

CHERRY POINT

▶ THE AI FUTURE BUILDS HERE

DEVELOPMENT SITE FOR SALE
353.30 ACRES ZONED HEAVY INDUSTRIAL

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Established in 2010

▶ **..ORION**
COMMERCIAL PARTNERS

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, and numbers are approximate. Parties must verify the information and bears all risk for any inaccuracies.

LAST OF ITS KIND.

PROPERTY OVERVIEW

Premier 353.30 acre industrial site with 2,500 feet of deepwater frontage, positioned strategically near the U.S.-Canada border.

MARKET CONTEXT

Located in an established industrial hub, the site is surrounded by major companies such as BP, Phillips 66 and Alcoa Aluminum.

SITE SCALE & ZONING

The property's scale and HII zoning align with hyperscale infrastructure uses requiring large contiguous land assemblies.

WHATCOM COUNTY.

A STRATEGIC LOCATION AND IDEAL TRADE HUB

STRATEGIC PNW LOCATION

16 miles (20 min) from
U.S.-Canada border,
60 miles (1hr) from
Vancouver, B.C., 89 miles
(90 min) from Seattle.

IDEAL FOR ASIAN TRADE

Ocean shipping from
Whatcom is 2 days faster
to Asia than from
L.A./Long Beach.

ESTABLISHED INDUSTRIAL BASE

90,000+ jobs across
maritime, manufacturing,
and logistics. 200,000+
regional workforce within a
one-hour drive.

TIGHT MARKET CREATES DEMAND

Bellingham's industrial
vacancy is 2-3% —
opportunity for expansion
in Cherry Point.

Few sites available for
large-scale users, making
this property a rare
development opportunity.

