Light Industrial Condo



2756 Peace Portal Dr, Blaine, WA 98230

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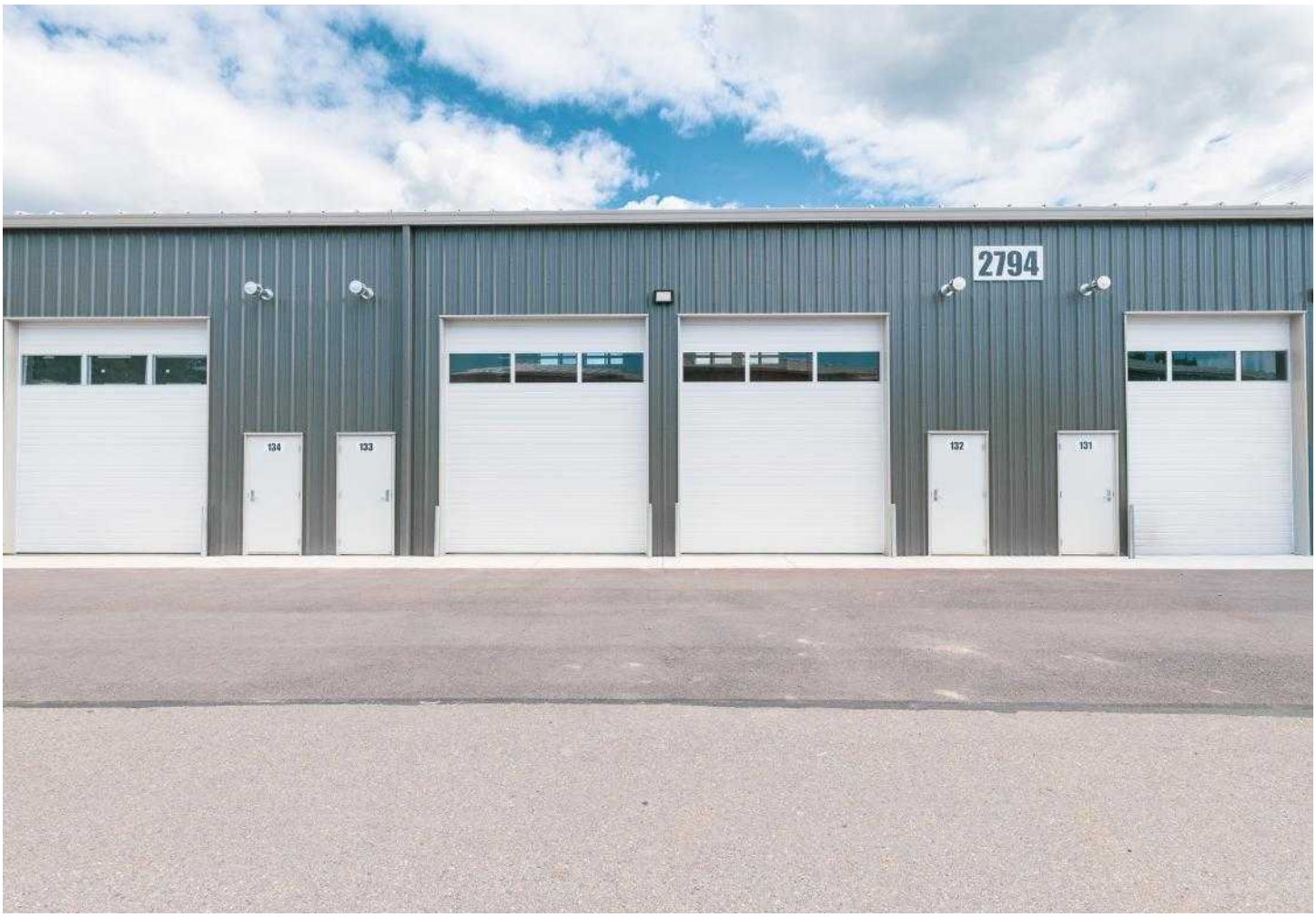
PCR
PACIFIC CONTINENTAL REALTY, LLC

OVERVIEW



Sale Price: $259,000

NNN Type Lease- Base Rent - $1.10 - $1289.00/Month. NNN - $0.22 - $258.00/Month. Total Monthly Rent- $1547.00

