and related components are the same color as the existing building, pole or support structure on which it is proposed to be located.
3. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.
4. Macro facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, or in the case of nonconforming structures the antennas may extend 15 feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blends in with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure.

B. Existing monopole I and lattice towers may be extended in height to maximum of 160 feet in height without complying with setback requirements. (Ord. 1396 § 53, 1999).

**17.42.030 Uses requiring administrative permits.**

The following uses and activities may be permitted by means of an administrative permit, issued in accord with BMC 17.68.150, if the development plan of such use is found by the planning commission to be consistent with the purpose of the zone and the related policies of the comprehensive plan:

- A. Auction houses, excluding animals;

- B. Automobile wrecking yard;  
 C. Banks and financial institutions;  
 D. Car wash;  
 E. Day care, including family day care homes and child day care centers as defined by DSHS, preschools or nursery schools;  
 F. Eating and drinking establishments other than restaurants serving a permitted use on the same site;  
 G. Equipment rental and leasing and sales;  
 H. Health and physical fitness clubs;  
 I. Mini storage warehouses;  
 J. Offices, including corporate headquarters;  
 K. Personal and household retail sales and service;  
 L. Reupholstery and furniture repair;  
 M. Secretarial services;  
 N. Small appliance repair;  
 O. Towing service;  
 P. Vehicle repair, major and minor. (Ord. 1396 § 54, 1999; Ord. 1260 § 16, 1994; Ord. 1206 § 3, 1992).

**17.42.040 Uses requiring a conditional use permit.**

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of BMC 17.68.130:

- A. Animal auction houses;  
 B. Animal and food processing including the following:
1. Tanning and dressing of hides,
  2. Curing, canning, freezing, canning and processing of meat and seafood,
  3. Pickling and brine curing;
- C. Bulk storage or processing of oil, gas, petroleum, butane, liquid petroleum, gas and similar products, unless clearly incidental and secondary to support a principally permitted use;  
 D. Concrete mixing and batching plants, including ready-mix concrete facilities;  
 E. Drive-in theaters;  
 F. Government facilities;  
 G. Motels;  
 H. Radio and television transmitting towers;  
 I. Rock crushing plants;

- J. Sales and rental of motorized vehicles;
- K. Transmission towers on Burlington Hill where co-location exists subject to the following additional criteria:

1. Antennas may not extend more than 15 feet above their supporting structure, monopole, lattice tower, building or other structure;
2. Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and the zone district to the extent consistent with the function of the communications equipment. Wireless communication towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practicable. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area;
3. Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped in conformance with chapter 20.12 BMC;
4. No equipment shall be operated so as to produce noise in levels above 45 dB as measured from the nearest property line on which the attached wireless communication facility is located;
5. New transmission towers and additional height on existing towers shall comply with performance standards for industrial uses adjacent to residential zones, BMC 17.48.110, 17.48.120 and 17.48.130);

- L. Utility substations, unless clearly incidental and part of a permitted use;
- M. Warehouse sales, open to the public, must have a minimum of 50,000 square feet of

floor space. (Ord. 1396 § 55, 1999; Ord. 1206 § 3, 1992).

**17.42.050 Development standards.**

- A. Minimum lot area: none required.
- B. Minimum lot width: none required.
- C. Minimum lot depth: none required.
- D. Maximum lot coverage: none required.
- E. Maximum building height: 45 feet. For those structures that exceed 45 feet, one additional foot of setback shall be provided for each foot the structure exceeds 45 feet.
- F. Minimum yard setbacks:
  1. Front: 0 feet;
  2. Side, interior: none required;
  3. Side, street: 0 feet;
  4. Rear: none required.

A 20-foot setback shall be required for any and each yard that abuts, adjoins, or is separated by a street, less than 50 feet in width, any residentially zoned property. This additional setback requirement also applies to residentially zoned property that is unincorporated county land.

- G. Fences: see BMC 17.45.050.
- H. Parking: see chapter 17.54 BMC.
- I. Landscaping: see chapter 17.50 BMC.
- J. Signs: see chapter 17.63 BMC.
- K. Performance standards: see chapter 17.48 BMC. (Ord. 1233 § 5, 1993; Ord. 1206 § 3, 1992).

**17.42.060 Supplemental development standards.**

- A. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use, subject to the requirements of the Uniform Fire Code.
- B. Industrial land abutting directly a residential zone shall provide for a transition to the residential use required in chapter 17.48 BMC, Performance Standards, and the following:

1. A six-foot screening fence and a 20-foot landscaped buffer designed for sight and noise baffling or a six-foot solid block wall and a 10-foot landscaped buffer designed for sight and noise baffling; and
  2. Uses generating noise after 9:00 p.m. shall not be permitted, including taverns, assembly occupancies, restaurants with cocktail lounges or dance floors, all night business and other similar types of uses. This shall not include shift work for the industrial use;
  3. Measures shall be taken to prevent light and glare from being directed to residential uses.
- C. New construction shall comply with the Citywide Design Guidelines, and on sites one acre or larger in size, Chapter 17.69 BMC, Design Review Board. (Ord. 1322 § 9, 1996; Ord. 1260 § 17, 1994; Ord. 1206 § 3, 1992).

