

FOR SALE

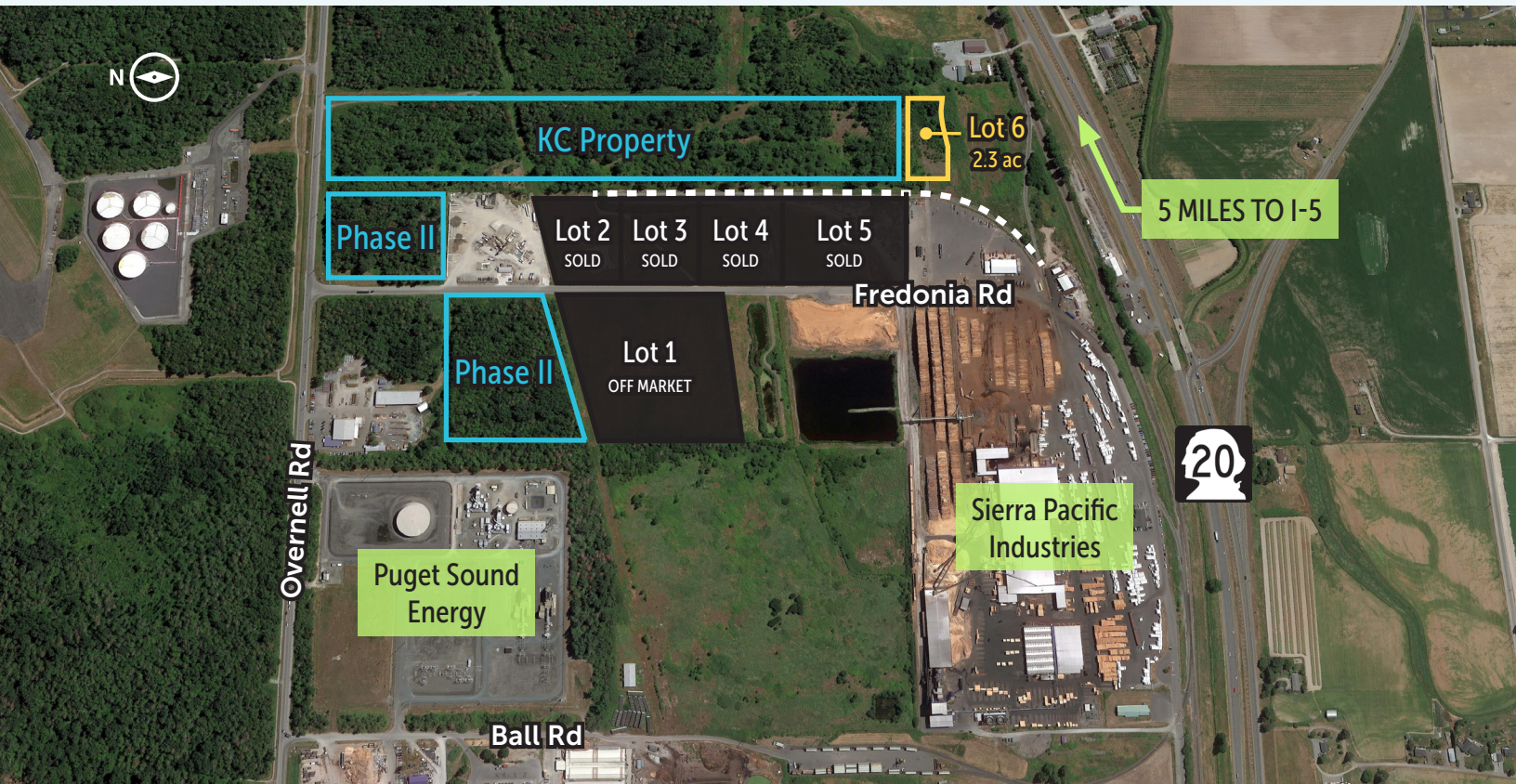
CASCADE INDUSTRIAL PARK

148XX MCFARLAND RD | MOUNT VERNON, WA



NEIL WALTER
COMPANY

FINISHED INDUSTRIAL LOTS FOR SALE



Cascade Industrial Park offers fully-entitled industrial lots ready for buyers to start their building design. Zoned "Bayview Heavy Industrial", Skagit County's most intense industrial zone, the project can accommodate numerous industrial uses ranging from warehouse and distribution through heavy manufacturing.

PROPERTY INFO

Phase I	
Acres	Price/SF
2.3 - 3.5	\$8.95
Phase II/KC Property	
Acres	Price/SF
45.5	TBD

PHASE I		
Lot	Acres	Price
1	11.7	OFF MARKET
2	3.8	SOLD
3	3.8	SOLD
4	4.0	SOLD
5	6.9	SOLD
6	2.3	\$896,683

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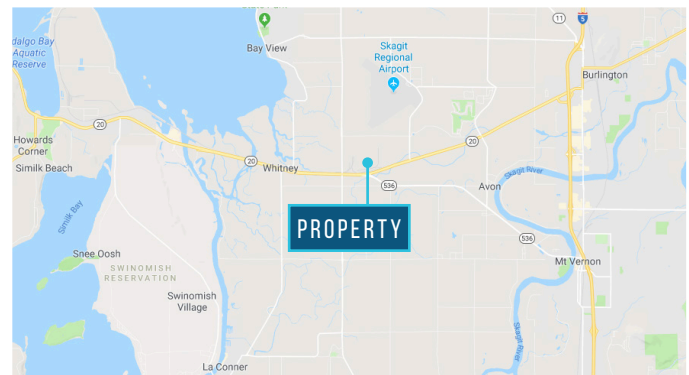
PHASE I PROPERTY HIGHLIGHTS

- Fully entitled industrial lots
- Ready for construction
- Common storm water system for all lots
- All utilities to site
- Lots filled and graded
- Rail service possible for lots 2 through 6



The lots at **Cascade Industrial Park** are served by a common storm water collection pond allowing for full use of each lot. Lots 2-5 are next to BNSF Rail and can be combined for up to 18.5 contiguous acres. Each lot has power, water, and gas to the property line.

All site work has been done and new owners can be under construction in a fraction of the time vs. unimproved property.



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