

## 3816 Cedardale Rd

Mount Vernon, WA

### Property Facts

Former Swan's Moving & Storage

\$0.63/SF + NNN

16,000sf warehouse

1,500sf office

1,100sf 22 unit mini storage

High ceilings for storage racks

4 dock high & 1 grade level doors

Excellent I-5 frontage & visibility

Right off exit 225

1+ Acre Fenced Yard

Ample Parking



### Contact

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**Luke Reardon**

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## 3816 Cedardale Rd

### PROPERTY FACT SHEET

<b>Address:</b>	<b>3816 Cedardale Road</b>
<b>Site:</b>	<b>Flat, leveled topography</b>
<b>Zoning:</b>	<b>(CL) Industrial</b>
<b>Building:</b>	<b>Concrete Tilt</b>
<b>Year Built:</b>	<b>1985</b>
<b>Building Size:</b>	<b>Approx. 17,500sf</b>
<b>Doors:</b>	<b>5 roll-up doors</b>
<b>Loading Dock:</b>	<b>Yes</b>
<b>Yard Space:</b>	<b>Over 1 Acre</b>
<b>Insulated Y/N:</b>	<b>No</b>
<b>Ceiling Height:</b>	<b>26' - 29' clear</b>
<b>Electrical Service:</b>	<b>100-200amps, 208v, 3-phase available</b>
<b>Sprinkler System:</b>	<b>None</b>
<b>Office SF:</b>	<b>1,500sf</b>



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