

IRONGATE INDUSTRIAL LAND

2891 E. Bakerview Rd., Bellingham, WA 98226 | CBA #: 38986890

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

Commercial Sales | Leasing | Management

114 W. Magnolia St., Bellingham, WA 98225 | 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— 2891 E. BAKERVIEW



Sale Price: \$2,095,000

CBA #: 38986890

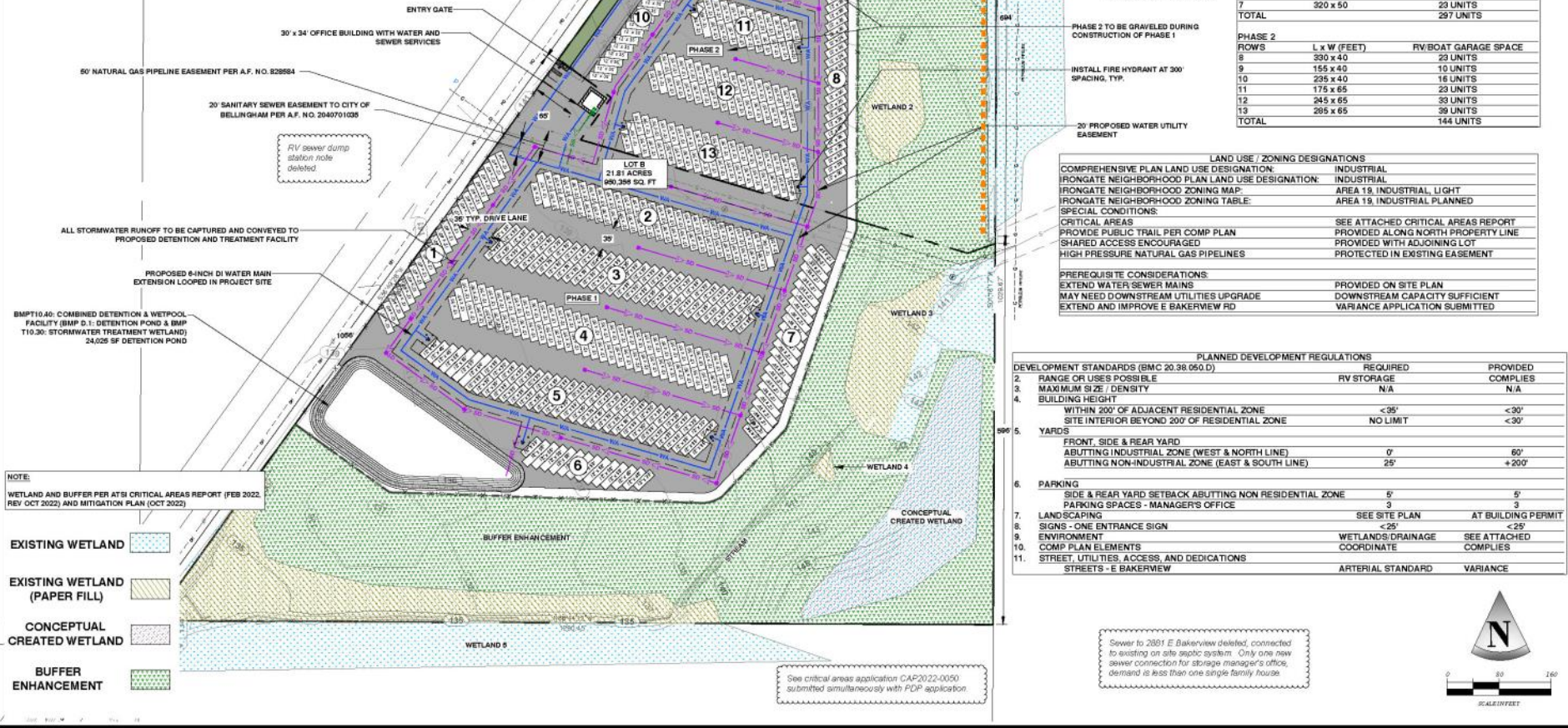
10 Buildable Acres of light industrial land in a premier location in Bellingham's Irongate Neighborhood Area 19, planned Industrial zoning. The Planned Development Permit (PDP), is approved, and the current permitted use is for a Covered RV/Boat Storage Facility. The PDP can be revised for any light industrial use such as self-storage, warehousing, distribution, manufacturing, construction laydown or fleet related business. All Wetland Delineation & mitigation reports are complete and approved. Sewer and gas are on site and water is at the street. Land disturbance permits are ready to be issued to break ground to create the 10-acre building pad site and stormwater detention facility. Adjacent w/ 12,500 sq. ft. warehouse also available.

