



# INDUSTRIAL LAND FOR SALE

## BLAINE INDUSTRIAL PARK BLAINE WASHINGTON



### Eugen Klein

B.Comm(UREC), CRES, ARM®, RI, FRI, CCIM, CLO, CIPS

#### Royal LePage City Centre

O 604 684 8844 x 1  
F 604 684 8844  
C 604 818 5888  
TF 1 877 877 0417

eklein@kleingroup.com  
www.kleingroup.com

### Deborah Buttar

Commercial Real Estate Investment and Advisory

#### Royal LePage City Centre

O 604 684 8844 x 3  
F 604 684 8844  
TF 1 877 877 0417

dbuttar@kleingroup.com  
www.kleingroup.com

### Primo Villanueva

Unique Properties Group

#### Royal LePage City Centre

O 604 684 8844 x 4  
F 604 684 8844  
C 604 992 3802  
TF 1 877 877 0417

pvillanueva@kleingroup.com  
www.kleingroup.com

VISION

INSIGHT

ENGAGEMENT

SOLUTIONS

EXECUTION

EXCELLENCE



# INDUSTRIAL LAND FOR SALE

## BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON

### PROPERTY SUMMARY

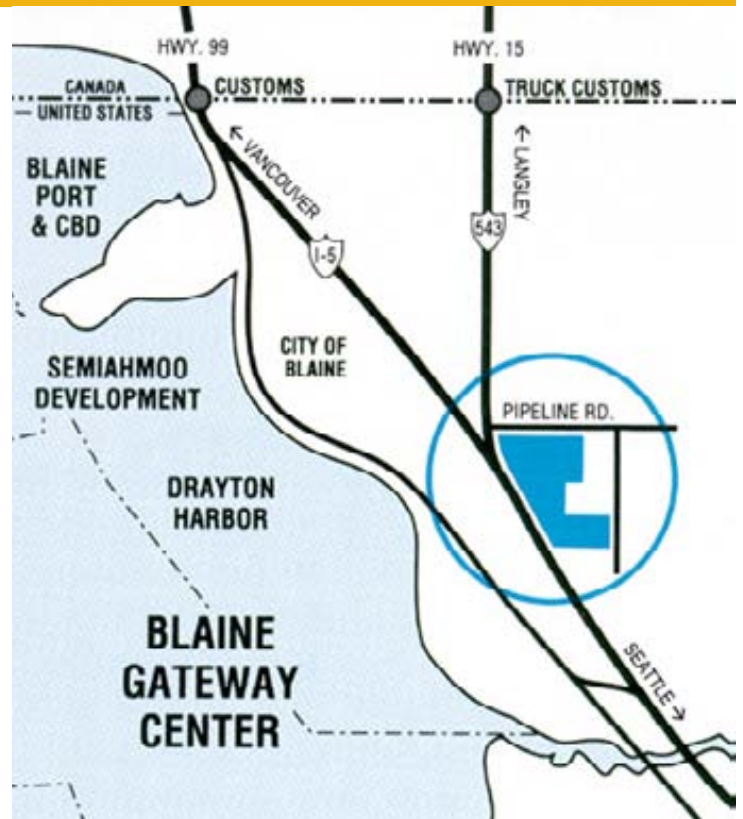
- Size 45.34 Acres
- Location SW Corner of Yew Avenue and Pipeline Road, Blaine WA
- Number of Parcels 10
- Legal Titles 400106 530277; 00.06 Acres  
400106 530273; 00.22 Acres  
400106 531255; and  
400106 531245; 01.05 Acres  
400106 508255; 04.81 Acres  
400106 487260; 01.89 Acres  
400106 465259; 03.14 Acres  
400106 419225; 10.65 Acres  
400106 430178; 06.96 Acres  
400106 511105; 14.79 Acres
- Zoning Mb
- Highway Exposure 2,164 ft.
- Taxes (2008) \$19,980.48
- Amenities Corner Location, Highway Exposure, Intersection of I-5 and 543 Hwy

### PROPOSED SITE PLAN

- Estimated Buildable 506,691 sq. ft.
- Potential Uses Distribution, Warehousing, Light Industrial, Specific Office, Truck Stop, Storage
- Proposed Lots 5
- Estimated Dry Acres 22.84
- Estimated Wet Acres 22.50
- Binding Site Plan Under Application

