

# NORTH BELLINGHAM PLANNED INDUSTRIAL



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# OFFERING



Sale Price: \$3,200,000

CBA #: 42642490

NWMLS #: 2380219

Cross-border manufacturing, warehousing, or storage facility site. 3.94 Acres of Planned Industrial Property situated in the Cordata Neighborhood with easy access to Meridian Street and I-5. Wetlands reconnaissance, hydrology wet season study, and geotechnical work have been performed and is ready to move to the next step in the development process. Purchase price includes up to \$400k to be paid by seller for offsite wetlands mitigation. Heavy power, natural gas, water, and sewer are at the property line. Strong blue and white-collar workforce base available to draw from with transit bus stop adjacent to property. The site has had preliminary test fit for 86k sq ft building and 68k sq ft combined into 3 buildings. Two tax parcels: 3802013111220000 & 3802012621200000.



# LOCATION



## Canadian International Border

25 minutes

14 miles

## Bellingham International Airport

10 minutes

3.5 miles

## I-5 Exits 256

7 minutes

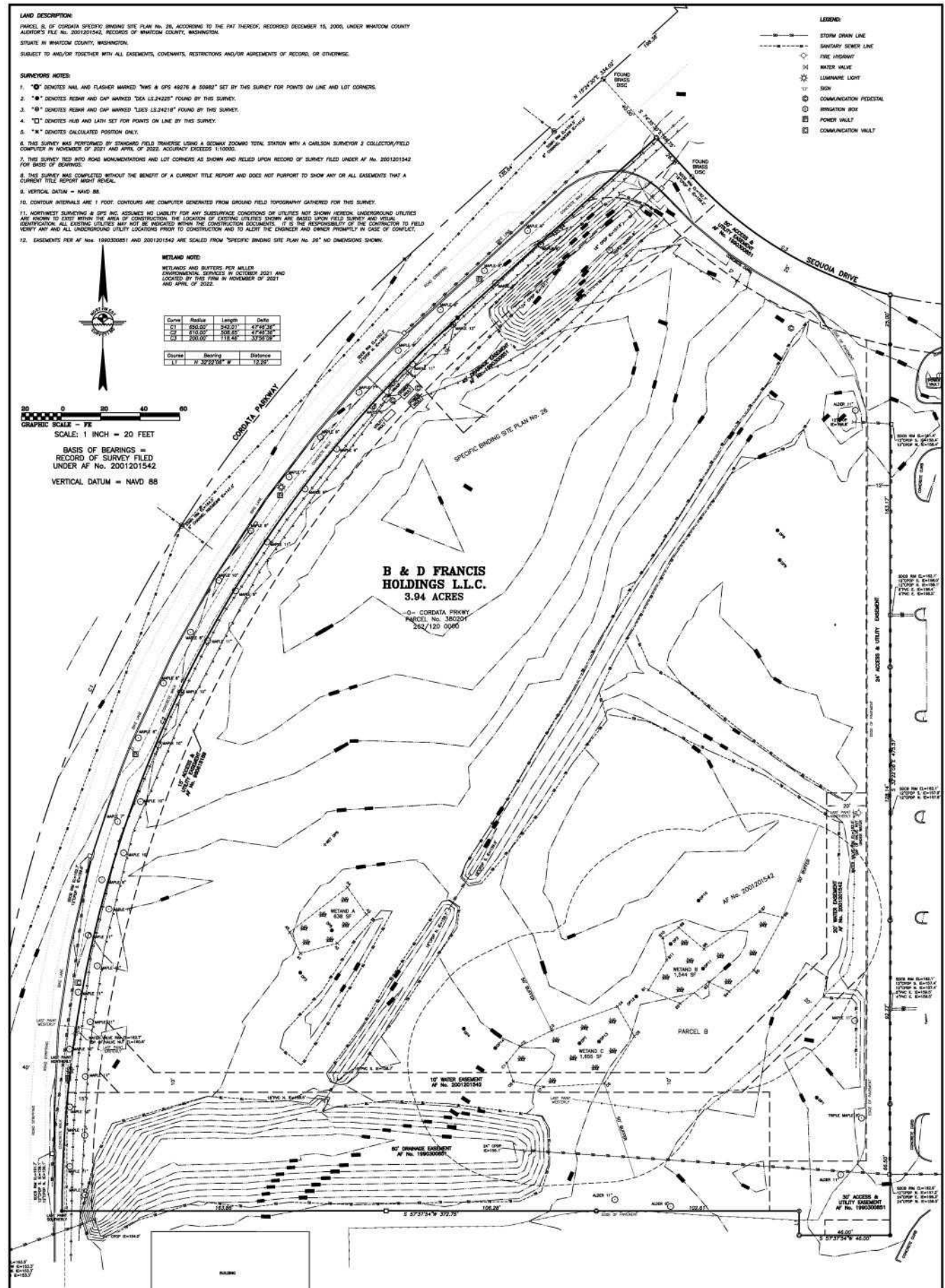
2.2 miles



*Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

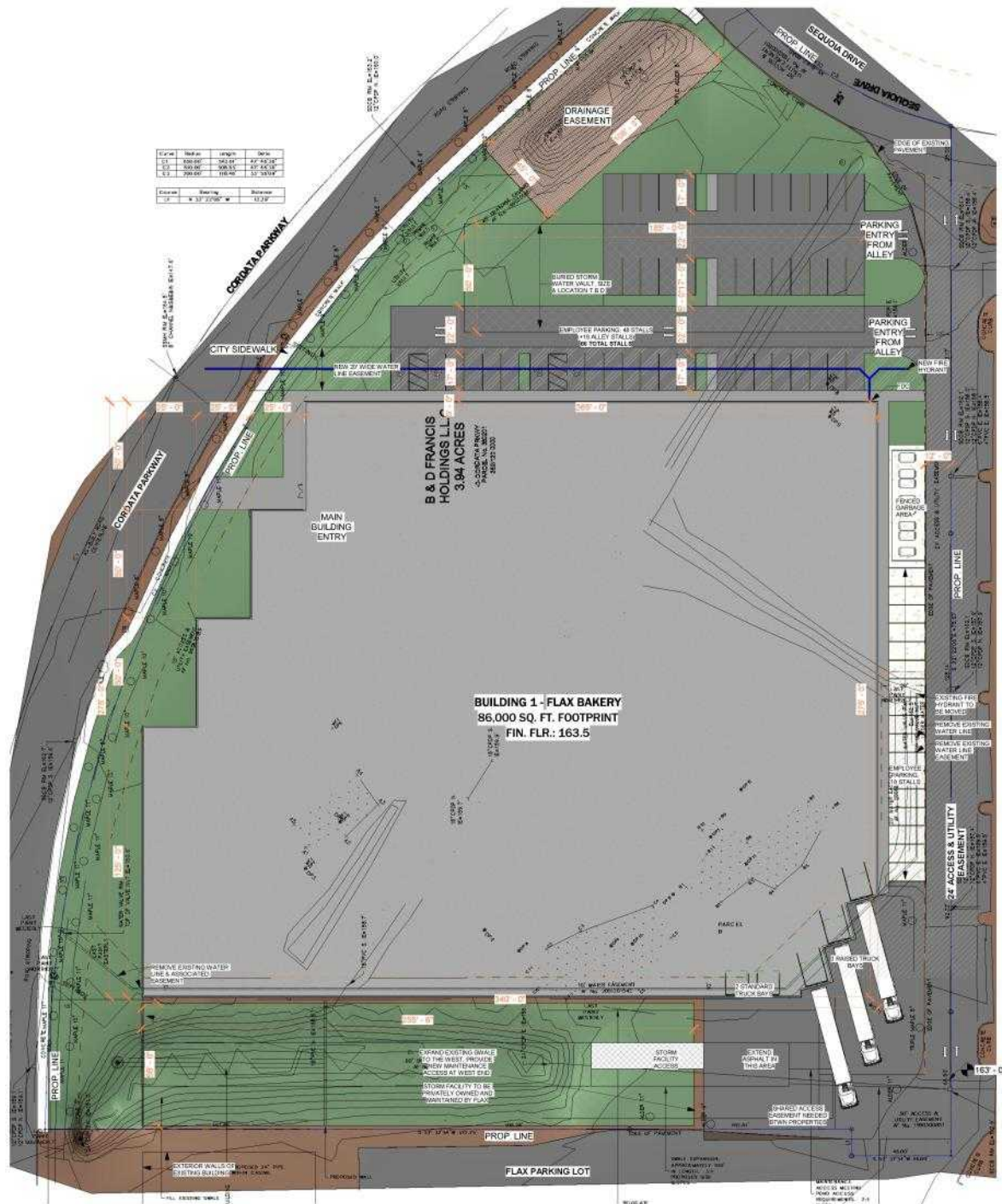


# TOPOGRAPHY MAP



# PROPOSED SITE MAP

**Proposed:** Industrial Warehouse, flax storage/ processing warehouse 1 story, 30' height. Insulated steel pane or concrete tilt up, with loading docks on the southeast corner, and parking on the north side and alley. 86,000 SF warehouse, 66 parking stalls provided.



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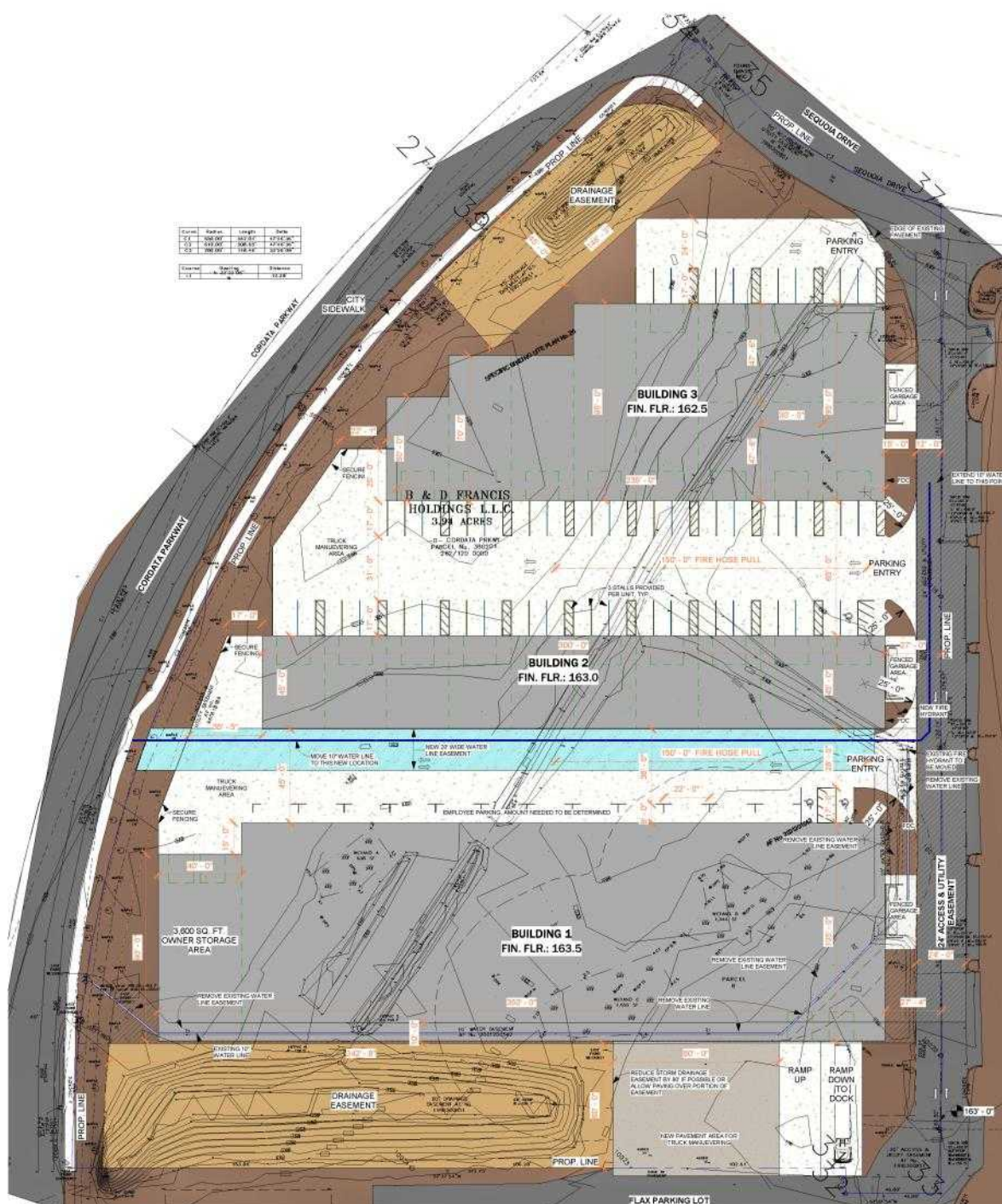


