

DEVELOPMENT SITE FOR SALE

353.30 ACRES ZONED HEAVY INDUSTRIAL

Henry Road & Gulf Road, Ferndale, WA 98248

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Established in 2010

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COMMERCIAL PARTNERS

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LAST OF ITS KIND.

PROPERTY OVERVIEW

Premier 353.30 acre industrial site with 2,500 feet of deepwater frontage, positioned strategically near the U.S.-Canada border.

MARKET CONTEXT

Located in an established industrial hub, the site is surrounded by major companies such as BP, Phillips 66 and Alcoa Aluminum.

SITE SCALE & ZONING

The property's scale and HII zoning align with hyperscale infrastructure uses requiring large contiguous land assemblies.



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WHATCOM COUNTY.



A STRATEGIC LOCATION AND IDEAL TRADE HUB

STRATEGIC PNW LOCATION

16 miles (20 min) from U.S.-Canada border, 60 miles (1hr) from Vancouver, B.C., 89 miles (90 min) from Seattle.

IDEAL FOR ASIAN TRADE

Ocean shipping from Whatcom is 2 days faster to Asia than from L.A./Long Beach.

ESTABLISHED INDUSTRIAL BASE

90,000+ jobs across maritime, manufacturing, and logistics. 200,000+ regional workforce within a one-hour drive.

TIGHT MARKET CREATES DEMAND

Bellingham's industrial vacancy is 2-3% — opportunity for expansion in Cherry Point.

Few sites available for large-scale users, making this property a rare development opportunity.

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PROPERTY OVERVIEW.

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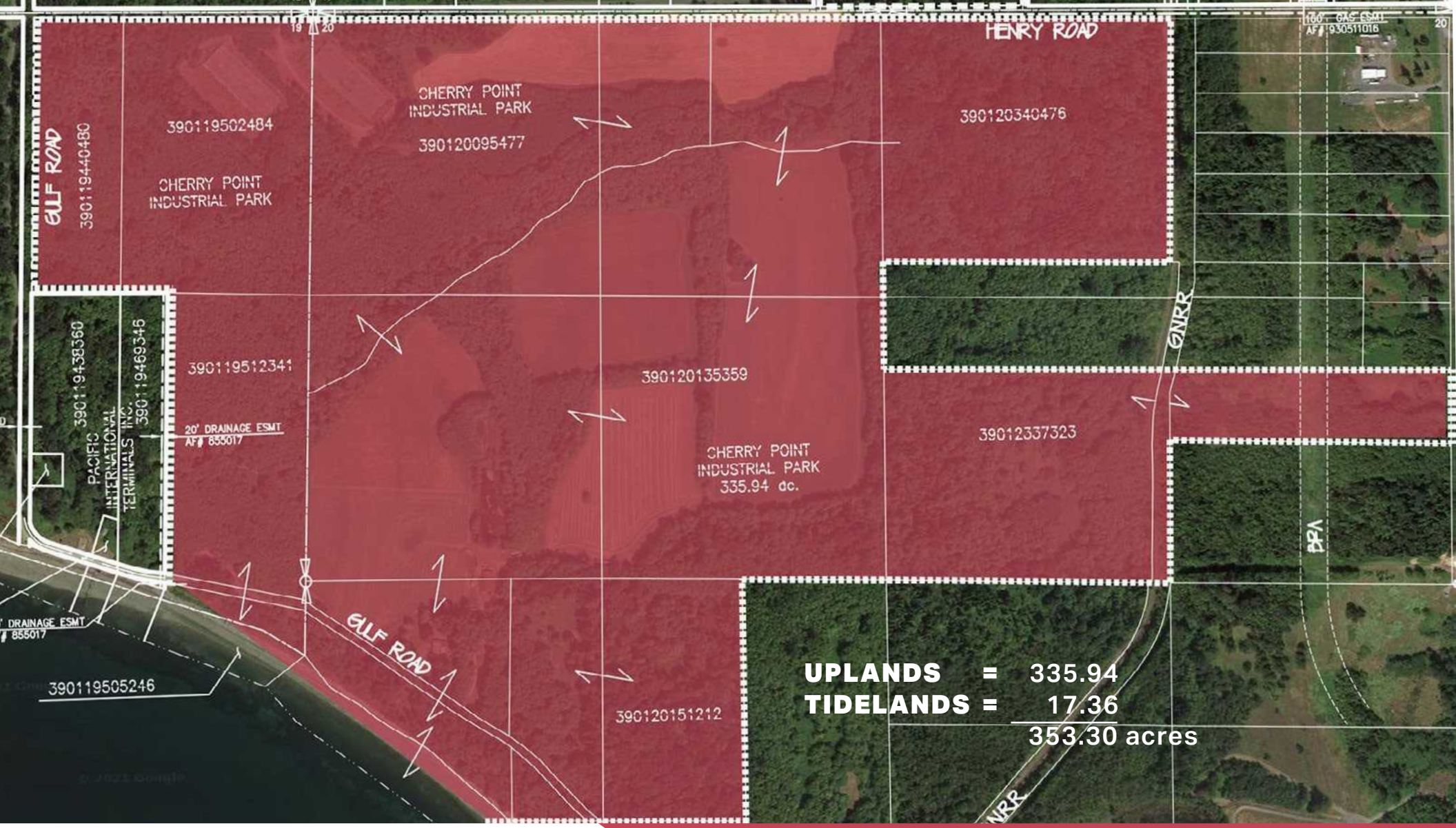

