



13.64 ACRE PROPERTY

4577 Guide Meridian | Bellingham, WA 98225

SALE PRICE: \$4,159,000.00

UNDEVELOPED LARGE PROPERTY

ZONED LIGHT INDUSTRIAL

470 LINEAL FT ON MERIDIAN STREET

Scott Walker

Broker

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Commercial Sales | Leasing | Management

Pacific Continental Realty, LLC - 114 W Magnolia St. Suite 201, Bellingham WA 98225



The Offering

SALE PRICE: \$4,159,000.00

CBA #: 604674

THE PROPERTY IS 13.64 ACRES IN TOTAL, WITH APPROXIMATELY 470 LINEAL FEET OF FRONTAGE ON MERIDIAN STREET (SR 539) EXTENDING FROM THE INTERSECTION WITH HORTON ROAD TO THE U-HAUL STORAGE FACILITY TO THE SOUTH. THE PROPERTY ALSO HAS APPROXIMATELY 1,300 LINEAL FEET OF FRONTAGE ON HORTAN ROAD, THE NORTHEAST ENTRANCE TO THE CORDATA AREA. THE PROPERTY IS ZONED LIGHT INDUSTRIAL, WHICH IS GOVERNED BY BELLINGHAM MUNICIPAL CODE CHAPTER 20.36. FURTHER, IT IS WITHIN AREA 10 OF THE CORDATA NEIGHBORHOOD AND SUBJECT TO NEIGHBORHOOD'S PROVISIONS. THER ARE NO STRUCTURES ON THE PROPERTY. THERE IS A PAD ON THE MERIDIAN FRONTAGE'S SOUTHERN PORTION, BUT THE PROPERTY'S BALANCE HAS NOT BEEN PREVIOUSLY DEVELOPED. DAILY TRAFFIC OF 30,000 VEHICLES.



BELLINGHAM INTERNATIONAL AIRPORT
Part of Bellingham

Whatcom
COMMUNITY COLLEGE

COSTCO
WHOLESALE

Fred Meyer

TARGET

Olive Garden
ITALIAN KITCHEN

McDonald's

Walmart
Save money. Live better.

Bellingham TECHNICAL COLLEGE

PORT OF BELLINGHAM
Washington State

REGAL CINEMAS

MOD

STARBUCKS COFFEE

Haggen
NORTHWEST FRESH

Downtown Bellingham

HOTEL BELLWETHER
LIGHTHOUSE GRILL & SUNSET LOUNGE
BELLINGHAM BAY

BELLINGHAM SKAGIT VALLEY
CHUCKANUT
BREWERY
ESTD 2008

W
WHATCOM MUSEUM

CHOCOLATE
NECESSITIES

THE UPFRONT THEATRE
YOUR HOME FOR IMPROV COMEDY

Bellingham Public Library

PEPPER SISTERS
since 1988

SPARK
MUSEUM OF ELECTRICAL INVENTION

TRADER JOE'S

ASLAN
BREWING CO

LimeLight



DOWNTOWN BELLINGHAM BRINGS THE CRE-
ATIVE, ICONIC ENERGY OF THE CITY AND INFUSES IT INTO THE BUSI-
NESSES THAT HELP CREATE OUR UNIQUE COMMUNITY.



SUPPORTING LOCAL, OUR COMMUNITY TAKES PRIDE
IN WHAT WE PROVIDE AND PRODUCE. YOU'LL FIND AN EMPHASIS ON
KEEPING OUR DOWNTOWN VIBRANT THROUGH SUPPORTING THE LO-
CAL BUSINESSES



The Perfect Location, Positioned directly between
Seattle and Vancouver, BC, Downtown Bellingham is a small city with
massive opportunity. A regional population of 200,000 utilizes the
area, while 4.1 million people live within an hours drive. We showcase
both a metropolitan area while keeping the lifestyle and amenities of a
smaller community.



About The City of Bellingham

Located on Bellingham Bay with Mt. Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. Bellingham is 85 miles north of Seattle and an hour south of Vancouver B.C.

Transportation links connect the community to the nearby San Juan Islands and Victoria on Vancouver Island.

The downtown area has a mixture of restaurants, art galleries, and specialty shops. Bellingham is home to Western Washington University on Sehome Hill, from which there is a sweeping view across the bay to the San Juan Islands. Visitors bound for Alaska depart on the Alaska Marine Highway System ferries from the Bellingham Cruise Terminal in the Historic Fairhaven District.

Bellingham has an active waterfront port that supports fishing, charter cruises, leisure boating, boat building, boat maintenance, shipping, marina operations, and many marine trades businesses.





Washington State Office of Financial Management estimates that the total population of Whatcom, Skagit, Island, and San Juan combined is approximately 439,700 as of 2017. With its current population estimated at 216,300, Whatcom County, home to the city of Bellingham, is by far the most populous segment of these counties.

Whatcom County has seen steady population growth of about 2.06% since 2010, which is higher than the corresponding rate for Washington State (1.4%). Whatcom County attracts firms relocating out of the Seattle metropolitan area due to the quality of life found in cities like Bellingham, as well as the much lower housing and living.

Bellingham is the economic hub for Whatcom County. The estimated 2017 population for Bellingham is 86,720. Bellingham's growth levels coincide with the rest of Whatcom county, and its population has represented about 40% of the county population for the past 25 years.



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