### PRELIMINARY REPORTS AVAILABLE

- Architectural Conceptual Land Use Plans  
Conceptual Rendering
- Environmental Wetland Mitigation Plan  
Bald Eagle Management Plan
- Logistics Traffic Impact Study
- Links <http://www.kleingroup.com/>



Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# INDUSTRIAL LAND FOR SALE

## BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON



### CITY OF BLAINE

Uniquely located in the northwest corner of Washington at the Canadian Border, Vancouver, British Columbia, lies 35 miles to the north, while Seattle is 110 miles south. Blaine, the Peace Arch City, is situated on the banks of Drayton Harbor and the foothills of the Cascade Mountain Range are 25 miles east with easy access to the Mt. Baker wilderness and Mt. Baker Ski Area.

Blaine offers a mix of housing opportunities ranging from low income to quaint nineteenth century homes to luxury waterfront homes surrounding the Arnold Palmer designed, Semiahmoo Golf Course. The average home price is \$240,000. The population of the entire Blaine area is approximately 11,000, including 4,115 within the city limits. There is no State income tax in Washington and the state sales tax rate is 8.4%.

#### Climate

Mean low/high temperature - 40/62 degrees  
Rainfall - 36 inches

#### Traffic Count: South Bound Crossings at Blaine (March 2008)

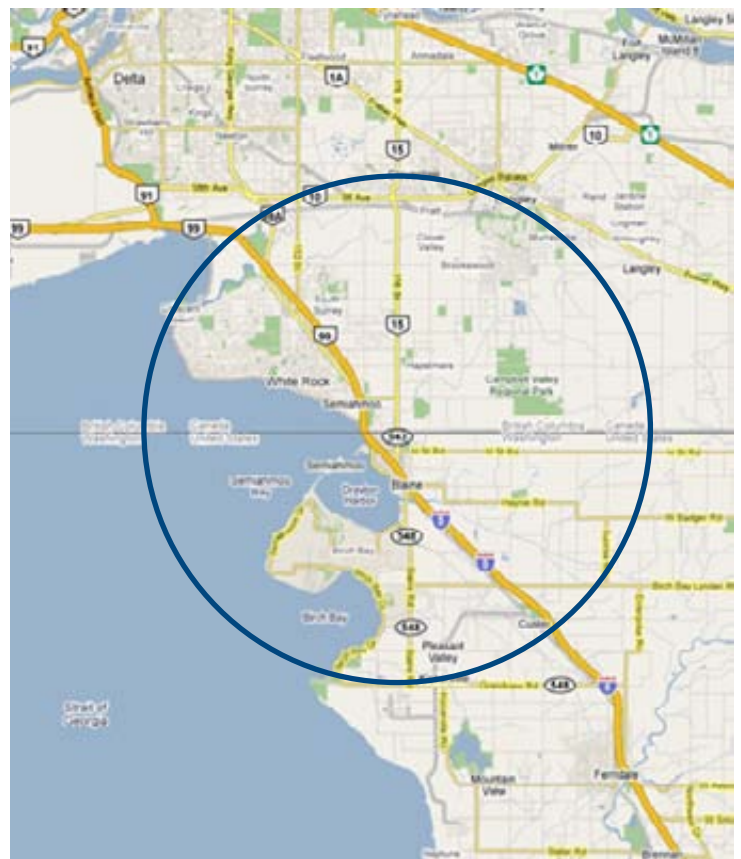
Blaine Total	Peace Arch Cars	Pacific Highway Cars
537,625	138,398	96,030

Bus	Trucks
1,234	30,306

Geography Selection: 5 mile radius:  
U.S. Canada Border Crossing

	US 2007 Estimate	Canada 2007 Estimate	Total 2007 Estimate
Total Population	12,109	60,386	72,495
Total Households	5,185	26,105	31,290
HH Income	\$63,125	\$70,168	\$66,646

<http://www.ci.blaine.wa.us>  
<http://www.ci.blaine.wa.us/DocumentView.asp?DID=299>





