

FOR LEASE

**WAREHOUSE W/
LARGE FENCED
YARD**

DOCK & GRADE LEVEL LOADING

702 28TH ST.
ANACORTES, WA

GREG MARTINEAU, CCIM
BROKER/ OWNER
GREG@GAGECRE.COM
(360) 820-4645

TRACY CARPENTER
BROKER/ OWNER
TRACY@GAGECRE.COM
(360) 303-2608



WWW.GAGECRE.COM

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THE OFFERING

20,000 SF | WAREHOUSE W/ FENCED YARD

Centrally located in the Light Industrial zone of Anacortes. Rare offering of 20,000 SF concrete tilt warehouse w/ yard space, loading dock(s) and multiple entry points for business flexibility. Lease rate includes one Ac. of yard space, additional yard space available/negotiable.

- 20,000 SF Total Building Size
- Approx. 4,500 SF Showroom, office + Restrooms
- 1 Ac. Fenced Yard Space
- 100 ft. loading dock with 2x 16x22 roll up doors.
- 2x Grade level 16x18 Roll Up Doors
- 1x 29' Double Sliding Door
- 1x 21' Sliding Door
- 3 Phase Power (120V/240V/480V)

PROPERTY ADDRESS

702 28th St
Anacortes, WA 98221

SQUARE FEET

20,000 SF

LOT SIZE

1.0 Ac. (43,460 SF)

PARCEL NUMBER

P77997

LEASE RATE

\$1.00/ SF / MO

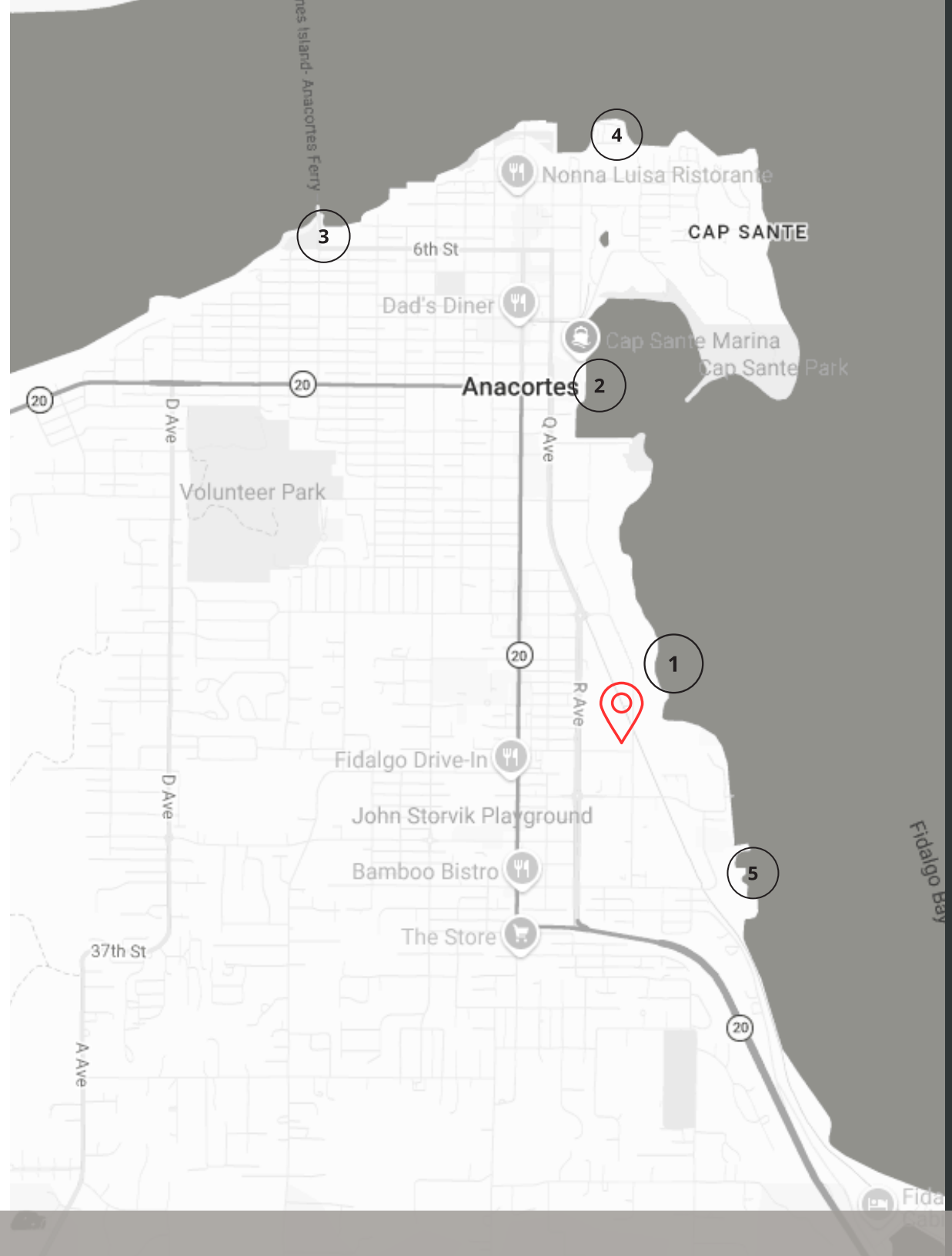
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Est. \$0.10 SF

