

FOR SALE

8420 PORTAL WAY UNIT #D



ASKING PRICE: **\$1,150,000**

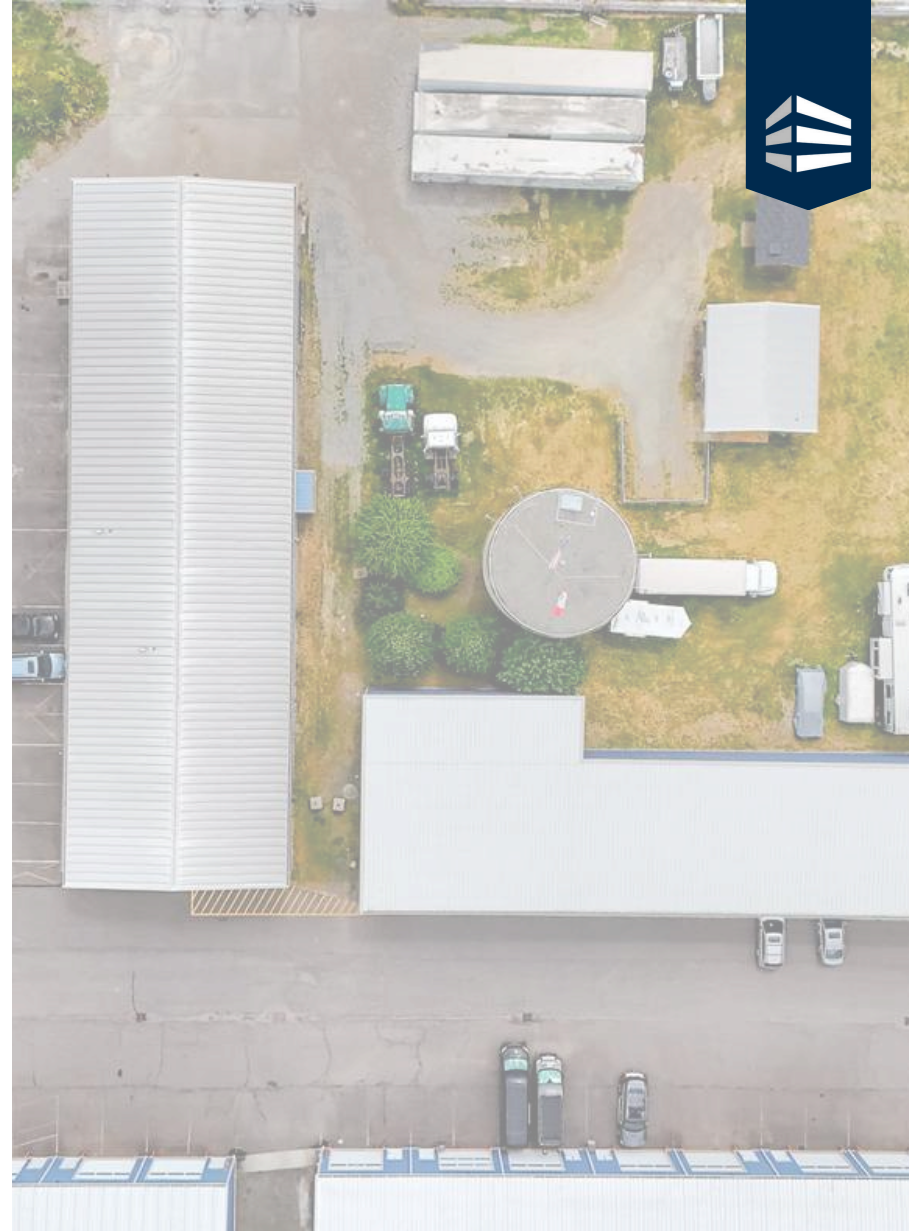
- GENERAL INFORMATION
- PHOTOS
- AREA DEMOGRAPHICS



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8420 PORTAL WAY UNIT #D

Versatile 7,488 SF industrial building, a prime opportunity in the well-maintained A-Z Storage complex just off I-5 in Blaine. Divided into 4 separate units, 3 with private bathrooms and designated office space, this flexible and functional layout is ideal for owner-users or investors. This adaptable industrial/warehouse space offers excellent visibility, convenient access, and ample parking. Whether you're expanding your business, investing in income-generating property, or looking for a strategic location near the border, Building D delivers. Easy access to the U.S./Canada border.



QUICK FACTS:

- Year Built: 2008
- Shop Dimensions: 78x48 (3,744 SF)
- Storage Bays: Three 26x48 (1,248 SF)
- Eave Height: 16ft
- Parcel Size: 9,628 SF (0.22 acres)
- Electrical:
 - 3 Units: 200 amp, single phase
 - Shop: 200amp, 3 phase
- Bathrooms: 3 total & 4th pre-plumbed

