

STORAGE
FOR LEASE

SARATOGA

EASY I-5 ACCESS AND 3 MILES FROM US-CANADA BORDER

8125 BIRCH BAY SQUARE STREET, BLAINE, WA

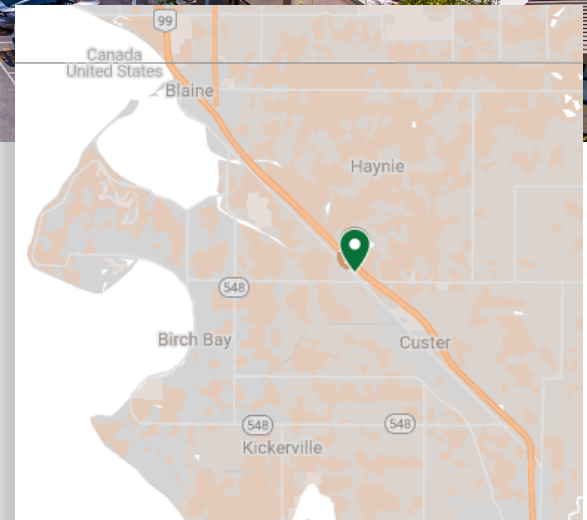


STORAGE

2,100 - 28,000 SF AVAILABLE

\$0.75/SF/MO + NNN

- 12' high ceilings
- Sprinkled
- Temperature-controlled
- Exit 270 on I-5 just 3 miles South of US / Canadian Border



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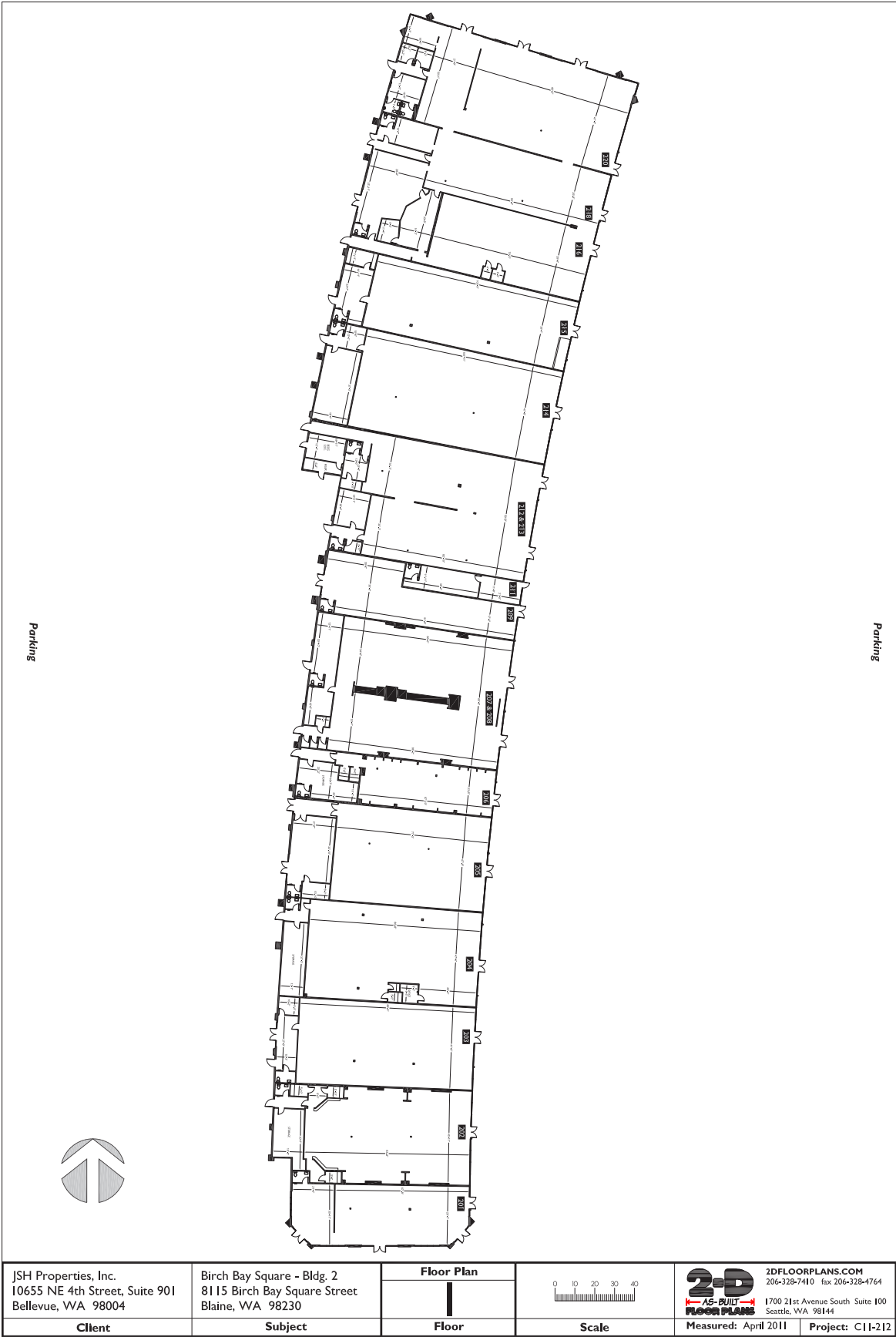
DEMOGRAPHICS

DRIVE TIMES	5 MINUTE	10 MINUTE	20 MINUTE
POPULATION (includes Canada)	1,055	21,145	121,736
MEDIAN INCOME	\$77,507	\$68,903	\$66,595
HIGHWAY TRAFFIC COUNTS (important feature, Canadian boarder traffic)	15,000 to 30,000	30,000 to 50,000	up to 83,000

Directory

Anytime Fitness	12
Augusta Franchise LLC	24
Bay City Barber Shop	18
Betty Be Good	21
Birch Bay Budz	34A
Bob's Burger & Brew	35
Bow Wow & Woofs	10
Capstone Physical Therapy	20
Catholic Community Services	6
Edward Jones	19
Energy Foot Massage	13
Jack In The Box	38
Mike's Dollar Plus	15
Nail Masters	16
Nexus	2
NW Vet Clinic	9
Red Cab	8
Sahara Pizza	17
Scent USA	34B
Snip Snip Hooray	27
Subway	12
The Market at Birch Bay	37
Tokyo Monster Sushi	22
Windermere	1
Wood's Coffee	36





BIRCH BAY SQUARE, BLAINE, WA

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