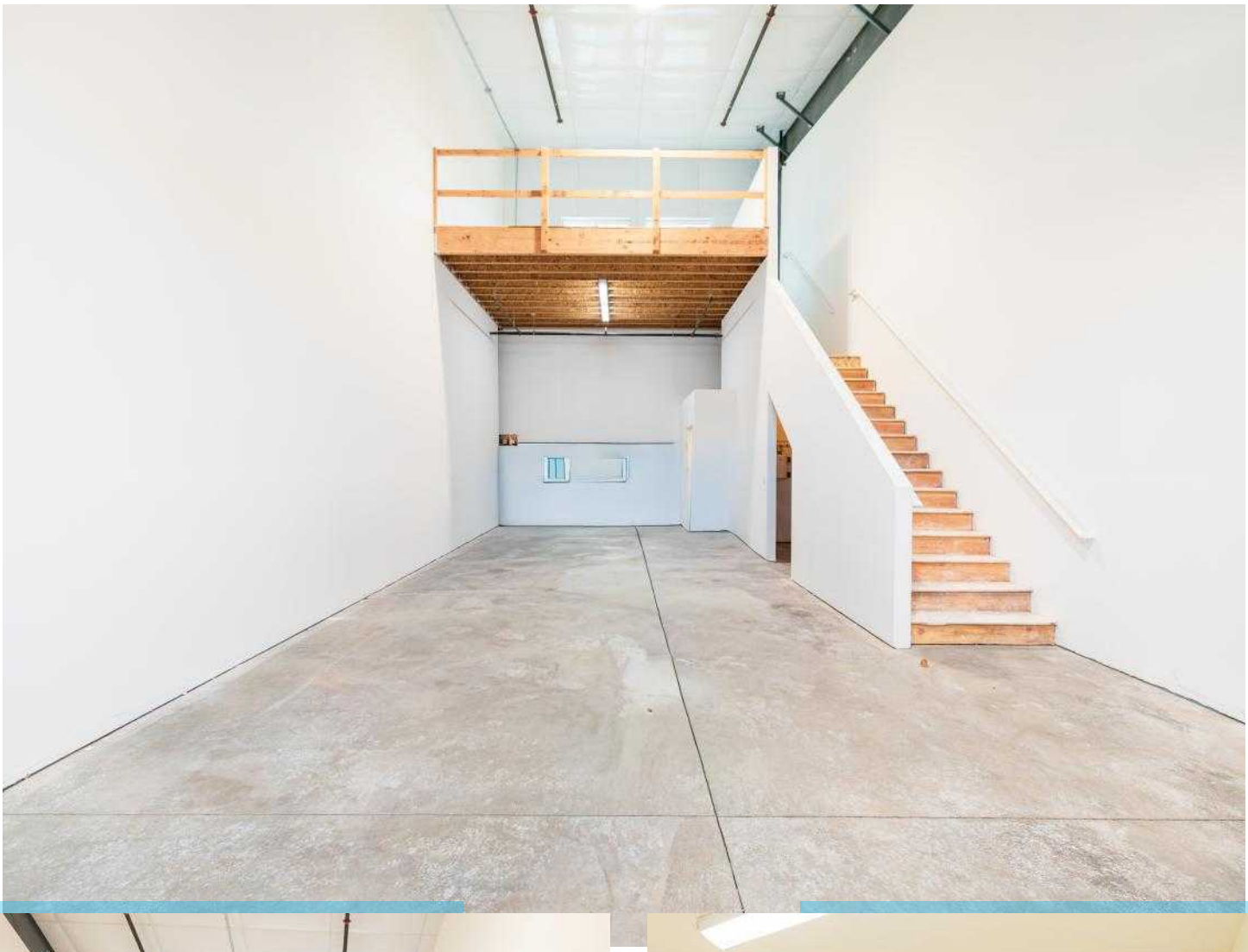
CBA #: 42547120

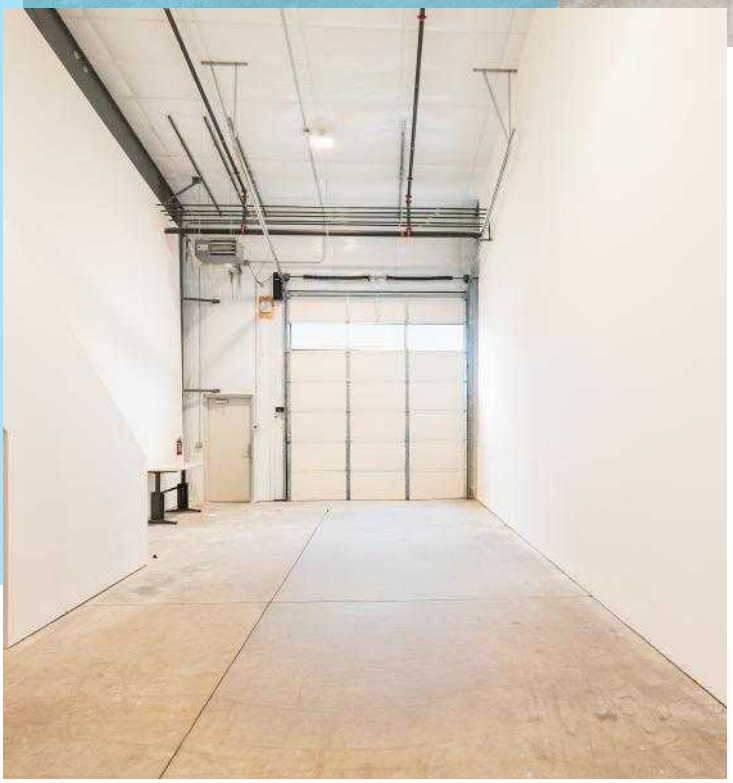
NWMLS #: 2547868

Brand new under construction High Quality Light Industrial Condos for sale or lease in the popular and convenient Peace Portal Way location in Blaine, with great access to the I-5 corridor with an offramp heading North and onramp access South at the property's doorstep. Building C is the last phase of the project, these 1172 SF Units have 909 SF on the Main Floor and 263 SF on the Mezzanine including main floor restroom. Many approved Business uses for a small Business operator, perfect for the building trades. The Suites are wired with a 3-Phase 100 Amp service.

