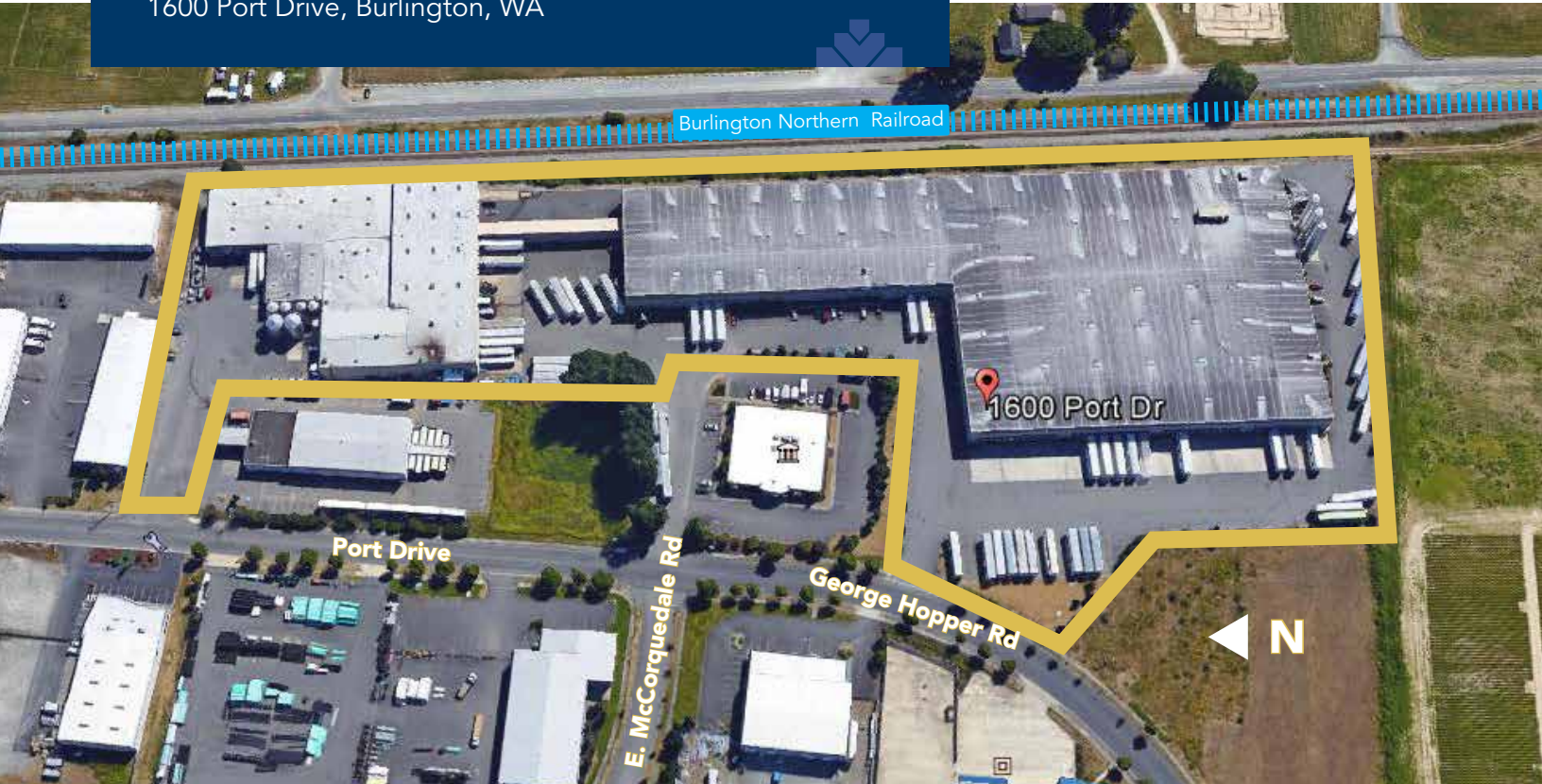


FOR LEASE - INDUSTRIAL

1600 Port Drive Building

1600 Port Drive, Burlington, WA



FOR LEASE \$0.45 SF / Month + \$0.12 SF / NNN

SQUARE FEET	264,132 SF
LOT SIZE	12.27 Acres (534,481 SF)
CONSTRUCTION	Concrete tilt-up
ZONING	M-1 Industrial District, City of Burlington
POTENTIAL RAIL SPUR	Opportunity to install a railroad industrial spur

SOUTH BUILDING

- 200,000 SF
- 30' Clear Height
- 1,600 Amps, 277/480 Volts, 3-Phase Power
- 32 Dock High & 3 Drive In Doors

NORTH BUILDING

- 64,132 SF
- 18'-24' Clear Height
- 6,000 Amps, 277/400 Volts, 3-Phase Power
- 16 Dock High & 1 Drive In Doors

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

1600 Port Drive Building FOR LEASE - INDUSTRIAL

Alex Vlaski
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 **JSH** | PROPERTIES, INC.

