

PLANNED INDUSTRIAL

Proposed Lot#1-1365 Mahogany Ave., Bellingham, WA 98226



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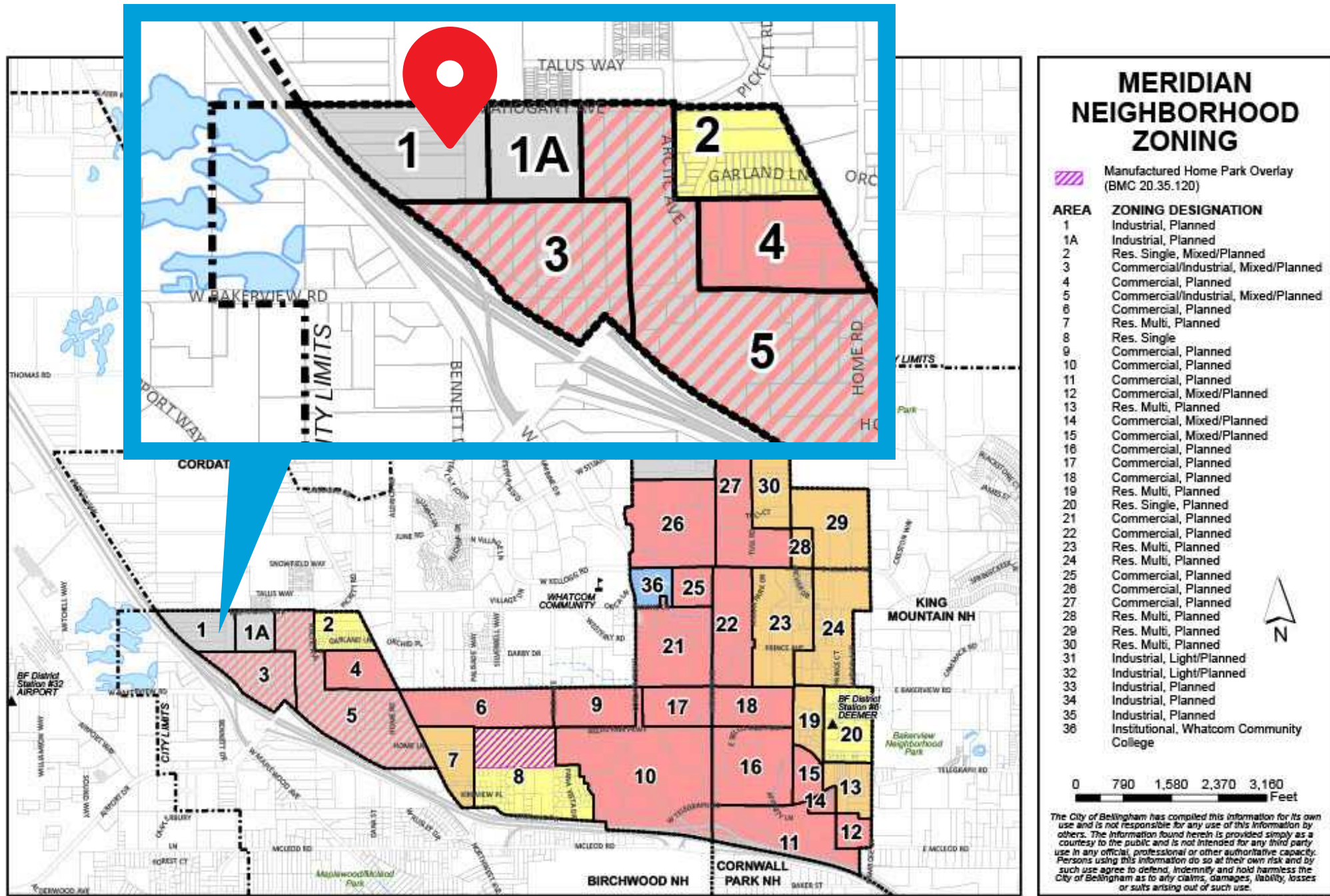
Overview



Sale Price: \$1,920,000

2 acre lot with Planned Industrial zoning next to Costco in Bellingham ready for your building plans. The binding site plan allows the seller to adjust the lot size to obtain the perfect lot size for the buyer's use. This property has been cleared, graded, compacted, and covered with crushed rock. Another huge plus for the property is that it has been connected to the City of Bellingham Regional Stormwater Facility which allows for maximum use of the property. Heavy power, natural gas, city water and sewer are in the street fronting the property. The completed entitlements to build on this property hundreds of thousands of dollars and took many years of effort allowing for the buyer to expedite their construction and use of the property. Separately listed 3.71 acre parcel and 5.71 acre parcel.