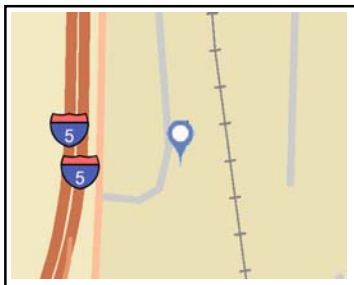
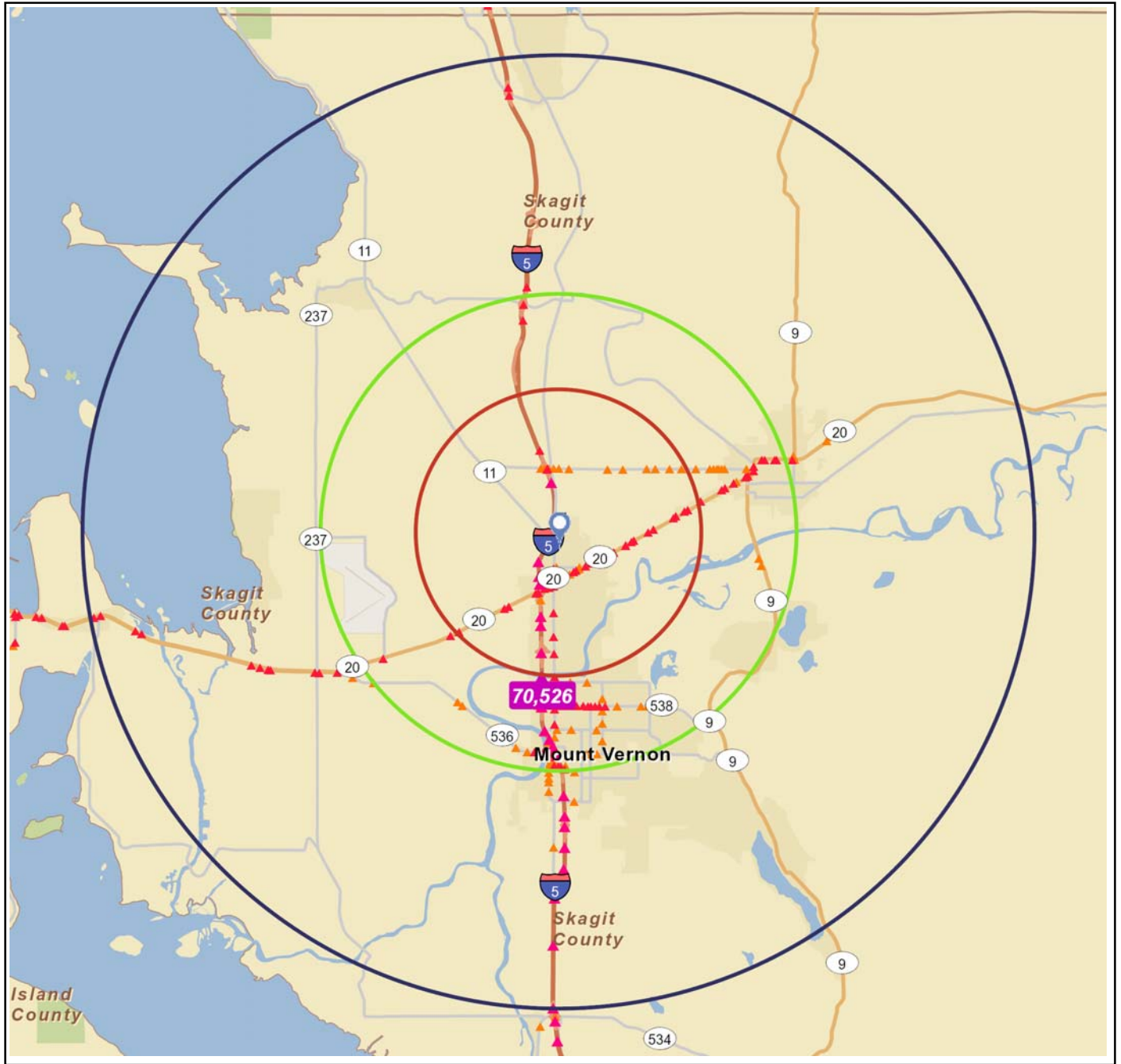


# Traffic Count Map

Prepared by STDBOnline

1500 Walton Drive  
1500 Walton Dr, Burlington, WA 98233-4610  
Ring: 3, 5, 10 Miles

Latitude: 48.488278  
Longitude: -122.333528



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: © 2010 MPSI Systems Inc. d.b.a. DataMetrix®



# Executive Summary

Learned Commercial, Inc.