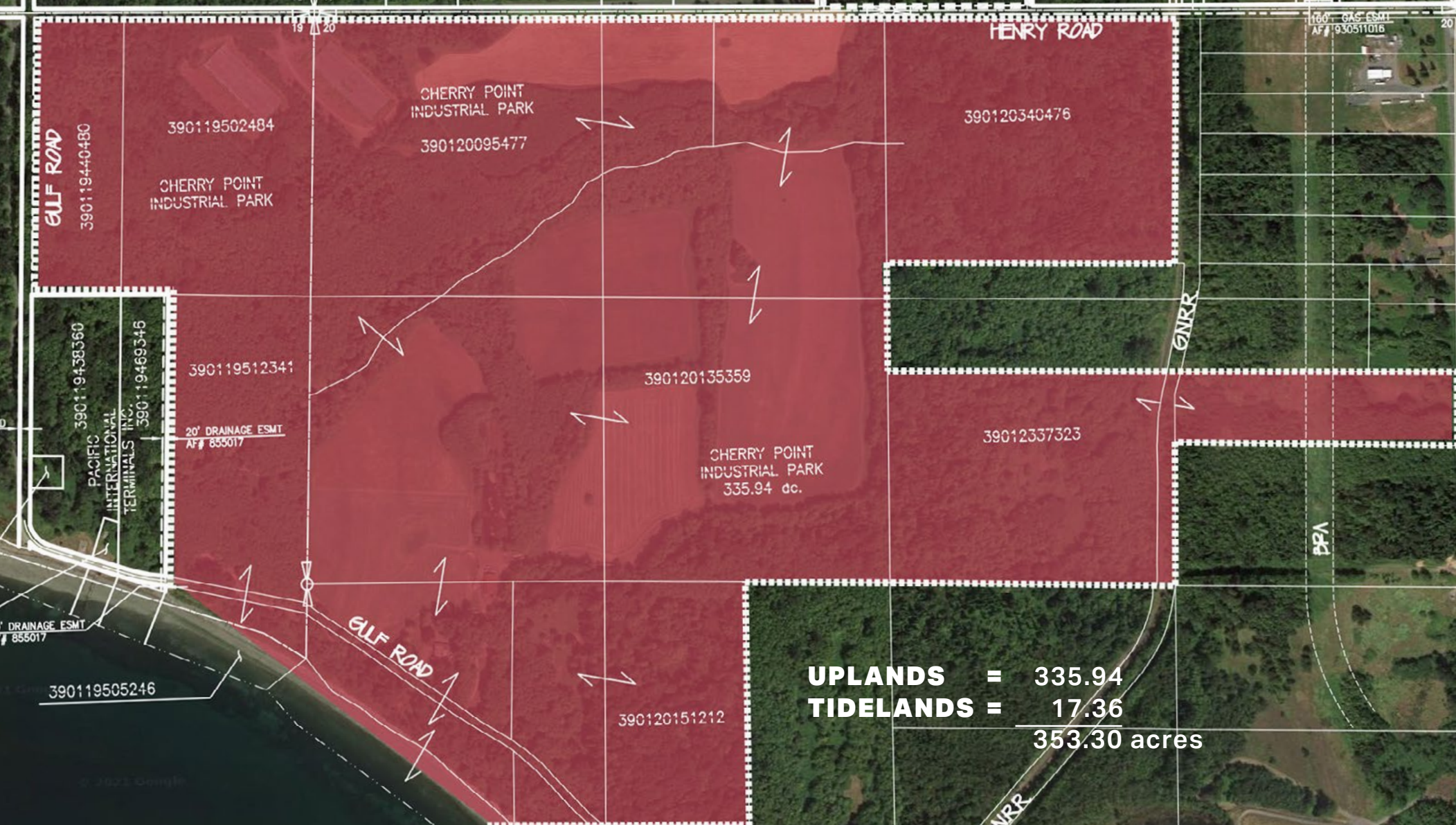




PROPERTY OVERVIEW.

► 6 CHERRY POINT INDUSTRIAL DEVELOPMENT SITE

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Large land assembly consisting of 8 contiguous parcels with road, rail, and marine frontage.

PARCELS

3901200954770000	3901203373230000
3901201353590000	3901195123410000
3901203404760000	3901194404800000
3901203373230000	3901195024840000

SIZE AND ZONING

353.30 acres zoned for heavy industrial use.

GENTLE TOPOGRAPHY

Gently sloping terrain, optimal for large-scale projects.

DEEPWATER ACCESS

2,500 feet of shoreline—ideal for port & terminal development.

RAIL CONNECTIVITY

Direct BNSF access for seamless logistics & distribution.

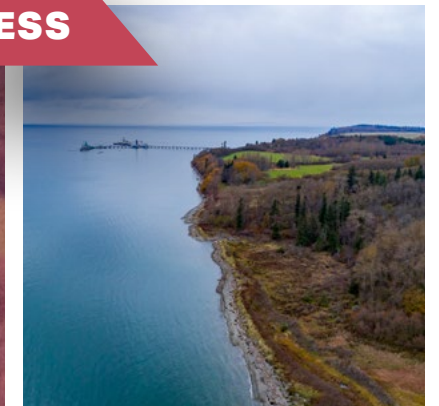
INDUSTRIAL POWERHOUSE

Surrounded by major energy & manufacturing facilities.

~2,500 FEET OF SHORE ACCESS



RAIL SPUR ACCESS



ZONED FOR HII. [HEAVY-IMPACT INDUSTRIAL USES]

► 9 CHERRY POINT INDUSTRIAL DEVELOPMENT SITE

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DEEPWATER PORT & EXPORT TERMINAL

Positioned as a key energy export hub for LNG, oil, and refined fuels.

PRIME GLOBAL POSITION

Potential alignment with U.S.-Asia trade policies for increased energy exports.