SiteMap



6/15/2023, knewell

Planned Industrial

1. For all land designated industrial, the following standards shall apply.

2. Range of Uses Possible. Any of the following uses may be permitted in a planned proposal within an industrial general use type designation; provided, that any of such uses shall not be permitted where prohibited within the applicable neighborhood plan.

Certain uses may also be excluded from a particular planned industrial area by the planning director if such use(s) are found to be incompatible with the surrounding area or unsuitable to the particular site. The final decision shall set forth the uses permitted for the subject property.

a. Warehousing and wholesaling of the following goods:

i. Motor vehicle and automotive parts and supplies exclusive of automotive wrecking and junk yards;

ii. Furniture and home furnishings;

iii. Lumber and other construction material;

iv. Sporting, recreational, photographic, hobby goods, and toys and supplies;

v. Electrical goods;

vi. Hardware, and plumbing and heating equipment and supplies;

vii. Machinery, equipment and supplies;

viii. Paper and paper products;

ix. Drugs, drug proprietaries and druggists' sundries;

x. Apparel, piece goods and notions;

xi. Groceries and related products;

xii. Beer, wine and distilled alcoholic beverages;

xiii. Miscellaneous nondurable goods which do not constitute a fire, explosion or safety hazard.

b. Manufacturing and assembly of the following products:

i. Dairy products;

ii. Canned and preserved fruits and vegetables;

iii. Bakery products;

iv. Apparel and other products made from fabrics and similar material;

viii. Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks;

ix. Miscellaneous manufacturing industries which do not constitute a fire, explosion or safety hazard.

c. Retail trade limited to the following:

i. Building materials, hardware, garden supply and mobile home dealers;

ii. Automotive dealers and gasoline service stations;

iii. Furniture, home furnishing and equipment stores;

iv. Eating and drinking places;

v. Liquor stores;

vi. Used merchandise stores;

vii. Miscellaneous shopping goods stores;

viii. Non-storero retailers;

ix. Fuel and ice dealers, except fuel oil dealers and bottled gas dealers;

x. Other retail sales similar to the above.

d. Service establishments dealing with the following:

i. Personal services (such as beauty and barbershops, shoe repair shops and laundry facilities);

ii. Business services (such as advertising agencies, collection agencies, janitorial services, computer service and consulting);

iii. Automotive repair, services and garages;

iv. Miscellaneous repair services (such as radio, TV, watch, clock, and furniture repair);

v. Amusement and recreation services, except motion pictures (such as dance halls and bowling alleys);

vi. Medical and dental laboratories;

vii. Institutions of higher education;

viii. Membership organizations;

ix. Small animal care shops (keeping of three or fewer animals overnight is permitted as an accessory use if animals are kept in an enclosed area);

x. Miscellaneous services (such as engineering, architectural and survey services);

xi. Offices;

xii. Arts schools.

e. Agricultural nurseries.

f. Advertising devices.

g. Veterinary services.

h. Transportation and public utilities (such as freight operations, terminals, communications services, utility transmissions systems, and utility generation systems only as provided in BMC 20.36.030(C)).

i. Construction operations (such as construction offices and storage yards.

j. Mixed uses, if specifically listed in the neighborhood land use plan.

k. Hazardous waste treatment and storage facilities upon legislative approval of a site plan and subject to the requirements of BMC 20.16.020(G)(1).

l. Adult entertainment uses (including adult motion picture theaters) subject to the standards in BMC 20.12.080.m. Billboards, subject to the provisions of this chapter, and only within the billboard overlay zones delineated by BMC 20.08.020, Figure 15.n.

