



CONVENIENCE
AND
FLEXIBILITY
IN
A
SPECTACULAR
LOCATION



AN INDUSTRIAL CENTER WITH A VIEW...

I-5 Industrial Center is a new 72 acre light impact industrial and general commercial center located close to major West Coast/Pacific Rim metropolitan areas. It features a highly visible interstate exit location, environmental design benefits, development flexibility, architectural standards, and in-place infrastructure such as water, a retention pond, and high speed telecommunication connections.

The salmon spawning beds, rural setting, and view of nearby Mt. Baker aren't hard to take, either.

Convenient Interstate 5 location

> The I-5 Industrial Center is located directly adjacent to Interstate 5 at Exit 266: This location provides exceptionally convenient access for regional and international business.

- 5 minutes to the US/Canada International Boundary
- 90 minutes to Seattle, Washington
- 60 minutes to Vancouver, British Columbia
- 10 minutes to Bellingham, Washington--one of America's "most livable" university communities

Flexible site options for efficiency today and growth tomorrow

> The Center's flexibility means you can design the space you need now with a view toward efficient use and protect your options to grow tomorrow.

- Light industrial and general commercial sites are available
- The general binding site plan allows for any size parcel sale or lease, from one to 40 acres
- Several construction options, including build to suit for purchase or lease
- Whole or partial existing building leases are also available

Architectural and infrastructure features make this Center a step above

> Amenities are matched with outstanding quality of setting and design:

- High quality architectural design standards (concrete tilt-ups) enhance the development
- Water supplied by Public Utilities District #1
- Energy utilities are provided by Cascade Natural Gas, Puget Sound Energy
- High speed connectivity provided by Comcast and Verizon, fiberoptics to be provided by Black Rock
- Retention pond serves entire park as part of a ten-acre native growth protective area

CONVENIENCE



FLEXIBILITY



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FOR SALE, FOR LEASE or BUILD TO SUIT

For more information, contact us at
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or visit us on the web
www.i-5industrialcenter.com