# INDUSTRIAL LAND FOR SALE

## BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON

### KEY AMENITIES AND DEVELOPMENTS

#### SR 543 - 15 TO CANADIAN BORDER

(Additional Lanes for Freight - Complete February 2008)

As of February 2008, there was dramatic change and improvement to the Pacific Highway (State Route 543) through Blaine. The highway from Boblett Street to the U.S.-Canada border was reconstructed, lowered and repaved. A new interchange at D Street and a designated truck lane was built. The new truck lane is on the east side of the Duty Free Store and lines up with the commercial inspection booths at the border. These improvements will help increase safety, improve freight movement and relieve congestion.

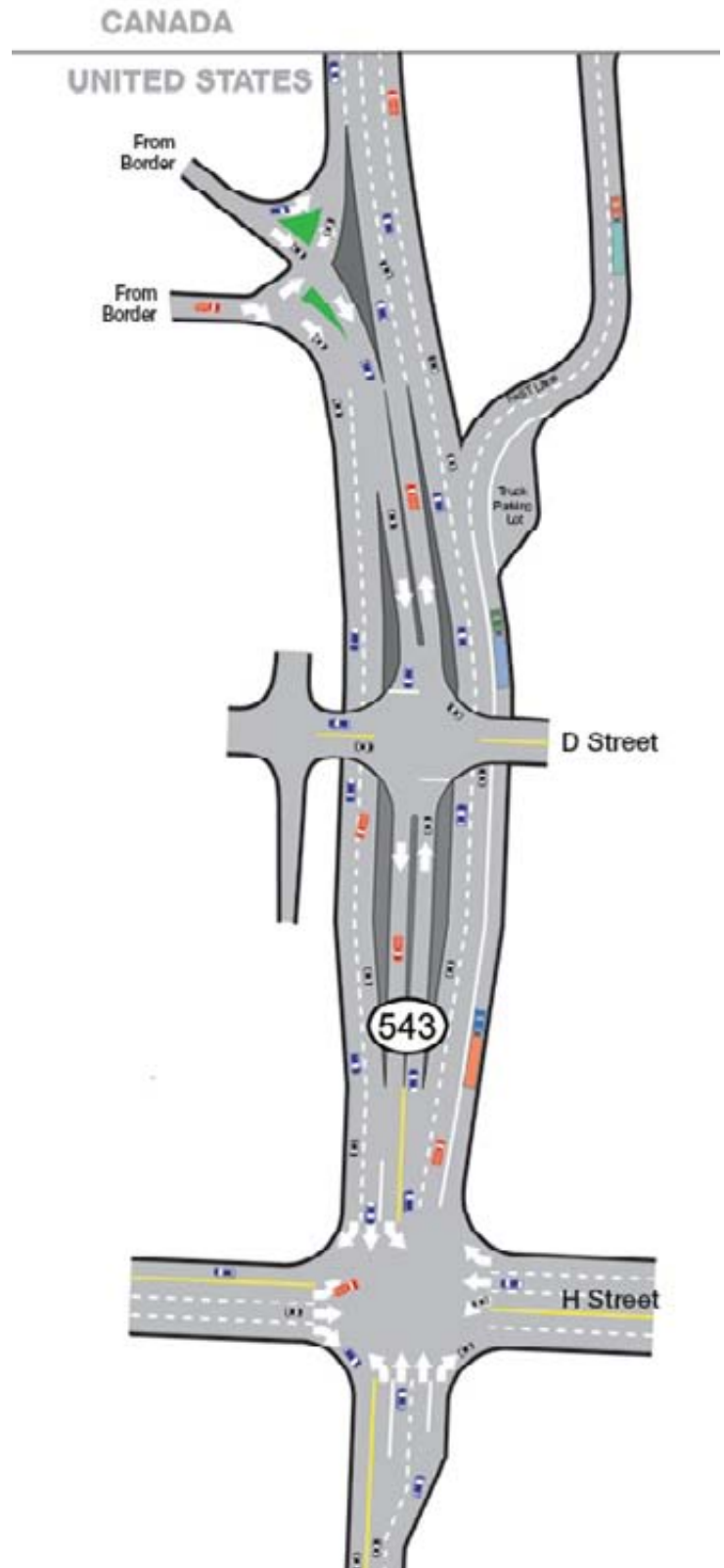
For more information, visit <http://www.wsdot.wa.gov/Projects/>



SR 543 before construction - a narrow two-lane roadway.