SITE MAP

Exhibit A



VICINITY MAP



EXISTING AREA CALCULATIONS:

1. APN 380316 246515	116,336 SF (2.67 AC)
2. APN 380316 221447	950,356 SF (21.82 AC)
TOTAL PROJECT AREA	1,066,692 SF (24.49 AC)

EXISTING IMPERVIOUS AREA:

1. EXISTING BUILDING	12,483 SF (0.29 AC)
2. EXISTING PAVEMENT	22,538 SF (0.52 AC)
TOTAL EXISTING IMPERVIOUS AREA	35,021 SF (0.80 AC)

PROPOSED AREA CALCULATIONS:

1. 441 RV/BOAT GARAGE SPACES	186,949 SF (4.33 AC)
2. DRIVEWAYS & PARKING	250,351 SF (5.75 AC)
TOTAL PROPOSED IMPERVIOUS AREA	439,300 SF (10.08 AC)

PROPOSED SITE IMPROVEMENTS:

1. TOTAL RV/BOAT GARAGE SPACES	441
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PHASE 1

ROWS	L x W (FEET)	RV/BOAT GARAGE SPACE
1	335 x 40	23 UNITS
2	390 x 56	54 UNITS
3	420 x 65	60 UNITS
4	450 x 65	63 UNITS
5	465 x 65	60 UNITS
6	190 x 50	14 UNITS
7	320 x 50	23 UNITS
TOTAL		297 UNITS

PHASE 2

ROWS	L x W (FEET)	RV/BOAT GARAGE SPACE
8	330 x 40	23 UNITS
9	155 x 40	10 UNITS
10	235 x 40	16 UNITS
11	175 x 65	23 UNITS
12	245 x 65	33 UNITS
13	285 x 65	39 UNITS
TOTAL		144 UNITS

LAND USE / ZONING DESIGNATIONS

COMPREHENSIVE PLAN LAND USE DESIGNATION: INDUSTRIAL
 IRONGATE NEIGHBORHOOD PLAN LAND USE DESIGNATION: INDUSTRIAL
 IRONGATE NEIGHBORHOOD ZONING MAP: AREA 19, INDUSTRIAL, LIGHT
 IRONGATE NEIGHBORHOOD ZONING TABLE: AREA 19, INDUSTRIAL PLANNED

SPECIAL CONDITIONS:

CRITICAL AREAS: SEE ATTACHED CRITICAL AREAS REPORT
 PROVIDE PUBLIC TRAIL PER COMP PLAN PROVIDED ALONG NORTH PROPERTY LINE
 SHARED ACCESS ENCOURAGED PROVIDED WITH ADJOINING LOT
 HIGH PRESSURE NATURAL GAS PIPELINES PROTECTED IN EXISTING EASEMENT

PRE-REQUISITE CONSIDERATIONS:
 EXTEND WATER SEWER MAINS PROVIDED ON SITE PLAN
 MAY NEED DOWNSTREAM UTILITIES UPGRADE DOWNSTREAM CAPACITY SUFFICIENT
 EXTEND AND IMPROVE E BAKERVIEW RD VARIANCE APPLICATION SUBMITTED