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.

PHOTOS







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LOCATION





<u>Canadian International Border</u>

5 minutes

2.6 miles

<u>Bellingham International Airport</u>

19 minutes

18 miles

<u>I-5 Exits 274</u>

1 minute

0.2 miles

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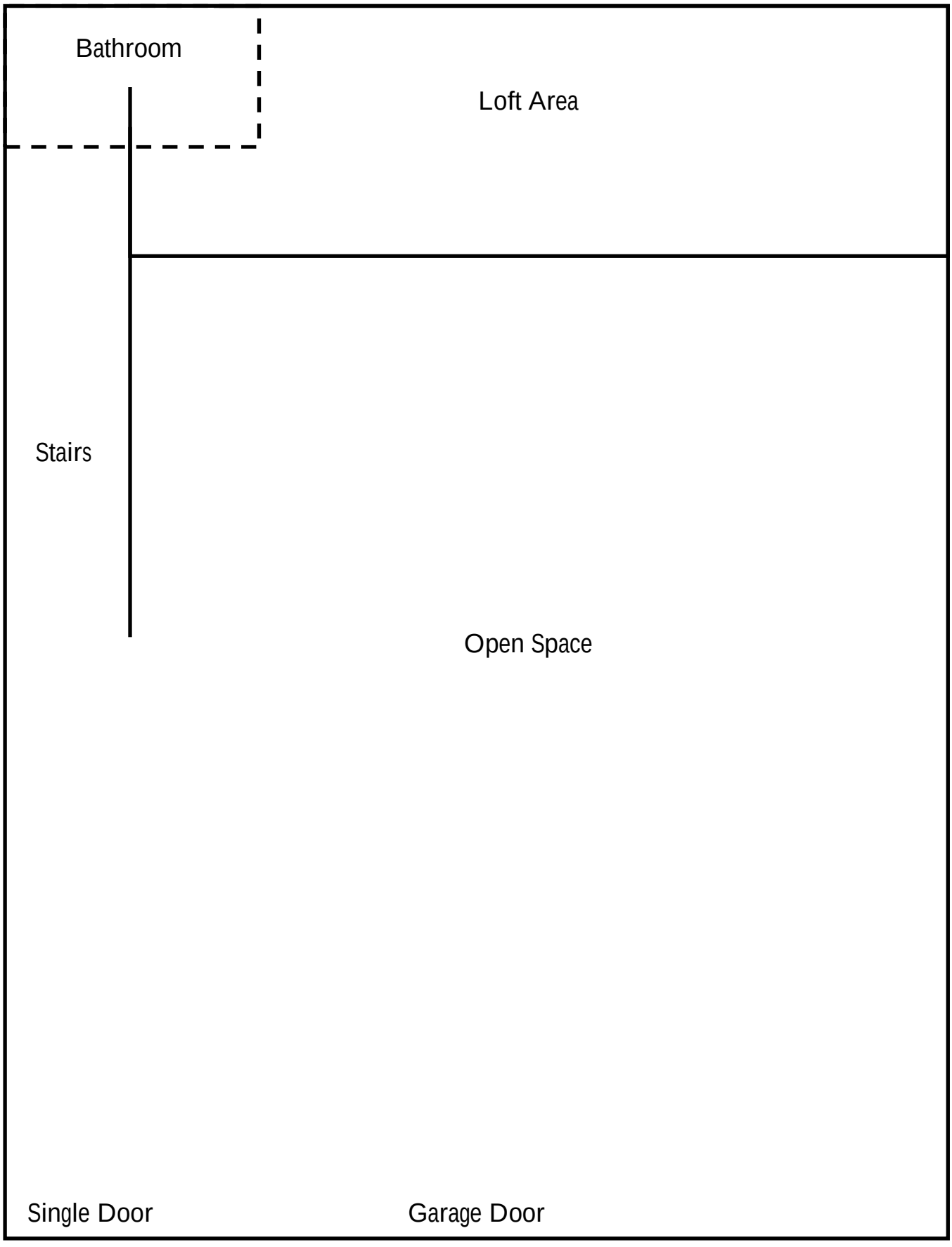
Floor Plan



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Market Area

The Pacific Northwest scarcely gets more peaceful than unspoiled Blaine, a vibrant city on the edge of the Salish Sea. Nature abounds in all directions surrounding this coastal paradise. Blaine offers access to all the best nature has to offer. With easy transportation to both Canada and the international hub of Seattle, Blaine 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 the waves or driving the short distance to the Canadian city of Vancouver. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant community, historical parks, 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 32 miles north. And the technological hub of Seattle resides 111 miles to the south. Blaine provides an essential point of contact 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
Blaine:	6,232



Average HH Income

Whatcom County:	$80,569
Blaine:	$81,559



Median Age

Whatcom County:	39
Bellingham:	41.6

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