Large land assembly consisting of 8 contiguous parcels with road, rail, and marine frontage.

PARCELS

3901200954770000	3901203373230000
3901201353590000	3901195123410000
3901203404760000	3901194404800000
3901203373230000	3901195024840000

SIZE AND ZONING

353.30 acres zoned for heavy industrial use.

GENTLE TOPOGRAPHY

Gently sloping terrain, optimal for large-scale projects.

DEEPWATER ACCESS

2,500 feet of shoreline—ideal for port & terminal development.

RAIL CONNECTIVITY

Direct BNSF access for seamless logistics & distribution.

INDUSTRIAL POWERHOUSE

Surrounded by major energy & manufacturing facilities.



RAIL SPUR ACCESS

~2,500 FEET OF SHORE ACCESS



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ZONED FOR HII.
(HEAVY-IMPACT INDUSTRIAL USES)



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DEEPWATER PORT & EXPORT TERMINAL

Positioned as a key energy export hub for LNG, oil, and refined fuels.

PRIME GLOBAL POSITION

Potential alignment with U.S.-Asia trade policies for increased energy exports.

INDUSTRIAL & MANUFACTURING COMPLEX

Warehouse, logistics, and heavy industry park with rail & water access.

MULTI-USE BUSINESS PARK

Diversified mix of industrial & commercial uses for maximum ROI.



THE FUTURE BUILDS HERE.

