

0 HORTON ROAD, BELLINGHAM, WA

Commercial/Light Industrial Land

THREE PARCELS TOTALING 5.51 ACRES FOR SALE WITHIN CORDATA BUSINESS PARK



JEFF JOHNSON • (360) 319-8358





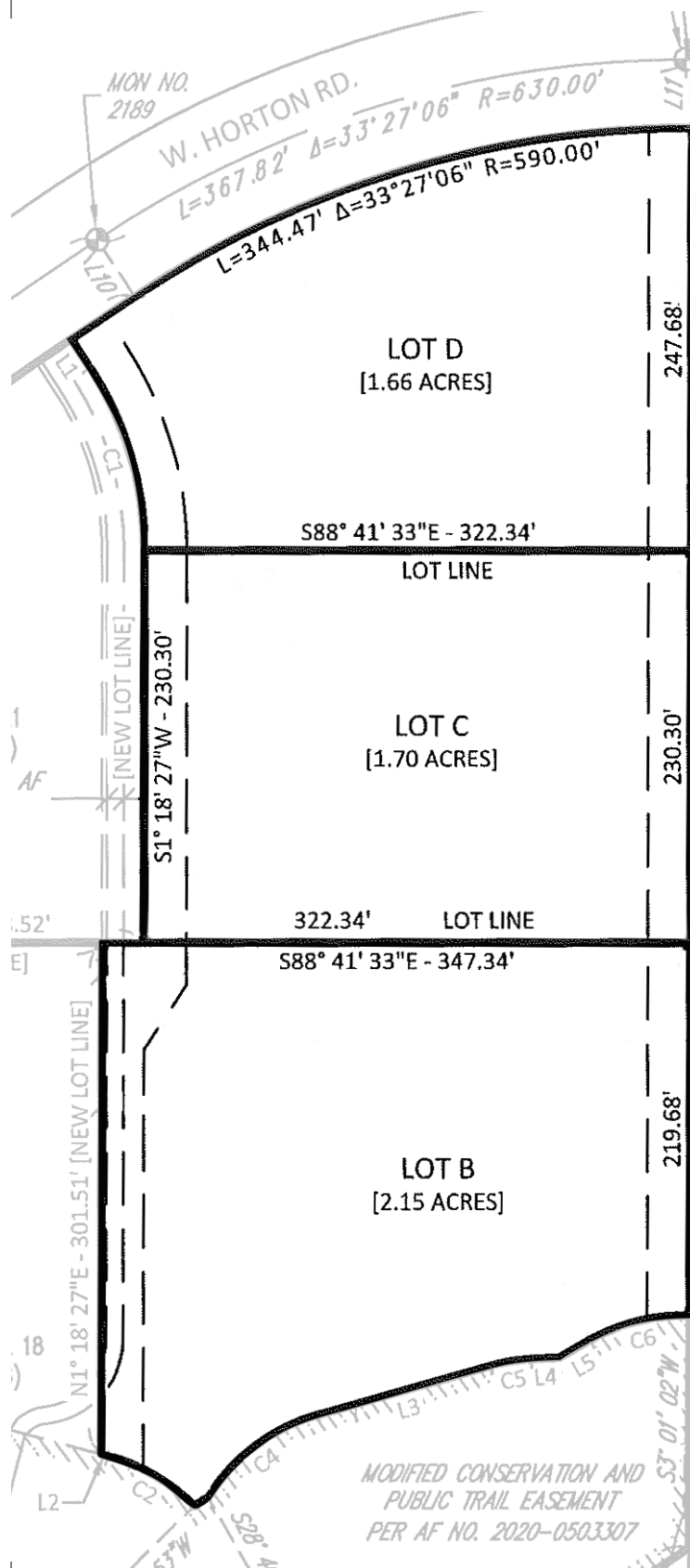
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LOCATION

The Horton Road site is immediately adjacent to Cordata Park, within easy walking distance of Whatcom Community College, and just a short drive from dozens of shops & restaurants.

PROXIMITY

- 1.2 mi Whatcom Community College
 - 1.8 mi Interstate 5 / Southbound
 - 2.2 mi Interstate 5 / Northbound
 - 2.2 mi Costco
 - 3.1 mi Bellingham Int'l Airport
 - 3.4 mi PeaceHealth St Joseph Med Ctr
 - 4.2 mi Bellingham Technical College
 - 4.6 mi Downtown District
 - 7.3 mi Western Washington University
 - 8.4 mi Fairhaven District
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- 12.2 mi Alcoa Intalco Works (Ferndale)
 - 13.7 mi US/Canada Border - (Lynden/Aldergrove)
 - 16.2 mi BP Cherry Point Refinery (Blaine)
 - 20.0 mi US/Canada Border - (Blaine/Surrey)
 - 51.5 mi Vancouver, BC
 - 92.9 mi Seattle, WA



Lot D

1.660 AC | 72,309 SF

Offered At \$835,000

CBA# 643904 | MLS# 1842798

Lot C

1.700 AC | 74,052 SF

Offered At \$815,000

CBA# 643903 | MLS# 1842796

Lot B

2.150 AC | 93,654 SF

Offered At \$985,000

CBA# 643902 | MLS# 1842794

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PROPERTY DETAILS

Three Cordata Business Park lots accessible via a private Road to the Property line. Improvements include a storm detention pond adjacent to the lot completed and operational. Water and sewer are available to hook into the private road. An overall wetland mitigation plan has been completed and is operational with ongoing maintenance required. There is a public trail easement on the east side of the Property - the trail is currently under construction and will be completed by Seller.

- **General Zoning Classification: Industrial-Light**
- **Superb Cordata Business Park Location**
- **Easy Access To Guide Meridian And Interstate-5**
- **Surrounded By High-Quality Buildings**
- **All Three Parcels Are Near Pad-Ready**
- **Storm Water Detention Completed**
- **Critical Area Conditions Met & Mitigation Completed**
- **Private Road Serves All Three Parcels**
- **Available In Street City Services;**
 - Water
 - Sewer
 - Gas
 - Electricity

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jajohnson@windermere.com



Windermere
COMMERCIAL

WA State Brokers License Number: 10895

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