

BLAINE INDUSTRIAL PARK

BLAINE, WASHINGTON



SALE/LEASE/BUILD TO SUIT

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EXECUTIVE SUMMARY

WHY BLAINE INDUSTRIAL PARK?

LOCATION

- Located at the intersection of Hwy I-5 and SR 543 with over 2,100 ft of highway exposure
- Largest parcel of Manufacturing/Industrial property (45 Acres) within the City of Blaine
- Less than 0.5 mile to Canada / US border; Peace Arch and Pacific Highway Crossing are 2nd busiest border crossings
- City of Blaine open to potential zoning amendments and uses, upon application, including high tech campus, etc.
- High Quality of Life - Blaine is a relatively undiscovered waterfront community with affordable housing, access to quality workers and strategically nestled between the fast-growing cities of Vancouver and Seattle.
- Home to five higher-educational institutions, Whatcom County is brimming with talent.

COST SAVINGS

Washington State Tax incentives

There are many state incentives you can take advantage of—some have an average savings of \$100,000, while others offer thousands of dollars in tax credits for new hires. Here are a few:

- B&O tax credit for new hires: up to \$4,000 credit for each new position
- Job skills program—competitive grant: average savings of \$100,000
- Manufacturers of biodiesel fuel, biodiesel alcohol fuel, and feedstock and wood biomass fuel get a B&O tax reduction of 0.138% (instead of 0.484%)

For a full list of incentives organized by industry, check out Washington State Tax Incentives.

City of Blaine

The B&O tax is 0.2% (two tenths of one percent) on businesses with annual gross receipts of more than \$250,000. Businesses providing accommodations, medical or food services are exempt. New businesses or startups that bring 25 or more full-time jobs into the city would qualify for a tax credit over three consecutive years. (City of Blaine Economic Development, Alex Wenger (360) 543-9979)

Whatcom County

- No corporate or personal income tax: regardless of your company's size or profitability, you'll only be taxed on your gross receipts
- Washington is one of seven states that doesn't levy a Personal Income Tax
- No tax on intangible assets, like bank accounts, stocks, or bonds
- Business and Occupation Tax: this flat rate tax system allows a manufacturer to retain more earnings as profitability grows.

TRADE ADVANTAGES

- Free Trade Zone potential by successful application - "Made in USA" branding in addition to tax advantages
- Adjacent to new Gateway Commercial Development Corridor immediately north of the property

READY TO BUILD

- Serviced at Lot Line: Water, Electricity, Sewer and Fiber Optics
- Over 469,000 SF total buildable
- Supports buildouts of over 300,000 contiguous SF.
- Conceptual Land Use Plans - Completed
- Conceptual Renderings - Completed
- Wetland Mitigation Plan - Completed
- Bald Eagle Management Plan - Completed
- Traffic Impact Study - Completed
- General Binding Site Plan - Completed
- City of Blaine Approvals - Completed
- Army Corps & DOE Wetland (Previously Approved) - New Permit Rq'd
- Specific Binding Site Plan - Completed

BLAINE INDUSTRIAL PARK | LAND PARCEL PRICING & LEASE RATES*

Lot	Total Area (Acres)**	Total Area SF	Usable Area	Max Building Area (SF)	Est. Net Lease/SF/Annum	Price Per Usable Acre	Price Per Usable SF	Price (\$USD)
1	4.30	187,308.00	2.72	52,200	\$12.00	\$440,441	\$10.11	\$1,198,000
2	4.27	186,001.20	2.38	52,200	\$12.00	\$503,782	\$11.56	\$1,199,000
3	32.50	1,415,700.00	11.53	300,000	\$6.00	\$650,477	\$14.93	\$7,500,000
4	3.98	173,368.80	2.18	70,500	\$6.50	\$435,780	\$10.00	\$950,000
Package	45.05	1,962,378.00	18.81	474,900	N/A	\$520,999	\$11.96	\$9,800,000

*All developments require wetland improvement, as under approved plan by Army Corps and DOE, of similar total area.

BLAINE INDUSTRIAL PARK

LOT 1	
Area	118,668 SF (2.72 Acres)
Wetland Area	-67,000 SF
Unusable Area/Easement	1,373 SF
Building Area	52,200 SF
Parking Required	174 Stalls (1:300 SF)
LOT 2	
Area	103,741 SF (2.38 Acres)
Wetland Area	-79,000 SF
Unusable Area/Easement	3,252 SF
Building Area	52,200 SF
Parking Required	174 Stalls(1:300 SF)
LOT 3	
Area	502,481 SF (11.53Acres)
Wetland Area	-500,000 SF
Unusable Area/Easement	N/A
Building Area	913,000 SF
Parking Required	200 Stalls (Manufacturing 1:1500)
LOT 4	
Area	95,324 (2.18 Acres)
Wetland Area	-78,000 SF
Unusable Area/Easement	N/A
Building Area	70,500 SF
Parking Required	235 Stalls (105 Uncovered & 130 Covered)