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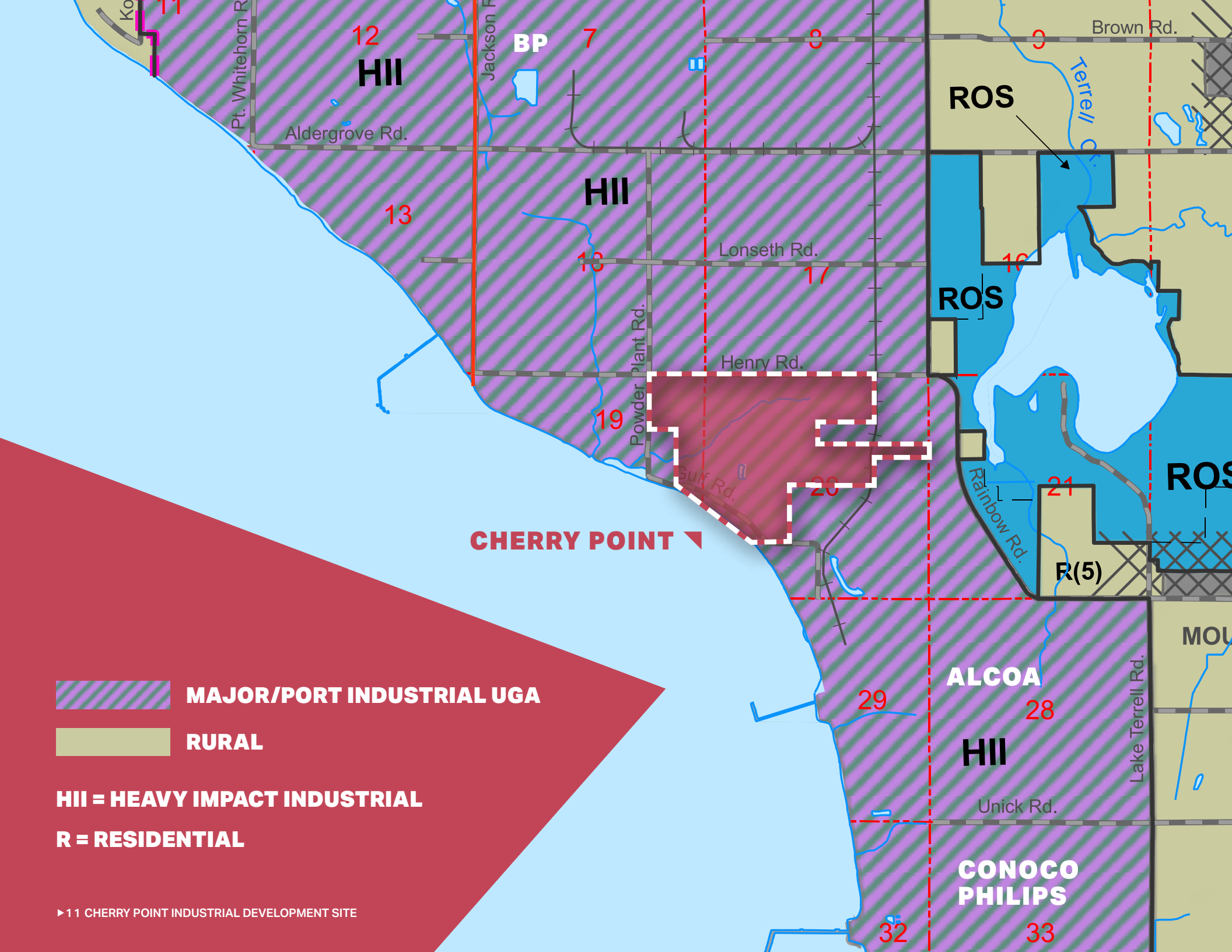

11
12
HII
Pt. Whitehorn Rd.
Jackson Rd.
BP
7
8
9
Brown Rd.
ROS
Terrell Cr.
Aldergrove Rd.
HII
13
Lonseth Rd.
18
17
16
ROS
Powder Plant Rd.
Henry Rd.
19
Gulf Rd.
20
21
Rainbow Rd.
ROS
CHERRY POINT
R(5)
MOU
ALCOA
29
28
HII
Lake Terrell Rd.
Unick Rd.
CONOCO PHILIPS
32
33
MAJOR/PORT INDUSTRIAL UGA
RURAL
HII = HEAVY IMPACT INDUSTRIAL
R = RESIDENTIAL
▸11 CHERRY POINT INDUSTRIAL DEVELOPMENT SITE



RAIL CONNECTIVITY.

DIRECT ACCESS TO NATIONAL RAIL NETWORKS, SUPPORTING LOGISTICS AND INDUSTRIAL OPERATIONS.