1500 Walton Dr, Burlington, ...

Latitude: 48.488278

Longitude: -122.333528

Ring: 3, 5, 10 Miles

	3 miles radius	5 miles radius	10 miles radius
<b>2010 Population</b>			
Total Population	14,153	48,943	83,235
Male Population	50.2%	49.7%	49.7%
Female Population	49.8%	50.3%	50.3%
Median Age	34.2	33.6	36.0
<b>2010 Income</b>			
Median HH Income	\$54,137	\$52,268	\$52,781
Per Capita Income	\$22,169	\$22,083	\$23,011
Average HH Income	\$61,180	\$60,895	\$62,390
<b>2010 Households</b>			
Total Households	5,051	17,454	30,109
Average Household Size	2.74	2.75	2.71
<b>2010 Housing</b>			
Owner Occupied Housing Units	58.1%	58.7%	62.9%
Renter Occupied Housing Units	37.0%	36.4%	30.9%
Vacant Housing Units	4.9%	4.9%	6.2%
<b>Population</b>			
1990 Population	8,873	31,517	53,441
2000 Population	11,663	41,331	70,320
2010 Population	14,153	48,943	83,235
2015 Population	15,186	51,905	88,413
1990-2000 Annual Rate	2.77%	2.75%	2.78%
2000-2010 Annual Rate	1.91%	1.66%	1.66%
2010-2015 Annual Rate	1.42%	1.18%	1.21%

In the identified market area, the current year population is 83,235. In 2000, the Census count in the market area was 70,320. The rate of change since 2000 was 1.66 percent annually. The five-year projection for the population in the market area is 88,413, representing a change of 1.21 percent annually from 2010 to 2015. Currently, the population is 49.7 percent male and 50.3 percent female.

<b>Households</b>			
1990 Households	3,419	12,020	20,212
2000 Households	4,232	14,933	25,631
2010 Households	5,051	17,454	30,109
2015 Households	5,415	18,489	31,963
1990-2000 Annual Rate	2.16%	2.19%	2.4%
2000-2010 Annual Rate	1.74%	1.53%	1.58%
2010-2015 Annual Rate	1.4%	1.16%	1.2%

The household count in this market area has changed from 25,631 in 2000 to 30,109 in the current year, a change of 1.58 percent annually. The five-year projection of households is 31,963, a change of 1.2 percent annually from the current year total. Average household size is currently 2.71, compared to 2.68 in the year 2000. The number of families in the current year is 20,900 in the market area.

## Housing

Currently, 62.9 percent of the 32,098 housing units in the market area are owner occupied; 30.9 percent, renter occupied; and 6.2 percent are vacant. In 2000, there were 26,905 housing units - 63.5 percent owner occupied, 31.0 percent renter occupied and 5.5 percent vacant. The rate of change in housing units since 2000 is 1.74 percent. Median home value in the market area is \$239,094, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.43 percent annually to \$296,901. From 2000 to the current year, median home value changed by 5.05 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



1500 Walton Dr, Burlington, ...

Latitude: 48.488278

Longitude: -122.333528

Ring: 3, 5, 10 Miles

	3 miles radius	5 miles radius	10 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$29,550	\$28,489	\$28,273
2000 Median HH Income	\$42,420	\$41,313	\$42,306
2010 Median HH Income	\$54,137	\$52,268	\$52,781
2015 Median HH Income	\$60,659	\$59,021	\$59,925
1990-2000 Annual Rate	3.68%	3.79%	4.11%
2000-2010 Annual Rate	2.41%	2.32%	2.18%
2010-2015 Annual Rate	2.3%	2.46%	2.57%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$13,109	\$13,493	\$13,504
2000 Per Capita Income	\$19,534	\$19,700	\$20,371
2010 Per Capita Income	\$22,169	\$22,083	\$23,011
2015 Per Capita Income	\$24,905	\$25,380	\$26,569
1990-2000 Annual Rate	4.07%	3.86%	4.2%
2000-2010 Annual Rate	1.24%	1.12%	1.2%
2010-2015 Annual Rate	2.35%	2.82%	2.92%
<b>Average Household Income</b>			
1990 Average Household Income	\$34,175	\$35,120	\$35,295
2000 Average Household Income	\$53,080	\$53,747	\$55,082
2010 Average HH Income	\$61,180	\$60,895	\$62,390
2015 Average HH Income	\$68,910	\$70,155	\$72,178
1990-2000 Annual Rate	4.5%	4.35%	4.55%
2000-2010 Annual Rate	1.4%	1.23%	1.22%
2010-2015 Annual Rate	2.41%	2.87%	2.96%

### Households by Income

Current median household income is \$52,781 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$59,925 in five years. In 2000, median household income was \$42,306, compared to \$28,273 in 1990.

Current average household income is \$62,390 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$72,178 in five years. In 2000, average household income was \$55,082, compared to \$35,295 in 1990.

Current per capita income is \$23,011 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,569 in five years. In 2000, the per capita income was \$20,371, compared to \$13,504 in 1990.

### Population by Employment

Currently, 88.7 percent of the civilian labor force in the identified market area is employed and 11.3 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 90.5 percent of the civilian labor force, and unemployment will be 9.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 64.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.7 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 55.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 26.0 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 77.9 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 24.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 14.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 26.5 percent were high school graduates only (29.6 percent in the U.S.)
- 11.8 percent had completed an Associate degree (7.7 percent in the U.S.)
- 13.5 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.9 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.