# PROPOSED SITE MAP

**Proposed Building 1:** Industrial Warehouse, Flax storage/ processing warehouse 1 story, 30' height, steel or concrete tilt up, loading docks on southeast corner. Parking on the north side. 36,150 SF footprint, 32,550 SF warehouse, 3,600 SF owner storage, 38 parking stalls provided.

**Proposed Building 2:** commercial Storage Condo, 1 story + mezzanines, steel or concrete tilt up, singled loaded, units on one side w/ O.H. doors, 13,500 SF footprint, 10 units (1,350 SF EA.+ 500 SF mezz), 3 parking stalls provided for EA. Unit.

**Proposed Build 3:** Commercial Storage Condo, 1 story + mezzanines, steel or concrete tilt up, double & single loaded w/ O.H doors, 19,950 SF footprint, 12 units (1,500-2,250 SF + 500 SF mezz), 3 parking stalls provided for EA. Unit.



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# PHOTOS



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# MARKET AREA

The Pacific Northwest scarcely gets more peaceful than unspoiled Bellingham, a bustling city nestled in the Bellingham Bay. Nature abounds in all directions surrounding this coastal paradise. Bellingham can be conveniently accessed by land, air, rail, and sea. With easy transportation to both Canada and the international hub of Seattle, Bellingham offers a great middle point. While the Canadian market offers a diverse economy for the local businesses, continually businesses are migrating north to the area in order to find a new and better home. The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine arts.



## NATURAL BEAUTY

The dominating Mt. Baker towers over the city, with its staggering beauty. The deep expansive blue of the ocean carries our sight to the San Juan Islands. All the while you are hugged by the soft green of thunderous trees that decorate land for as far as the eye can see.



## STRATEGIC LOCATION

The prosperous city Vancouver, Canada only sits 55 miles north. And the technological hub of Seattle resides 88 miles to the south. Bellingham provides an essential middle point for those looking to operate within both expanding districts.



## HIGHER EDUCATION

Within Whatcom there are five different institutions of higher education that cover a vast array of different focuses. Western Washington University, Whatcom Community College, Bellingham Technical College, NW Indian College, and Trinity University all provide qualified and skilled workers.

## DEMOGRAPHICS



### Population

Whatcom County: 230,077

Bellingham: 93,910



### Average HH Income

Whatcom County: \$80,569

Bellingham: \$80,709



### Median Age

Whatcom County: 39

Bellingham: 37.5