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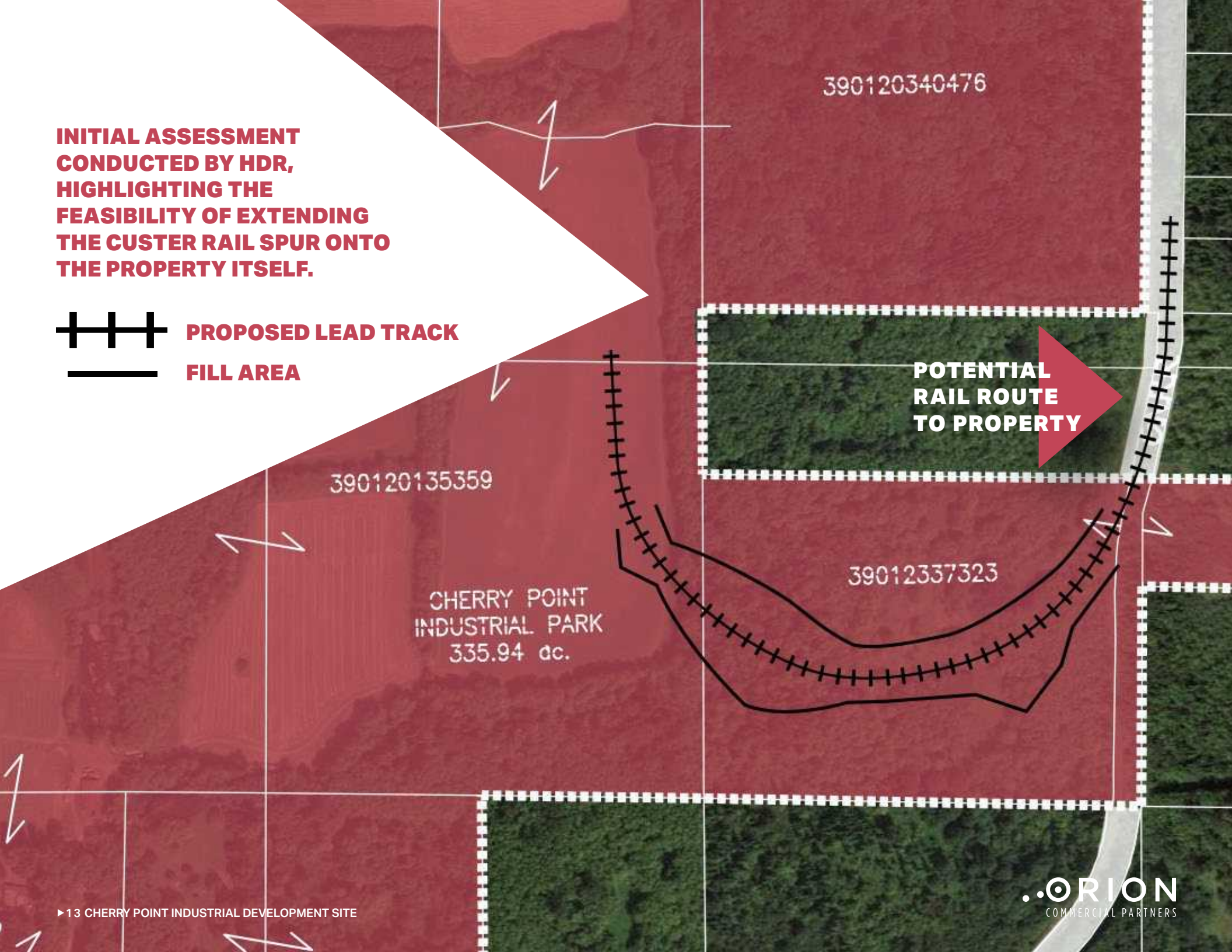
INITIAL ASSESSMENT CONDUCTED BY HDR, HIGHLIGHTING THE FEASIBILITY OF EXTENDING THE CUSTER RAIL SPUR ONTO THE PROPERTY ITSELF.

PROPOSED LEAD TRACK

FILL AREA



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LAND USABILITY.

EXTENSIVE DEVELOPMENT POTENTIAL WITH ON-SITE MITIGATION OPPORTUNITIES.

STUDY AREA

SITE

ROAD

RAIL

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UTILITIES.

Surrounded by industry heavyweights, this property has the strongest potential for development due to location, energy, water, transportation, and natural gas availability.



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LEGACY INDUSTRIAL INFRASTRUCTURE.



WATER SUPPLY

Industrial water infrastructure at Cherry Point offers reliable supply for cooling and operational needs, reinforced by decades of heavy industrial use.

ELECTRICITY & POWER

115 kV transmission line and a defined pathway to BPA grid interconnection.

NATURAL GAS SUPPLY

Established natural gas infrastructure in the corridor provides reliable supply for backup power and potential on-site energy solutions.

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HIGH-LOAD INFRASTRUCTURE

Immediate adjacency to legacy infrastructure developed to serve Alcoa aluminum smelter and surrounding refineries.

TRANSMISSION INFRASTRUCTURE

Existing transmission infrastructure and substations in the area reflect decades of service to energy-intensive industrial users.