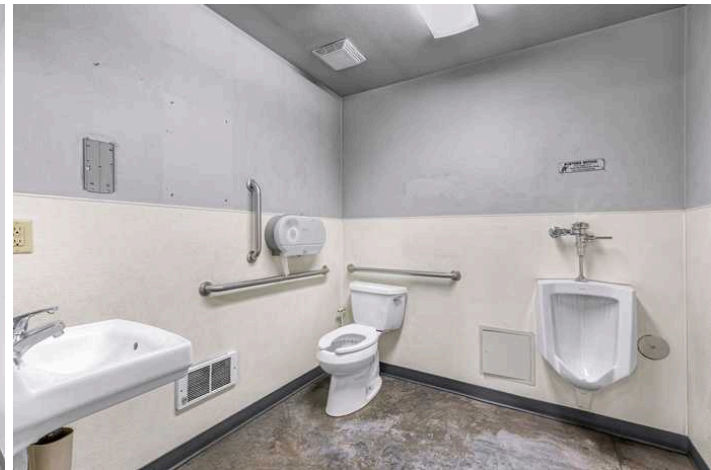
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8420 PORTAL WAY UNIT #D
EXTERIOR PHOTOS



FOR SALE

8420 PORTAL WAY UNIT #D
SHOP INTERIORS



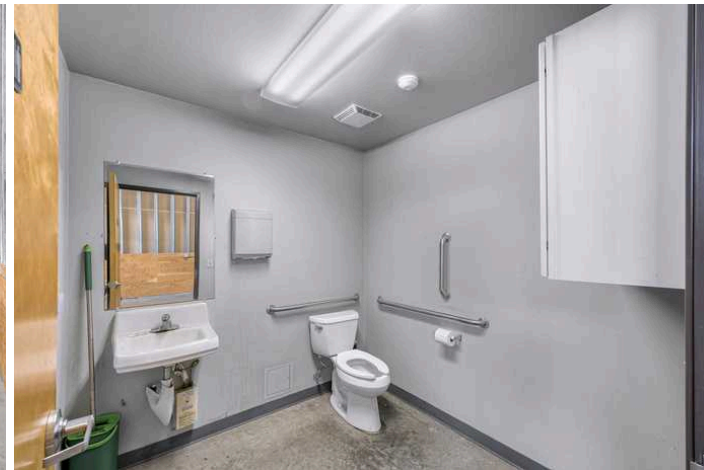
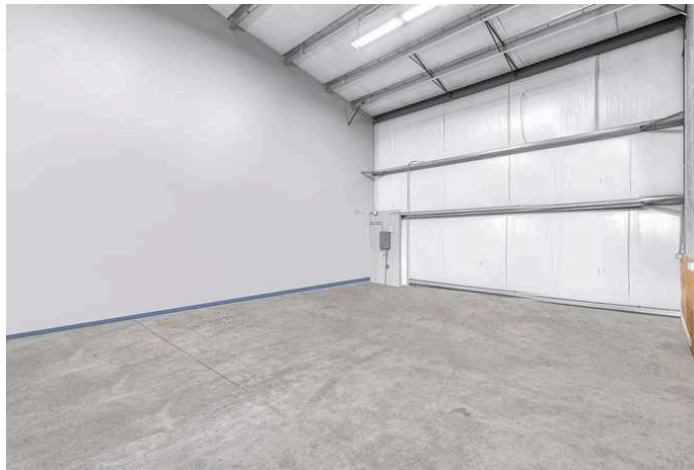
FOR SALE

8420 PORTAL WAY UNIT #D
2ND UNIT



FOR SALE

8420 PORTAL WAY UNIT #D
3RD UNIT



FOR SALE

8420 PORTAL WAY UNIT #D
4TH UNIT



LOCATION & DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 8420 Portal Way, Blaine, WA 98230

CITY, STATE

Blaine, WA

POPULATION

11,550

AVG. HH SIZE

2.55

MEDIAN HH INCOME

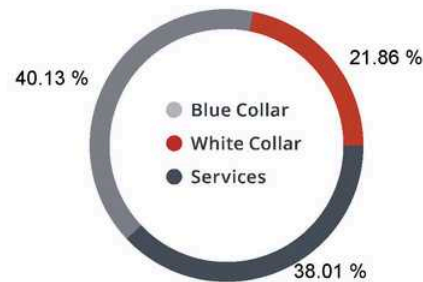
\$56,599

HOME OWNERSHIP

Renters: **1,259**

Owners: **3,293**

EMPLOYMENT



46.74 %
Employed

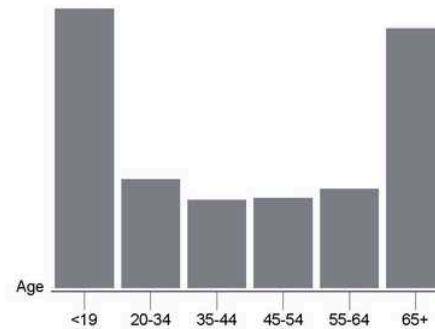
2.78 %
Unemployed

EDUCATION

High School Grad:	32.97 %
Some College:	26.18 %
Associates:	5.51 %
Bachelors:	20.41 %

GENDER & AGE

50.02 %   **49.98 %**

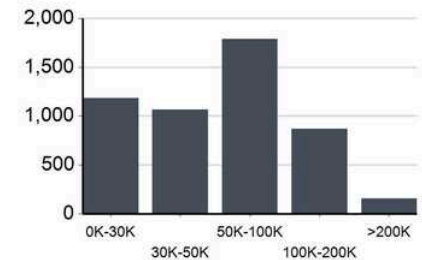


RACE & ETHNICITY

White:	87.96 %
Asian:	2.07 %
Native American:	0.13 %
Pacific Islanders:	0.00 %
African-American:	0.00 %
Hispanic:	5.83 %
Two or More Races:	4.02 %

 **Catylist Research**

INCOME BY HOUSEHOLD



HH SPENDING