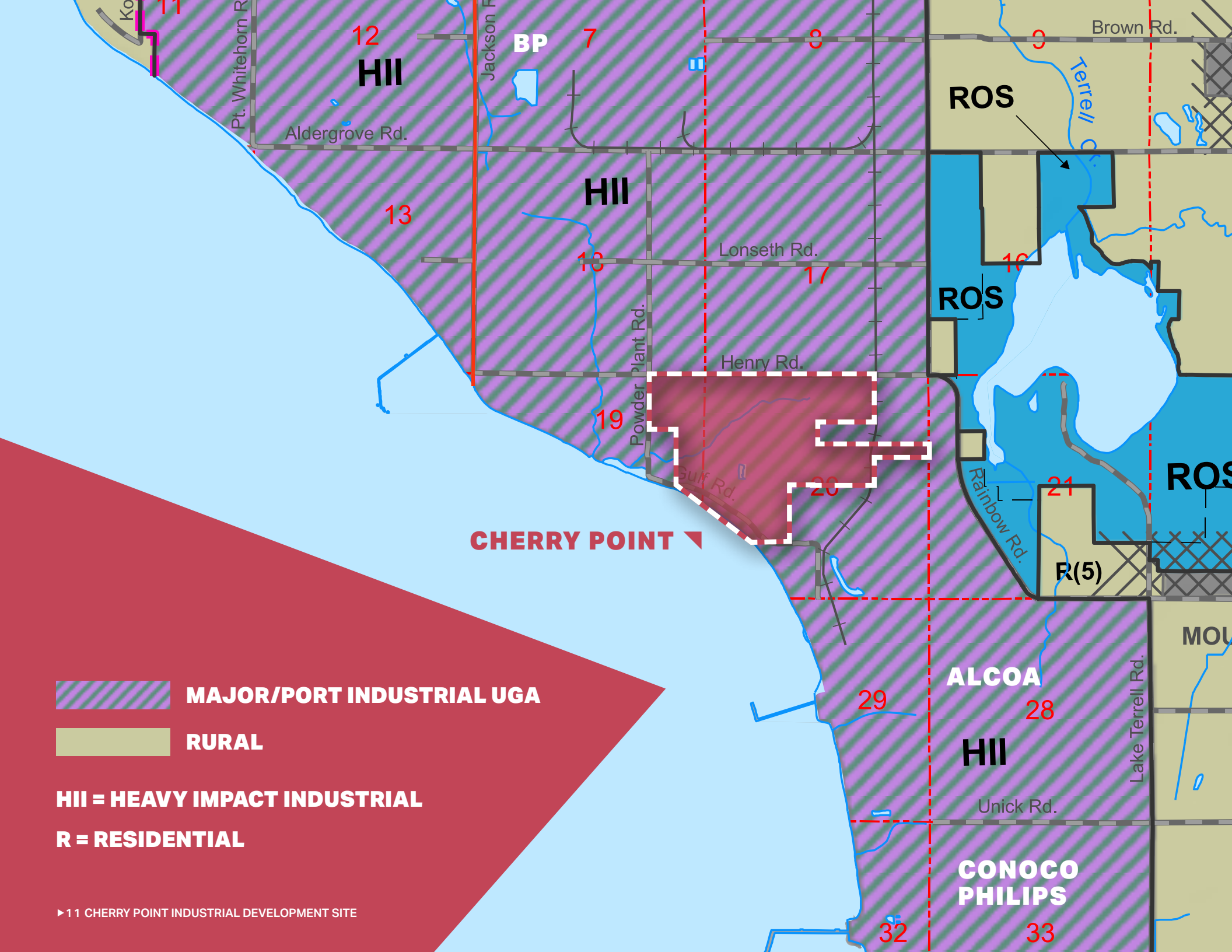
INDUSTRIAL & MANUFACTURING COMPLEX

Warehouse, logistics, and heavy industry park with rail & water access.

MULTI-USE BUSINESS PARK

Diversified mix of industrial & commercial uses for maximum ROI.

THE FUTURE BUILDS HERE.



MAJOR/PORT INDUSTRIAL UGA



RURAL

HII = HEAVY IMPACT INDUSTRIAL

R = RESIDENTIAL



RAIL CONNECTIVITY.



**DIRECT ACCESS TO
NATIONAL RAIL NETWORKS,
SUPPORTING LOGISTICS AND
INDUSTRIAL OPERATIONS.**

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**INITIAL ASSESSMENT
CONDUCTED BY HDR,
HIGHLIGHTING THE
FEASIBILITY OF EXTENDING
THE CUSTER RAIL SPUR ONTO
THE PROPERTY ITSELF.**

++++ PROPOSED LEAD TRACK
— FILL AREA

390120340476

390120135359

CHERRY POINT
INDUSTRIAL PARK
335.94 ac.

39012337323

**POTENTIAL
RAIL ROUTE
TO PROPERTY**

LAND USABILITY.



**EXTENSIVE DEVELOPMENT
POTENTIAL WITH ON-SITE
MITIGATION OPPORTUNITIES.**



STUDY AREA



ROAD



SITE



RAIL

UTILITIES.

Surrounded by industry heavyweights, this property has the strongest potential for development due to location, energy, water, transportation, and natural gas availability.



LEGACY INDUSTRIAL INFRASTRUCTURE.



