

# BUILD READY • BUILD TO SUIT FOR SALE / FOR LEASE

ESTIMATED OCCUPANCY: 18 - 24 MONTHS

Western Peace  
Arch Crossing

Douglas/Blaine  
Truck Crossing

5

## BLAINE INDUSTRIAL PARK

Blaine, WA



Bellingham Int'l Airport: 23 min.

Vancouver Int'l Airport: 41 min.



Port of Bellingham: 27 min.

Port of Vancouver: 53 min.

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## 46+ acres total land • 17 useable acres

- DOE & Army Corps approvals submitted and pending approval
- 6 GW electrical power
- Fiber optic, sewer, water, electricity - fully serviced at lot line
- 2,700' highway frontage
- Next to Odell Avenue Truck Route

## ±300,000 buildable square feet

- Lot 1 - 52,200 SF
- Lot 2 - 52,200 SF
- Lot 3 - 195,000 SF



# CONCEPTUAL SITE PLAN



<b>LOT 1</b>	
BUILDING AREA -	52,200 SF
PARKING REQUIRED -	174 (1:300 OFFICE)
PARKING PROVIDED -	174
<b>LOT 2</b>	
BUILDING AREA -	52,200 SF
PARKING REQUIRED -	174 (1:300 OFFICE)
PARKING PROVIDED -	174
<b>LOT 3</b>	
BUILDING AREA -	195,000 SF
PARKING REQUIRED -	130 - 390
	(MANUFACTURING SPECIFIC - 1:1500
	WAREHOUSE - 1:500)
PARKING PROVIDED -	304

**LEGEND**

- WETLAND
- WETLAND BUFFER
- WETLAND CREATION
- BUILDABLE AREA
- PROPOSED BUILDING
- STORMWATER MANAGEMENT SYSTEM PER CIVIL

**PROPOSED ARCHITECTURAL SITE PLAN**

A24-181 BLAINE INDUSTRIAL PARK | BELLEVUE, WA 98230 | 10/08/2024



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