702 28TH ST, ANACORTES WA

NEARBY AMENITIES

- 1 Anacortes Marina
- 2 Cap Sane Marina
- 3 Ferry Terminal
- 4 Pier 2 - Anacortes Marina- Bulk Cargo Marina
- 5 Fidalgo Marina



This architectural floor plan depicts a building layout with the following features and dimensions:

- Overall Dimensions:** The building is 201'6" wide and 101'10" deep.
- Rooms and Areas:**
 - OFFICE:** A large rectangular area in the upper left.
 - RECEPTION:** A small area at the bottom left.
 - ELECTRICAL:** A small room at the bottom left.
 - STAIRS:** Located in the upper left corner.
 - RESTROOMS:** Two small rooms, one near the stairs and one near the reception area.
 - LOBBY:** A large open area in the center, separated from the office by a dashed line.
- Dimensions and Measurements:**
 - Top horizontal wall: 201'6"
 - Left vertical wall: 101'10"
 - Office width: 80'0"
 - Office depth: 40'0"
 - Reception width: 20'0"
 - Reception depth: 10'0"
 - Electrical room width: 10'0"
 - Electrical room depth: 10'0"
 - Stair width: 10'0"
 - Stair depth: 10'0"
 - Restroom width: 10'0"
 - Restroom depth: 10'0"
 - Central lobby width: 121'6"
 - Central lobby depth: 101'10"
 - Right vertical wall: 101'10"
- Orientation:** A north arrow is located at the bottom center, pointing towards the top of the page.
- Scale:** A graphic scale bar is located at the bottom left, showing distances in feet.

AREA OVERVIEW

ANACORTES, WA

Set on Fidalgo Island where the Salish Sea meets the North Cascades, Anacortes is the gateway to the San Juan Islands and one of the Pacific Northwest's premier maritime communities. Home to the Washington State Ferries terminal that carries millions of travelers each year to the San Juan archipelago and Sidney, B.C., the City of Anacortes anchors the northwest corner of Skagit County — a working waterfront town that pairs a deep-water industrial port and active marine trades with nearly 3,000 acres of protected community forest, miles of saltwater shoreline, and Deception Pass State Park, the most-visited state park in Washington, just to the south. The result is a rare mix of year-round economy and four-season recreation in one of the region's most scenic settings.

Quick Facts:

- Population: ~18,200 (17,637 at 2020 Census)
- Area: 11.8 square miles
- Travel distances:
 - Deception Pass State Park: 9 miles
 - Seattle: 80 miles
 - Canadian border: ~67 miles
 - Vancouver, B.C.: 91 miles
- Washington State Ferries terminal — gateway to the San Juan Islands (Lopez, Shaw, Orcas, San Juan) and Sidney, B.C.
- Anacortes Community Forest Lands: 2,950 acres with ~50 miles of trails
- Economic base: two major oil refineries plus a strong marine-trades and boat-building sector





CONTACT

Greg Martineau, CCIM
Broker/ Owner
360-820-4645
Greg@gagecre.com

Tracy Carpenter
Broker/ Owner
360-303-2608
Tracy@gagecre.com



Gage Commercial Real Estate, LLC | 809 W Orchard Dr, Ste 7, Bellingham, WA |
360-483-0508 | greg@gagecre.com, tracy@gagecre.com
www.GageCRE.com