SR 543 as construction is complete.



Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# INDUSTRIAL LAND FOR SALE

## BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON

### NATURES PATH

In August of 1999, Nature's Path designed and built a second 70,000 sq. ft production facility in Blaine, WA, adding a new granola line and additional ready-to-eat organic cereal offerings.

In 2004, the Blaine plant doubles in size and Nature's Path opens its own 175,000 sq. ft. distribution facility, for a total of 400,000 sq. ft. of owned facilities.

<http://www.naturespath.com>

### GOLDEN NUT COMPANY

The Golden Nut Company is located on 1555 Odell Road. Golden Nut is owned by the Golden Boy food company, based in Burnaby, British Columbia.

A 15,000 square foot cooler is housed within the 80,000 square foot warehouse. The company wanted to set up a facility in Blaine because of the international relationship.

The company is also western Canada s largest private labeler of peanut butter. The company is a major importer and distributor of nuts, dried fruits and other dried goods.

### TOTALLY CHOCOLATE

Totally Chocolate was launched in 1988 and produces chocolate for business purposes such as corporate gift-giving, customer appreciation, and sales promotion. The firms offers a complete range of services from the design, through artwork, mold-making, production, packaging and shipment. The factory output exceeds 1500 pounds of completed product per hour.

<http://www.totallychocolate.com/>



Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# INDUSTRIAL LAND FOR SALE

BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON



## PROPOSED GENERAL BINDING SITE PLAN AND PARCEL PRICING

	<b>Total Acres</b>	Dry Acres	Wet Acres	Price / sq. ft.	Price / Acre	<b>Price</b>	Office (sq. ft.)	Warehouse (sq. ft.)	Parking Required	Parking Provided
<b>A1</b>	<b>3.99</b>	2.10	1.89	\$5.90	\$257,004	<b>\$1,025,000</b>		66,340	221	226
<b>B1</b>	<b>30.17</b>	13.97	16.20	\$5.25	\$228,690	<b>\$6,899,000</b>	30,640	273,221	N/A	190
<b>B2</b>	<b>2.61</b>	1.76	0.85	\$6.10	\$265,716	<b>\$693,000</b>	40,446		135	140
<b>C1</b>	<b>4.3</b>	2.53	1.77	\$5.90	\$257,004	<b>\$1,105,000</b>	48,022		160	175
<b>C2</b>	<b>4.27</b>	2.48	1.79	\$5.90	\$257,004	<b>\$1,097,000</b>	48,022		160	175
<b>Total</b>	<b>45.34</b>	22.84	22.50	\$4.98	\$216,929	<b>\$9,835,000</b>	233,470	273,221		





