

CHERRY POINT PROPERTY

1097 ACRES OF HEAVY INDUSTRIAL LAND

1,097 ACRES *UPLANDS*
+ 14 ACRES *SECOND CLASS TIDELANDS*

1,110 ACRES *TOTAL*

CHERRY POINT, WHATCOM COUNTY, WASHINGTON

Over 1,000 Acres of Heavy
Industrial Zoned, Rail
Served Property for Sale

CBRE

The Offering

The Cherry Point Property site is ideally positioned for a private, industrial development situated on a heavy industrial zoned, rail served site with supporting infrastructure in place.

Investment Highlights

PROPERTY HIGHLIGHTS



1,097 Acres of Undeveloped Land



BNSF Rail Served



Heavy Industrial Zoning



Substantial Electrical Service Through Bonneville Power and Puget Sound Energy



Gentle Topography



On-Site Mitigation Potential for Development Impact

“The site affords one of the last opportunities on the West Coast for a private, industrial development situated on an already assembled large tract of land with heavy industrial supporting infrastructure in place.”

LOCATION

CHERRY POINT,
WHATCOM COUNTY, WA

- Heavy industrial zoned property within the Cherry Point Industrial Urban Growth Area
- Interstate 5 is located just 6 miles from property along Highway 548 truck route
- 17 miles to Canada boarder

ZONING AND LAND USE

HEAVY IMPACT INDUSTRIAL
(HII), WHATCOM COUNTY

- Within major port/industrial urban growth boundary in Whatcom County
- Wide variety of heavy industrial uses are allowed including manufacturing
- Permitted uses include production assembly, distribution, storage, manufacturing and processing

PHYSICAL CHARACTERISTICS

LARGE LAND ASSEMBLY

- 1,097 acres of contiguous undeveloped land
- Gentle topography
- On-site mitigation potential for development impacts
- 21 tax parcels and 16 lots of record
- 5600 ft of shoreline

EXISTING INFRASTRUCTURE

INDUSTRIAL

- Rail Service: spur and switching yard on site
- Power: access to high voltage power lines on the property
- Water: 5.53mgpd of contract water right



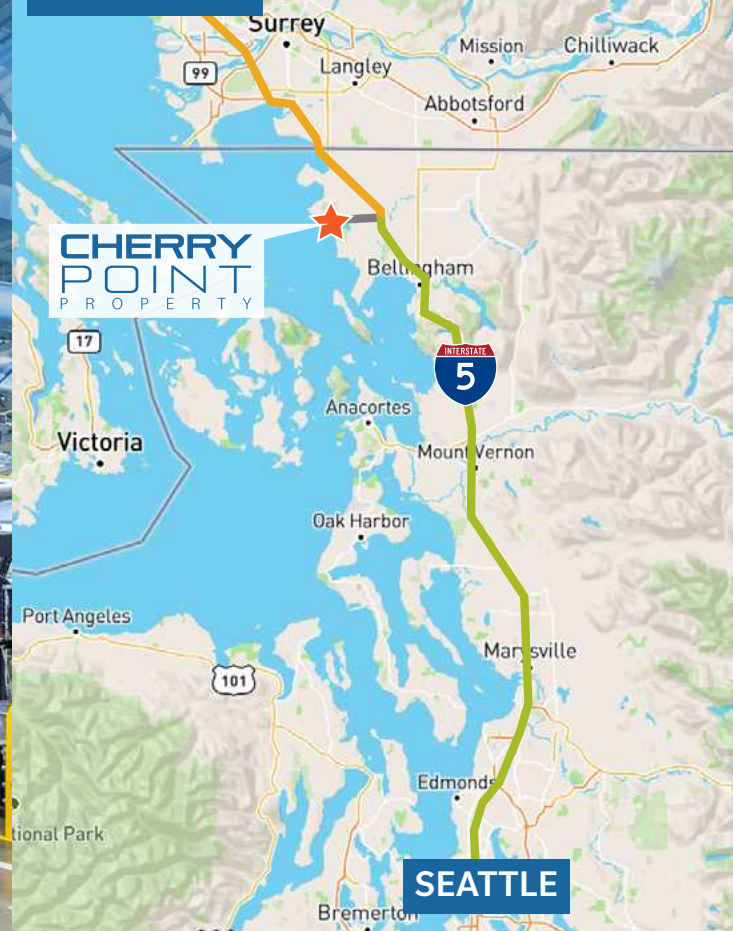
Opportunity

- The site affords one of the last opportunities on the West Coast for a private, industrial development situated on an already assembled large tract of land where industrial uses are supported by Whatcom County zoning and land use policy.
- **The Cherry Point Major Industrial Urban Growth Area and Heavy Impact Industrial District is zoned for heavy industry. Industrial development on the property is consistent with long range planning in Whatcom County.**
- Property is divided into multiple parcels for master planning of a mixed industrial use development with adequate land for on-site mitigation.
- Industrial supporting infrastructure including a 5.53mgpd contract water right, high voltage power, natural gas, oil pipelines and rail.
- **The industrial zoning and size of tract can accommodate manufacturing, storage, rail transload facility, warehousing & distribution, trucking, industrial scale agriculture and hot houses.**
- Heavy industrial surrounding area and adequate land area for buffers provides the opportunity for any number of uses requiring security and public safety buffer zones.
- 7,000-acre Cherry Point Industrial UGA is an attainment area, air shed meets or exceeds primary EPA standard.
- **Good access to local population centers, labor pool, housing, regional transportation corridors, nearby airports and recreation opportunities for employees.**
- Property owners have extensive environmental and technical studies available for the subject property that can be review by qualified parties during due diligence.



CHERRY POINT PROPERTY

VANCOUVER



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