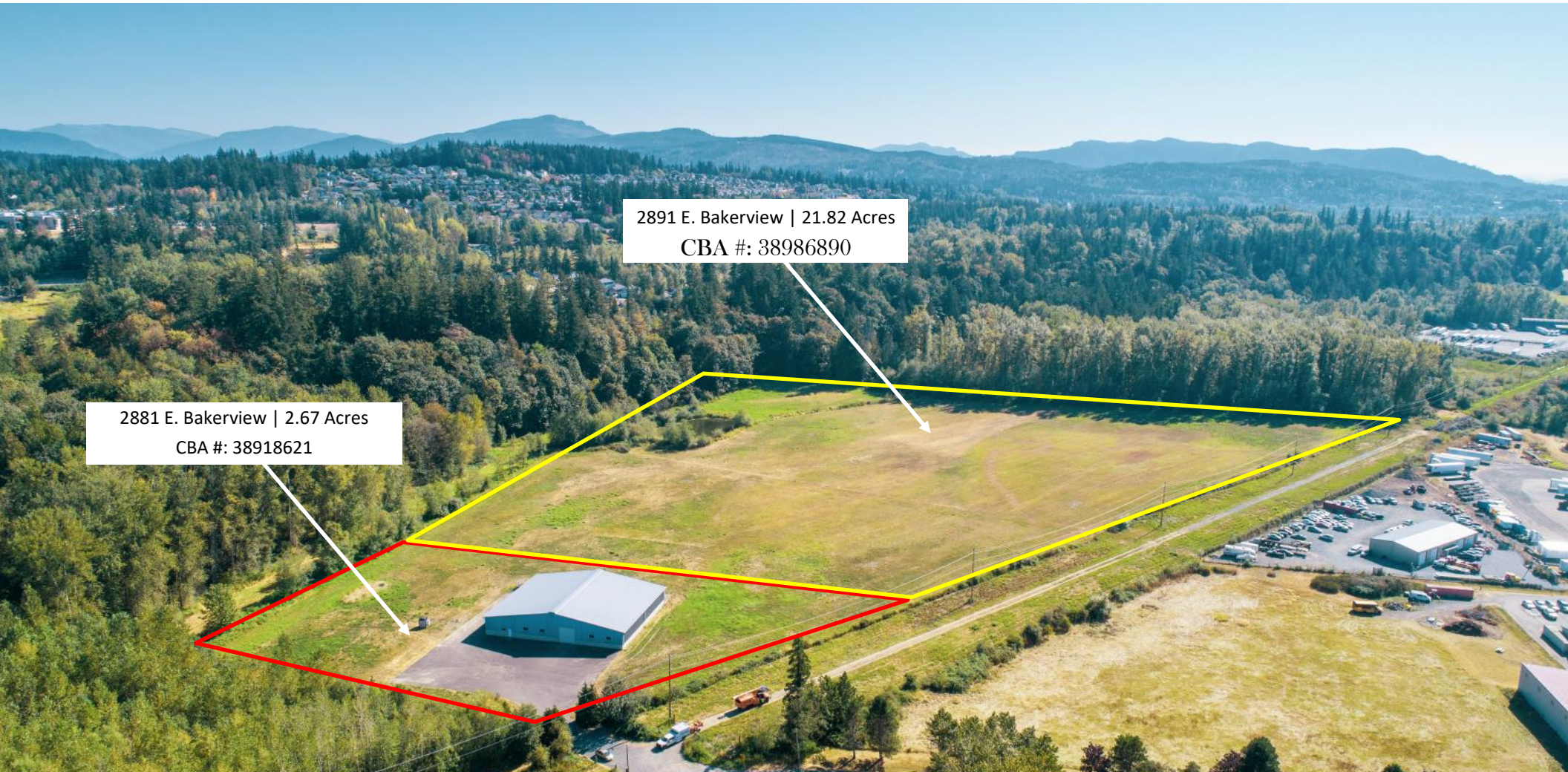


# IRONGATE PLANNED INDUSTRIAL

2881 E. Bakerview Rd., Bellingham, WA 98226 | CBA #: 38918621



2891 E. Bakerview | 21.82 Acres  
CBA #: 38986890

2881 E. Bakerview | 2.67 Acres  
CBA #: 38918621

KC Coonc, Designated Broker  
(360) 305-9977 | [KC@PCRnw.com](mailto:KC@PCRnw.com)