PLANNED DEVELOPMENT REGULATIONS

DEVELOPMENT STANDARDS (BMC 20.38.050.D)	REQUIRED	PROVIDED
2. RANGE OR USES POSSIBLE	RV STORAGE	COMPLIES
3. MAXIMUM SIZE / DENSITY	N/A	N/A
4. BUILDING HEIGHT		
WITHIN 200' OF ADJACENT RESIDENTIAL ZONE	<25'	<30'
SITE INTERIOR BEYOND 200' OF RESIDENTIAL ZONE	NO LIMIT	<30'
5. YARDS		
FRONT, SIDE & REAR YARD		
ABUTTING INDUSTRIAL ZONE (WEST & NORTH LINE)	0'	60'
ABUTTING NON-INDUSTRIAL ZONE (EAST & SOUTH LINE)	25'	+200'
6. PARKING		
SIDE & REAR YARD SETBACK ABUTTING NON RESIDENTIAL ZONE	5'	5'
PARKING SPACES - MANAGER'S OFFICE	9	9
7. LANDSCAPING	SEE SITE PLAN	AT BUILDING PERMIT
8. SIGNS - ONE ENTRANCE SIGN	<25'	<25'
9. ENVIRONMENT	WETLANDS/DRAINAGE	SEE ATTACHED
10. COMP PLAN ELEMENTS	COORDINATE	COMPLIES
11. STREET, UTILITIES, ACCESS, AND DEDICATIONS	ARTERIAL STANDARD	VARIANCE
STREETS - E BAKERVIEW		

NOTE:
 WETLAND AND BUFFER PER ATSI CRITICAL AREAS REPORT (FEB 2022, REV OCT 2022) AND MITIGATION PLAN (OCT 2022)

- EXISTING WETLAND
- EXISTING WETLAND (PAPER FILL)
- CONCEPTUAL CREATED WETLAND
- BUFFER ENHANCEMENT

Sewer to 2801 E Bakerview deleted, connected to existing on site septic system. Only one new sewer connection for storage manager's office, demand is less than one single family house.

See critical areas application (CA2022-0050) submitted simultaneously with PDP application



