

# 13.64 ACRE PROPERTY

4577 Guide Meridian, Bellingham, WA 98225



Scott Walker, Broker

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Commercial Sales | Leasing | Management

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*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.*

# THE OFFERING



SALE PRICE: \$3,975,000.00

CBA #: 38277642

- 13.64 acres; 10+ acres of usable
- Planned light industrial zoning (Bellingham Municipal Code Chapter 20.38.050.D)
- Subarea 31 Meridian Neighborhood (BMC 20.00.045)
- 470' frontage on State Route 539
- High Traffic – 30,000+ VPD
- Wetlands Assessment by Soundview Consultants October 2021
- 13 Miles south of Canadian border crossing at Aldergrove/ Langley on State Route 539
- 1.7 Miles north of Interstate 5 on State Route 539
- 1,300' frontage on Horton Rd, a secondary urban arterial
- Adjacent to Cordata Business Park and Cordata Park

# SURROUNDING AREA

- 1) 4577 Meridian St.
- 2) Walmart
- 3) Peace Health Internal Medicine
- 4) Cordata Business Park
- 5) Infusion Solutions
- 6) Cordata Place
- 7) Bellis Fair Mall
- 8) Whatcom Community College
- 9) Cordata Park

## Other Nearby Businesses:

Macy's | Sportsman's Warehouse |  
HomeGoods | T.J. Maxx | Olive  
Garden | Bellingham Athletic Club  
| Community Food Co-Op  
Cordata | Burlington Coat Factory  
| Bellingham Business Park |

# LOT LINES



# PERMITTED USES

## D. 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 auto motive wrecking and junkyards;
  - 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;
- v. Furniture and fixtures;
- vi. Printing, publishing and allied industries;
- vii. Electrical and electronic machinery, equipment and supplies;

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. Nonstore 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 barber shops, 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. Art schools.

# PERMITTED USES

- e. Agricultural nurseries.
- f. Advertising devices.
- g. Veterinary services.
- h. Transportation and public utilities (such as freight operations, terminals, communication services, utility transmission 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.



# MARKET AREA

The Pacific Northwest scarcely gets more peaceful than unspoiled 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 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 Salish Sea 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.



## 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 55 miles north. And the technological hub of Seattle resides 88 miles to the south. Bellingham provides an essential middle point 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

230,077



### Average HH Income

\$80,569



### Median Age

39

Whatcom County:

Bellingham:

93,910

\$71,680

34.5

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