Commercial Sales | Leasing | Management

114 W. Magnolia St., Bellingham, WA 98225 | [www.PacificContinentalRealty.com](http://www.PacificContinentalRealty.com)

*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.*



# OVERVIEW



**Sale Price: \$1,450,000**

**CBA #: 38918621**

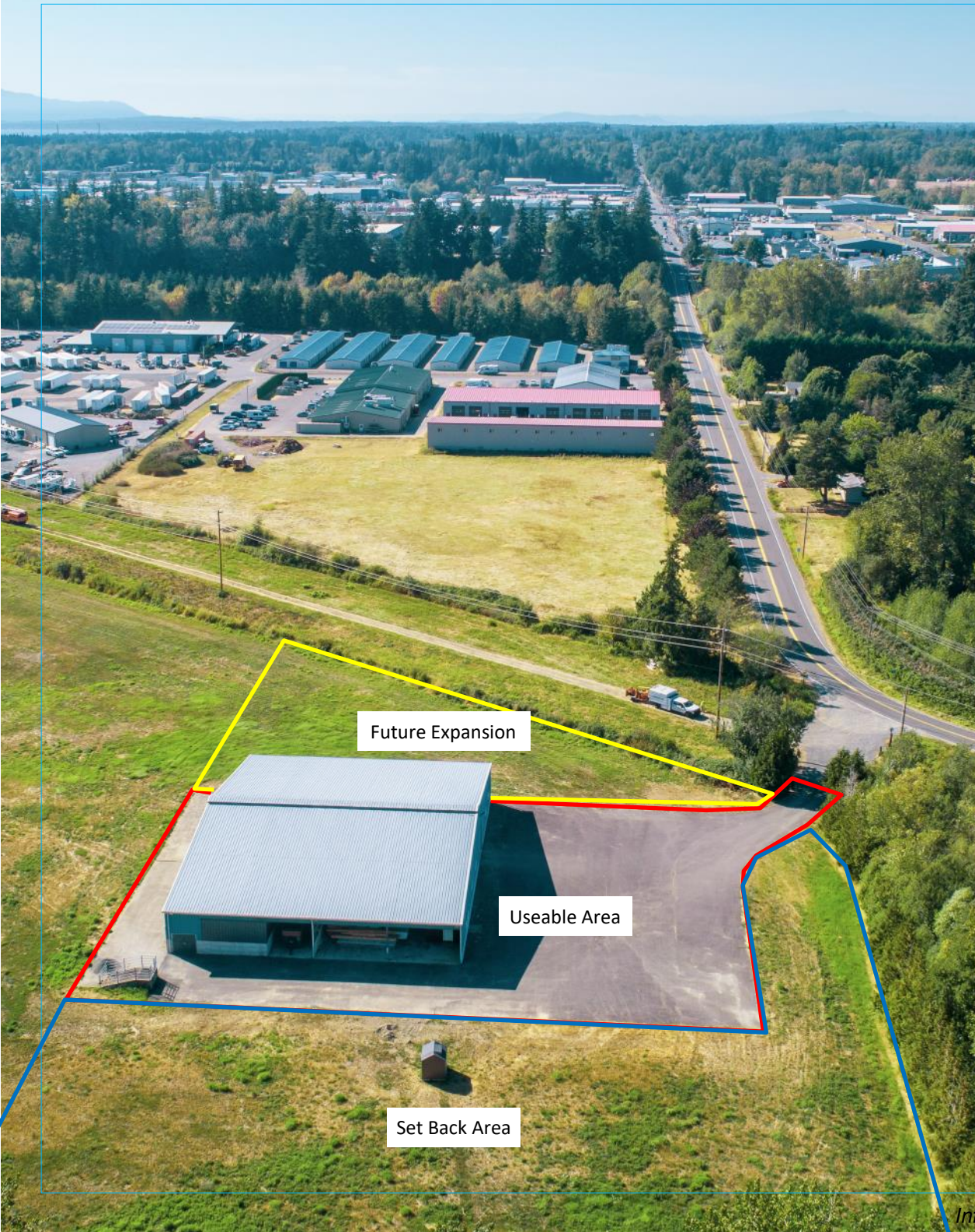
2.67 acres total of light industrial land on E Bakerview Road in Irongate Industrial Park with 12,500 sq ft steel building situated on a half-acre of paved parking area and yard. Recently annexed into Bellingham City limits with water, sewer, and heavy power in street. Adjacent parcel has plans for RV storage making this property an excellent choice for storage or incubator business park. Owner user a good option with broad permitted uses for manufacturing or fleet related business. Building is currently connected to a well and septic system with 320-amp single phase service. Seller willing to finance purchase subject to seller's approval of buyer's intended use.

Please contact listing broker for tour and additional supporting information.



# FEATURES

- Premium Location in Irongate
- Inside Bellingham city limits
- Heavy power, sewer and water available
- Existing 12,500 SF steel building
- 22,500 SF of paved parking & yard
- Planned off site storm water
- Gated entrance
- Planned RV storage on adjacent property





# WAREHOUSE





# LOCATION DETAILS



Canadian International Border

25 minutes

17 miles

Bellingham International Airport

15 minutes

5.1 miles

I-5 Exits 255

10 minutes

2.2 miles

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# 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 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.



## 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



### Average HH Income



### Median Age

Whatcom County:

230,077

\$80,569

39

Bellingham:

93,910

\$80,709

37

1 Mile From Property:

3,944\*

\$122,118

42

5 Miles From Property:

97,541\*

\$95,362

35

10 Miles From Property:

159,297\*

\$99,823

37

\* Population radius information from 2021.

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