



Available May 1st (or sooner)

## Features

Rent: \$0.55 per SF + NNN	6,000 SF (includes 400 SF Office)
Fenced yard area & parking	Lots of room for trucks
Easy access to I-5	.94 Acres
3 grade level rollup doors ( 12' each)	Insulated
Steel building with metal skin	16' ceiling heights

## Contact

**Greg Martineau, CCIM**  
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**Luke Reardon**  
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3817 Old Hwy 99 S

Mount Vernon, WA

## PROPERTY FACT SHEET

Year Built	1986
Building Size	6000 SF (100' X 60')
Flooring	Concrete
Electrical Service	100 amps
Sprinkler System	No



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