WATER SUPPLY

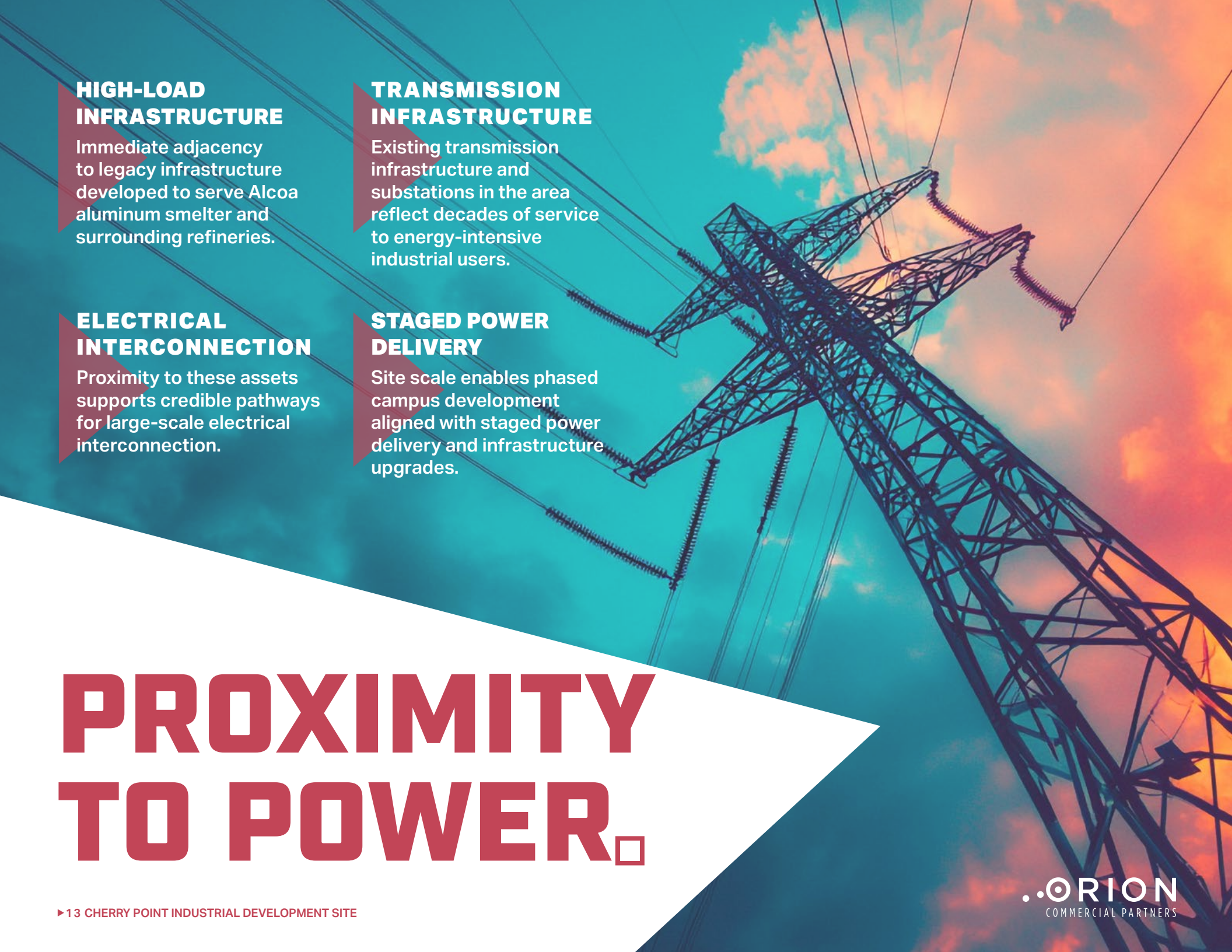
Industrial water infrastructure at Cherry Point offers reliable supply for cooling and operational needs, reinforced by decades of heavy industrial use.

ELECTRICITY & POWER

115 kV transmission line and a defined pathway to BPA grid interconnection.

NATURAL GAS SUPPLY

Established natural gas infrastructure in the corridor provides reliable supply for backup power and potential on-site energy solutions.



HIGH-LOAD INFRASTRUCTURE

Immediate adjacency to legacy infrastructure developed to serve Alcoa aluminum smelter and surrounding refineries.

TRANSMISSION INFRASTRUCTURE

Existing transmission infrastructure and substations in the area reflect decades of service to energy-intensive industrial users.