# INDUSTRIAL LAND FOR SALE

BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON

## CONCEPT A







# INDUSTRIAL LAND FOR SALE

BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON

## CONCEPT B



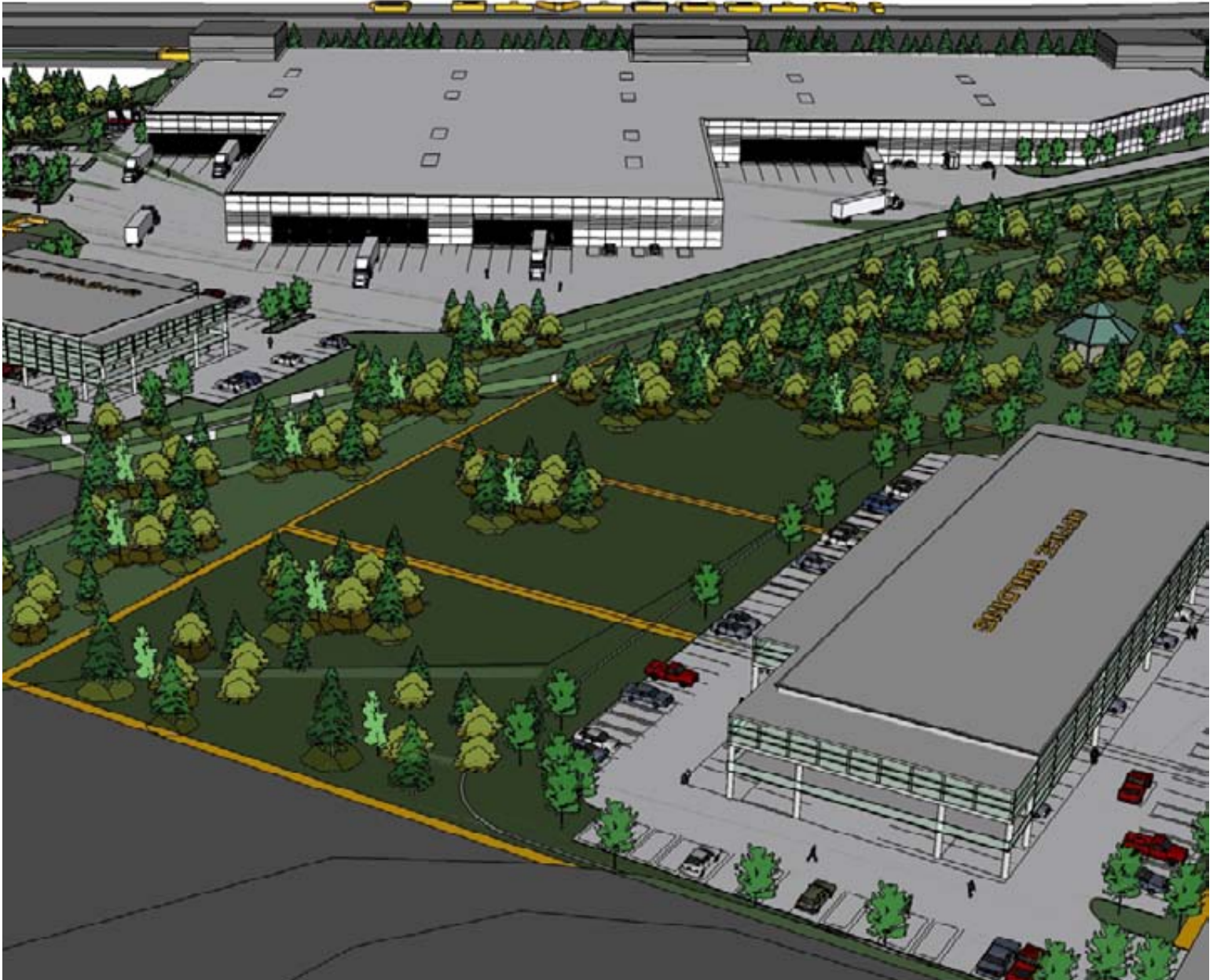


# INDUSTRIAL LAND FOR SALE

BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON

## CONCEPT A



VISION

INSIGHT

ENGAGEMENT

SOLUTIONS

EXECUTION

EXCELLENCE



# INDUSTRIAL LAND FOR SALE

BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON

## CONCEPT B



VISION

INSIGHT

ENGAGEMENT

SOLUTIONS

EXECUTION

EXCELLENCE



# INDUSTRIAL LAND FOR SALE

BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON

## NORTHWEST CORNER, LOOKING SOUTH





# INDUSTRIAL LAND FOR SALE

BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON

## NORTHWEST CORNER, LOOKING SOUTH





# INDUSTRIAL LAND FOR SALE

BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON

## NORTHWEST CORNER, LOOKING WEST, I-5 SOUTH RAMP





# INDUSTRIAL LAND FOR SALE

BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON

## PROPOSED GATEWAY PROJECT, FORMER BLAINE AIRPORT, LOOKING SOUTH





# INDUSTRIAL LAND FOR SALE

BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON

## SOUTHEAST CORNER, LOOKING SOUTH ON ODELL ROAD







# INDUSTRIAL LAND FOR SALE

BLAINE INDUSTRIAL PARK

BLAINE WASHINGTON

## SOUTHWEST CORNER, LOOKING NORTH, HUGHES AVENUE CROSSING