CITY OF BLAINE

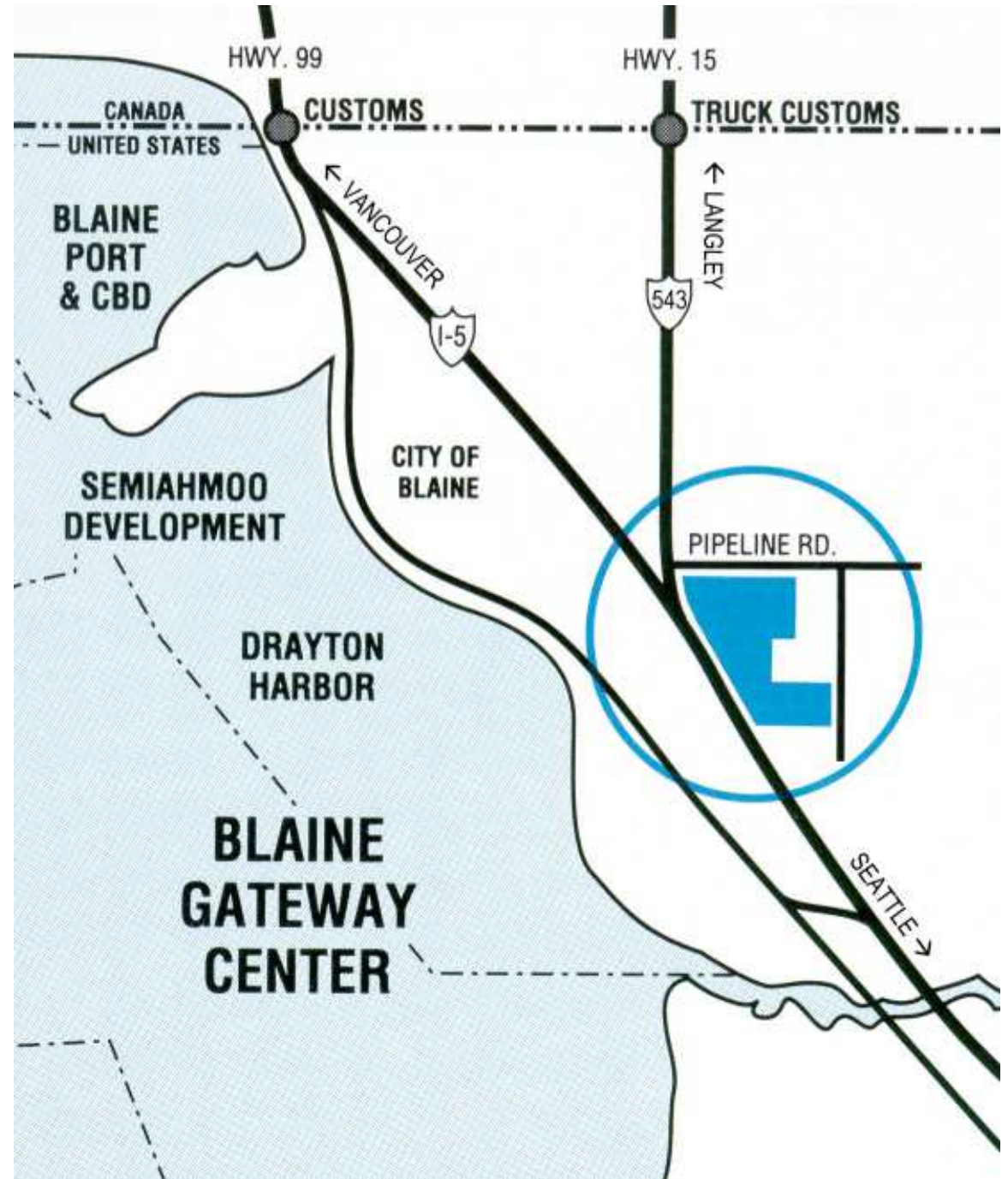
Uniquely located in the northwest corner of Washington at the Canadian Border, Vancouver, British Columbia, lies 35 miles to the north, while Seattle is 110 miles south. Blaine, the Peace Arch City, is situated on the banks of Drayton Harbor and the foothills of the Cascade Mountain Range are 25 miles 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 \$287,853. The population of the entire Blaine area is approximately 11,000, including 5,056 within the city limits. There is no State income tax in Washington and the state sales tax rate is 8.5%.

CLIMATE

Mean low/high temperature - 40/58 degrees

Rainfall - 41 inches



SITE RENDERINGS



BLAINE INDUSTRIAL PARK

BLAINE, WASHINGTON

Western Peace Arch Crossing

Douglas/Blaine Truck Crossing

Bellingham International Airport - 23 min.
Port of Bellingham - 27 min.
Vancouver International Airport - 41 min.
Port of Vancouver - 53 min.

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