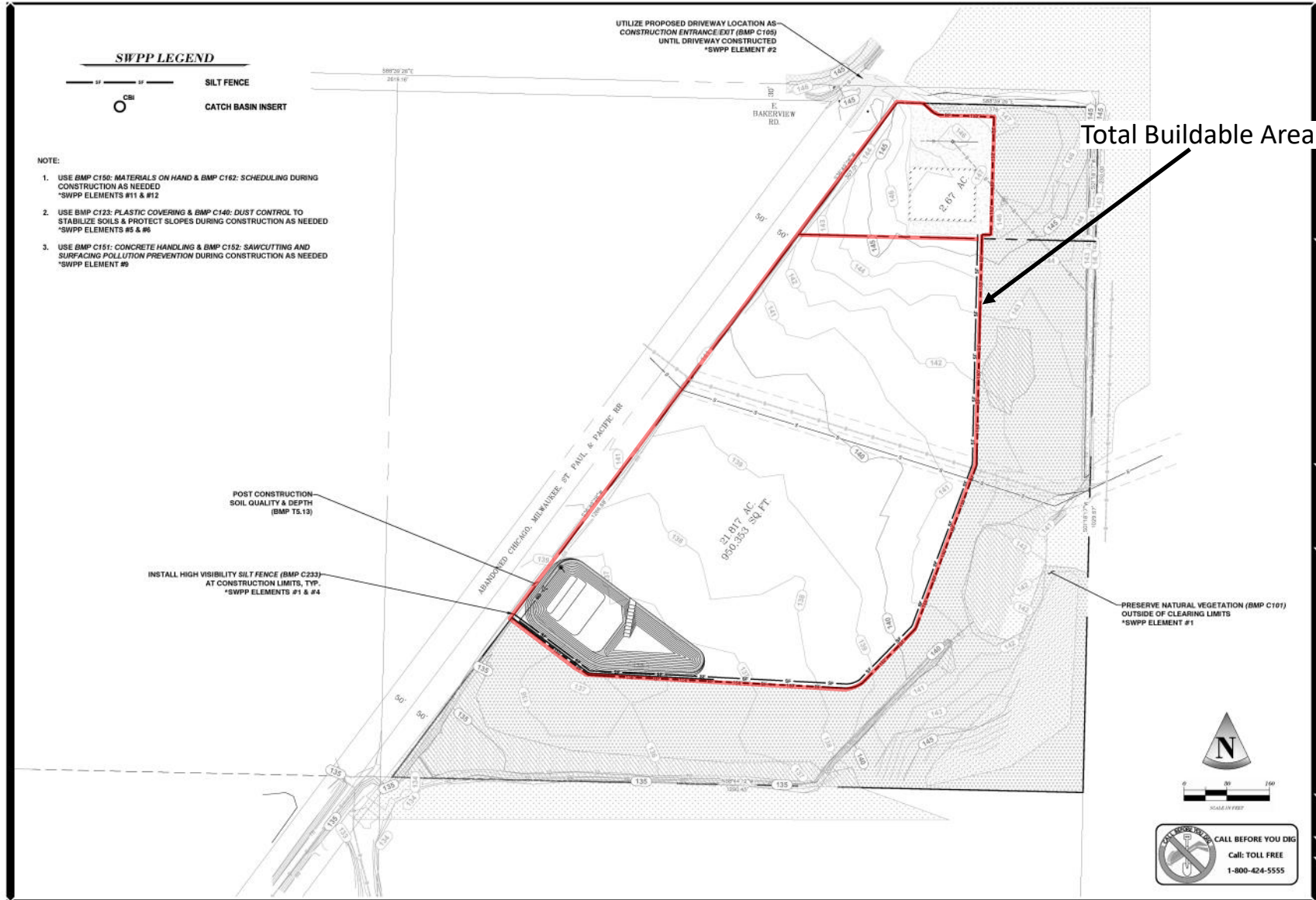
AXE ENGINEERING SERVICES, LLC
 "CUTTING THROUGH PROJECT BARRIERS"
 851 COHO WAY #305
 BELLINGHAM, WA 98225
 360-302-1049
 www.axeengineering.com



CITY OF BELLINGHAM, WA
BAKER INDUSTRIAL STORAGE
 PLANNED DEVELOPMENT PERMIT SITE PLAN
PRELIMINARY SITE PLAN

DATE: 11/21/2022
 DESIGN: ELR
 DRAWN: CJW
 SCALE: AS SHOWN
 PROJECT #: 19044
 SHEET # OF
Ex 1 OF 7
 REV # 1

SITE MAP



DATE _____ BY _____

REV#/DESCN

AXE ENGINEERING SERVICES, LLC
"CUTTING THROUGH
CONSTRUCTION CHALLENGES"
411 COLUMBIA AVE. #202
BELLINGHAM, WA 98225
360-332-5244
www.axeengineering.com