7325 166TH AVE NE, SUITE F260 | REDMOND, WA 98052
WWW.JSHPROPERTIES.COM

Site Plan



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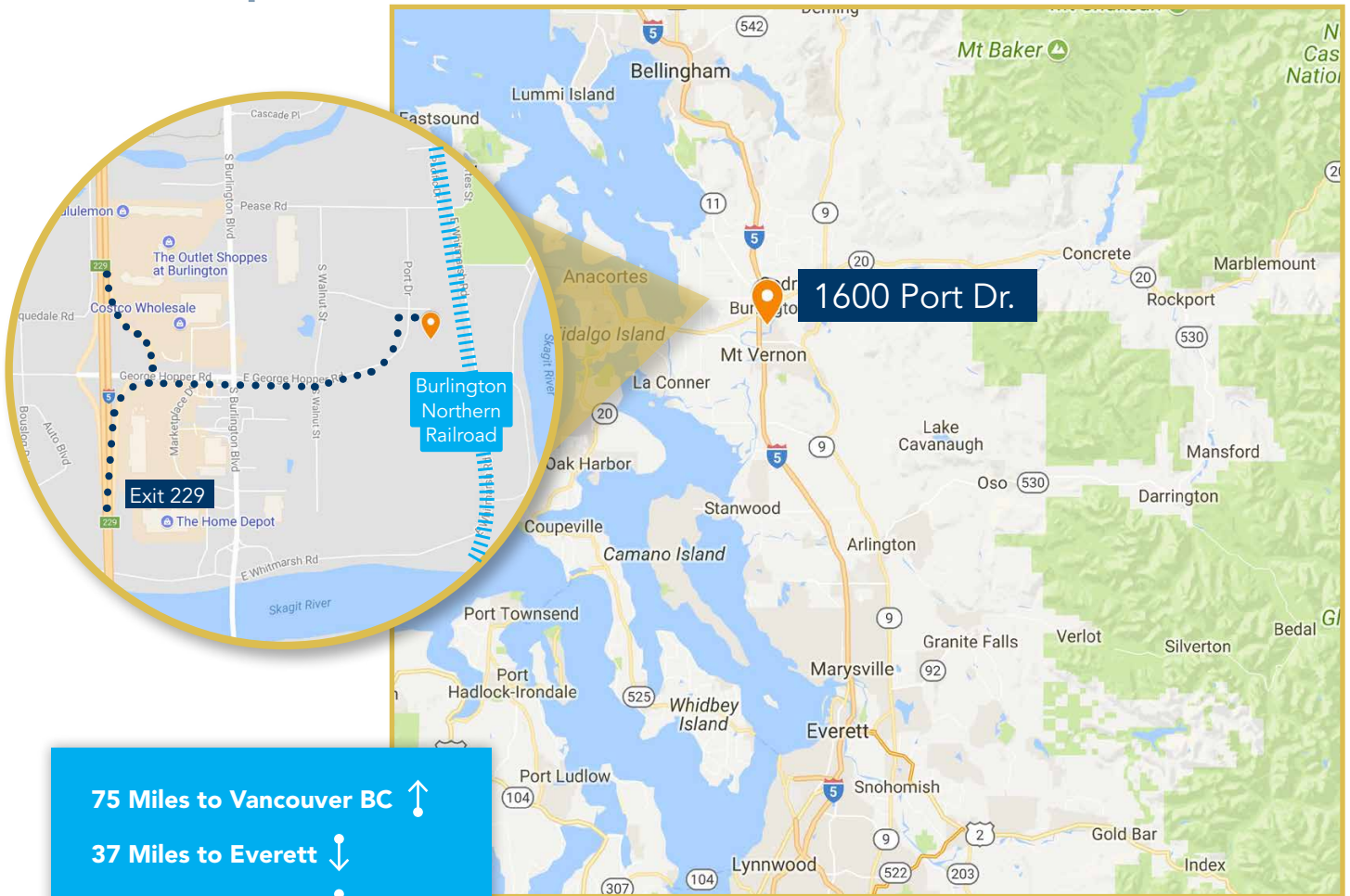
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Site Map



75 Miles to Vancouver BC ↑
37 Miles to Everett ↓
65 Miles to Seattle ↓



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