ELECTRICAL INTERCONNECTION

Proximity to these assets supports credible pathways for large-scale electrical interconnection.

STAGED POWER DELIVERY

Site scale enables phased campus development aligned with staged power delivery and infrastructure upgrades.

PROXIMITY TO POWER.

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The subject property **the last available site capable of supporting large-scale heavy industrial development** at Cherry Point.

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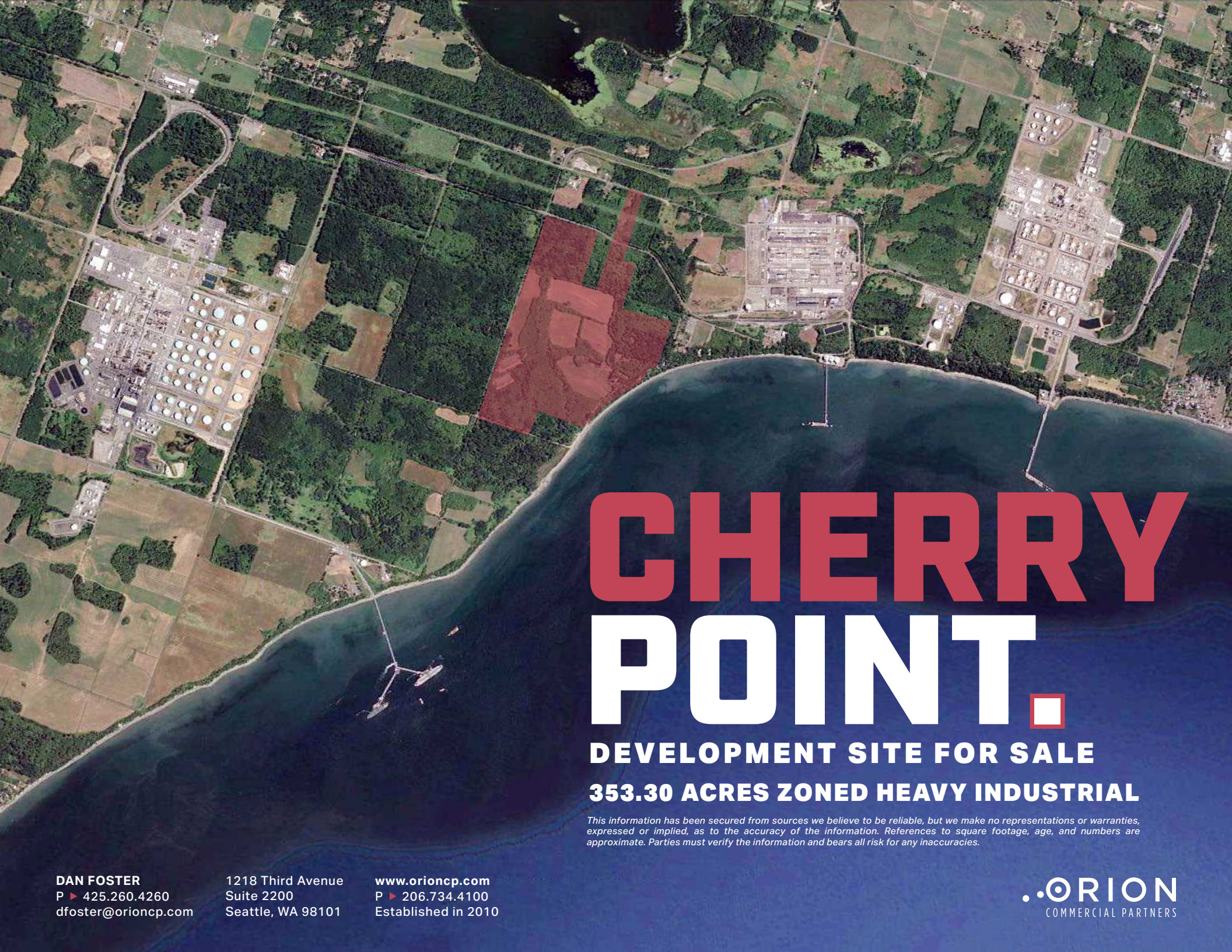

CHERRY POINT.

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