ELECTRICAL INTERCONNECTION

Proximity to these assets supports credible pathways for large-scale electrical interconnection.

STAGED POWER DELIVERY

Site scale enables phased campus development aligned with staged power delivery and infrastructure upgrades.

PROXIMITY TO POWER.

WA STATE DEPT.
OF NATURAL
RESOURCES

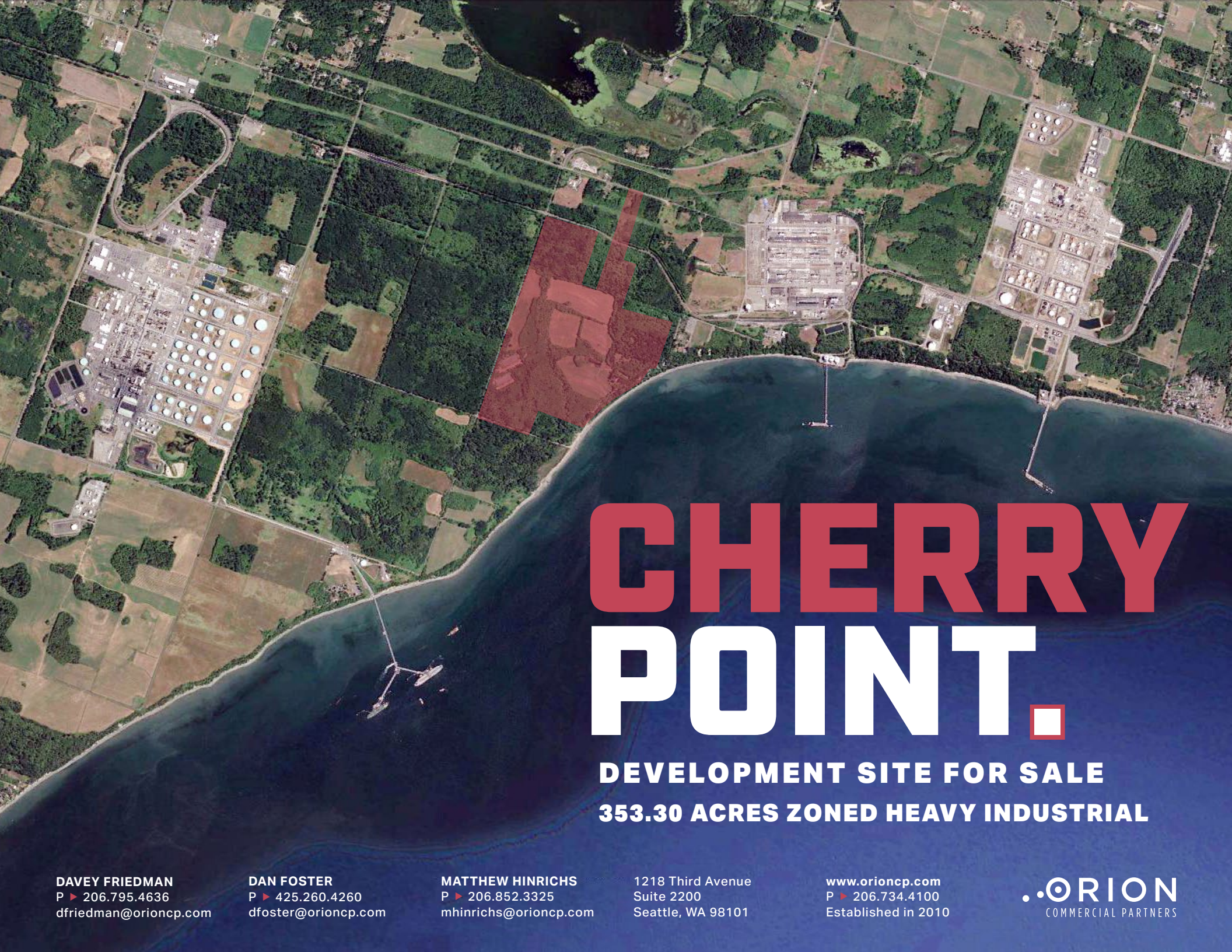


ALCOA
ALUMINUM
SMELTING
UNDER CONTRACT WITH
AltaGas



CHERRY POINT
LAST AVAILABLE
DEVELOPMENT SITE

The subject property **the last available site capable of supporting large-scale heavy industrial development** at Cherry Point.



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