ENGINEERING SERVICES
axeengineering.com

CITY OF BELLINGHAM, WA
BAKER INDUSTRIAL STORAGE
FILL & GRADING PLANS
SWPP PLAN

DATE: 5/19/2013
DESIGN: ELR
DRAWN: CFJ
SCALE: AS SHOWN

PROJECT # 19044

SHEET # 9 OF 9
REV # 1

C4

OVERVIEW — 2881 E. BAKERVIEW



Sale Price: \$1,450,000

CBA #: 38918621

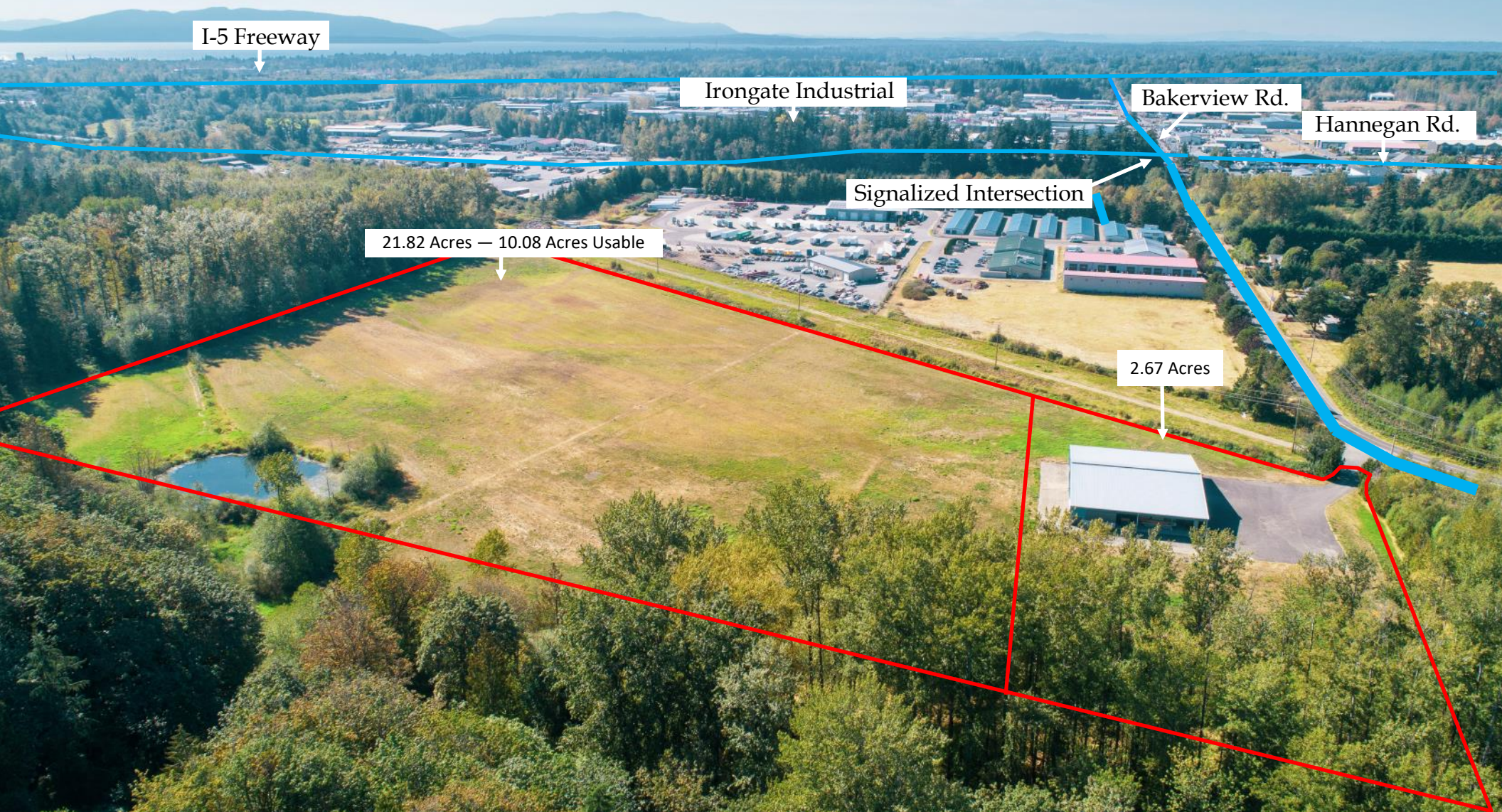
2.67 acres of light industrial with 12,500 sq ft steel building situated on a half-acre of paved parking in a prime area in Bellingham's Irongate Neighborhood, Area 19. All Wetlands delineation and mitigation reports were approved by the City of Bellingham. Water, sewer, and heavy power in street. Planned Development Permit approved for this and adjacent parcel and includes stormwater facility for both parcels. The building is currently connected to a well and septic system with 320-amp single phase service. Small office inside building. Planned Development Permits approved for all light industrial uses including small incubator businesses, storage, distribution, or fleet related businesses. Adjacent 21.82 acre parcel also for sale.

FEATURES

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



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

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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