

# For Lease

## 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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Saratoga Commercial Real Estate • 228 E Champion Ste 102 • Bellingham, WA 98225 • www.saratogacom.com

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#### PROPERTY FACT SHEET

Address:	3816 Cedardale Road
Site:	Flat, leveled topography
Zoning:	(CL) Industrial
Building:	Concrete Tilt
Year Built:	1985
Building Size:	Approx. 17,500sf
Doors:	5 roll-up doors
Loading Dock:	Yes
Yard Space:	Over 1 Acre
Insulated Y/N:	Νο
Ceiling Height:	26' - 29' clear
Electrical Service:	100-200amps, 208v,
	3-phase available
Sprinkler System:	None
Office SF:	1,500sf



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