

# IRONGATE INDUSTRIAL PAD

4053 Hammer Dr., Bellingham, WA 98226



KC Coonc, Designated Broker

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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: \$1,245,000**

**CBA #: 40053053**

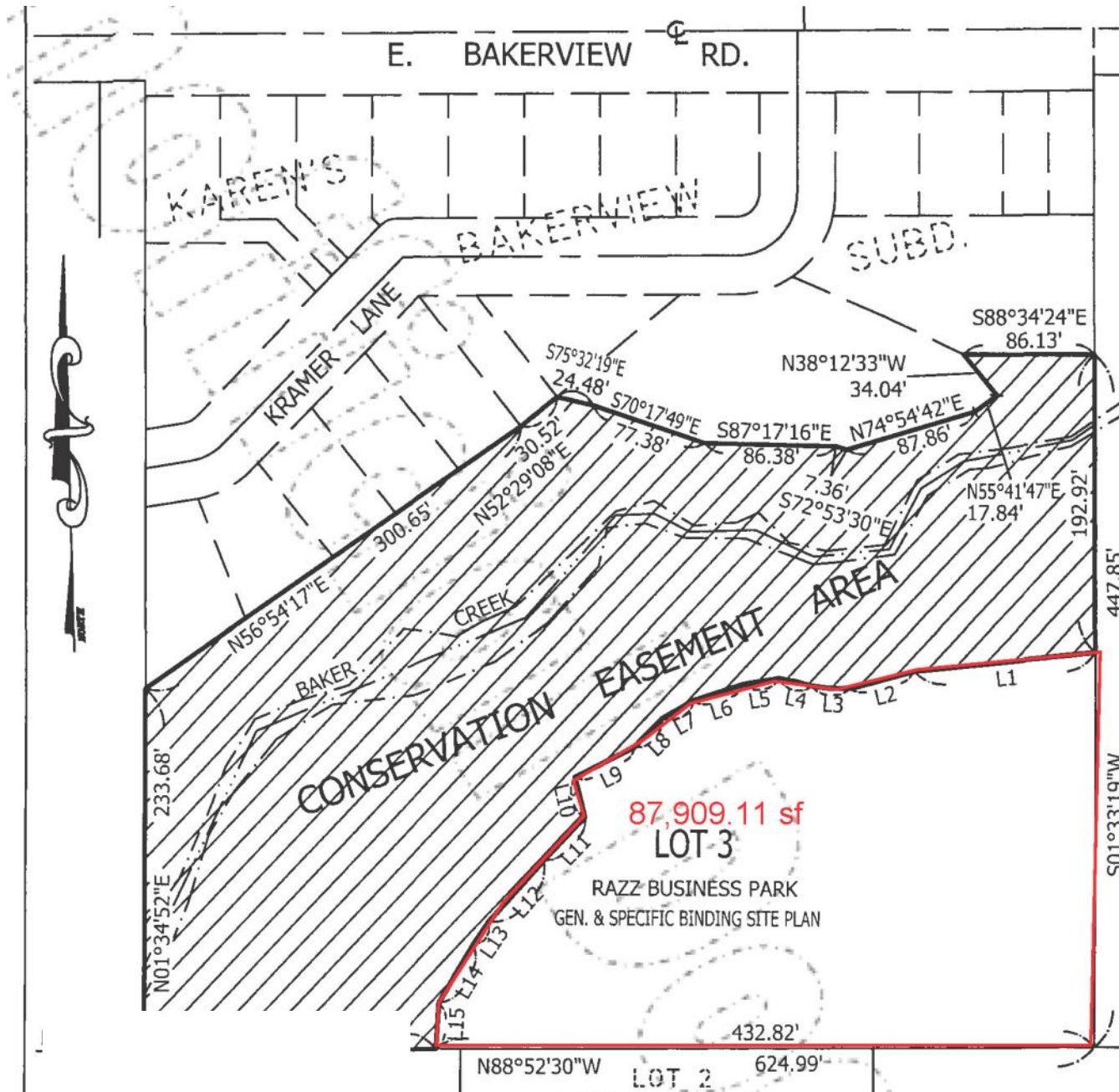
**NWMLS #: 2217820**

2 Usable Planned Industrial acres in Irongate. The conservation easement is recorded along Baker Creek allowing the property to move into the next development phase. The building site has been cleared, graded, and compacted with permeable ballast for use as a construction laydown yard. Power, natural gas, city water and sewer are to the edge of the property. Great location for Boat & RV storage, contractor yard, light manufacturing, or incubator uses, with a long list of other permitted light industrial uses. Site visit must be scheduled in advance.

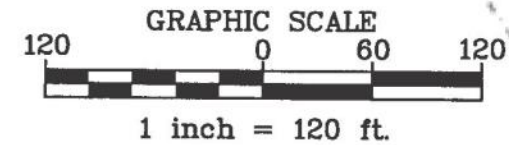
Site visit must be scheduled in advance thru listing broker. Seller needs 60 days post closing to remove personal property.



# CONSERVATION EASEMENT



LINE	LENGTH	BEARING
L1	120.15	S85°38'20"W
L2	43.67	S77°00'28"W
L3	24.59	N85°27'06"W
L4	22.05	N76°19'07"W
L5	23.89	S82°00'11"W
L6	34.46	S73°50'45"W
L7	23.70	S62°07'47"W
L8	25.88	S46°16'22"W
L9	43.87	S64°49'23"W
L10	26.37	S12°42'54"E
L11	38.82	S45°04'37"W
L12	54.08	S43°27'38"W
L13	17.72	S35°30'06"W
L14	44.37	S31°54'48"W
L15	29.66	S05°06'28"W





# CONSERVATION EASEMENT

 Conservation Easement Area

 Lot Area — 87,909 SF



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# 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:

2,514

\$122,118

42

5 Miles From Property:

58,430

\$95,362

35

10 Miles From Property:

97,486

\$99,823

37

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