Wireless communication facilities, subject to the provisions of Chapter 20.13 BMC.o. Community public facilities, subject to consideration of the factors in BMC 20.16.020(K)(4)(c) unless the facility qualifies as a permitted use under other permitted uses listed in the planned industrial designation, in which case the standard provisions of Chapter 20.38 BMC shall apply. Publicly owned parks, trails and playgrounds shall not be subject to the provisions of BMC 20.16.020(K)(4)(b) and (c).p. Certain temporary shelters, per Chapter 20.15 BMC.q. Recycling collection and processing centers, subject to additional standards per BMC 20.16.020(L)(2).r. Certain interim housing, per Chapter 20.15A BMC

Zoning Regulations



UseQualifier:

Planned(useslimitedtothoseinWhatcomCounty'slight impactindustrialzoneasofApril1996,andshowninAttachment1,aswellasusespermittedinthecity'splanned industrialzone). Heavyindustrialusesarenotallowed. Adultentertainmentusesareprohibitedinthisarea.

Density:

N/A

SpecialConditions:

Access;internalcirculation;wetlands;buffers;separating industrialfromresidentialuses.

PrerequisiteConsiderations:

SignNoProtestLIDAgreementforpossiblefutureimprovementstoPacificHighwayandI-5;constructionofa contiguousroadfromNorthwesttoPacificHighway generallyalongthenorthernboundaryofArea1,1A,2, and5(extensionofMahoganyAvenueunimproved). Evaluationofdevelopmentproposalsforcompatibility withairportoperations.

Propertiesabuttingonacityownedwaterorsewersystem mustextendthatsystemasconditionofdevelopment.

SpecialRegulations:

SeeAttachment1—WhatcomCountyLIIZoningUses.

Location



CanadianInternationalBorder
25Minutes

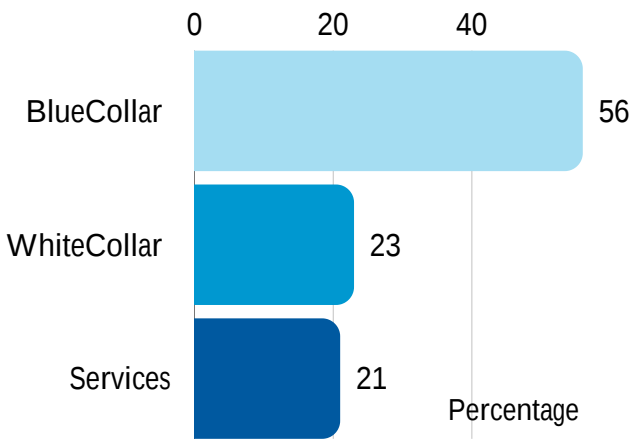
BellinghamInternationalAirport
5Minutes

I-5Exit258
2Minutes

Neighborhood Demographics

Birchwood Neighborhood

Unemployment Avg. HH Size Est. HH 2023
4.8% 2.28 25,824(5 Mile)



Household Income

Radius	Median	Average
1-Mile	\$42,100	\$45,513
3-Mile	\$46,337	\$53,110
5-Mile	\$44,534	\$51,426

Education

Level	1-Mile	2-Mile	3-Mile
Pop>25	2,074	13,485	28,576
High School Grad	531	3,757	7,808
Associates	161	1,070	2,365
Bachelors	277	2,042	4,849
Masters	73	457	1,117
Prof. Degree	37	179	339
Doctorate	19	116	234

Employment

Labor Type	1-Mile	2-Mile	3-Mile
Agriculture	27	144	240
Mining	0	11	40
Construction	78	457	1,077
Wholesale	44	324	587
Retail	226	1,420	3,208
Transportation	81	478	715
Professional	188	982	2,037
Utility	269	1,936	4,454
Hospitality	103	1,141	2,553
Admin	84	503	976

MarketArea

Few places in the Pacific Northwest are as peaceful and unspoiled as 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 central location. While the Canadian market offers a diverse local economy, businesses are continually migrating north to the area in order to find a new and better home.

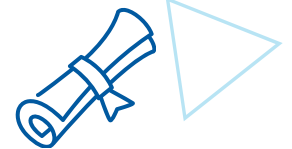
The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine arts.



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 enjoy the soft green of lush trees that decorate land for as far as the eye can see.



The prosperous city of Vancouver, Canada, is just 55 miles to the north; The technology hub of Seattle is just 88 miles to the south. Bellingham offers an ideal midpoint for those looking to operate within both expanding districts.



Whatcom County is home to five 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.



Population

Whatcom County-230,077
Bellingham-93,910



Average HH Income

Whatcom County-\$80,569
Bellingham-\$56,198



Median Age

Whatcom County-39
Bellingham-37.5