

CHERRY POINT

▶ THE FUTURE BUILDS HERE

DEVELOPMENT SITE FOR SALE 353.30-ACRE PARCEL (335.94 ZONED HEAVY INDUSTRIAL)

Henry Road & Gulf Road, Ferndale, WA 98248

CHERRY POINT HEAVY IMPACT INDUSTRIAL DEVELOPMENT SITE

<https://www.orioncp.com>



Davey Friedman

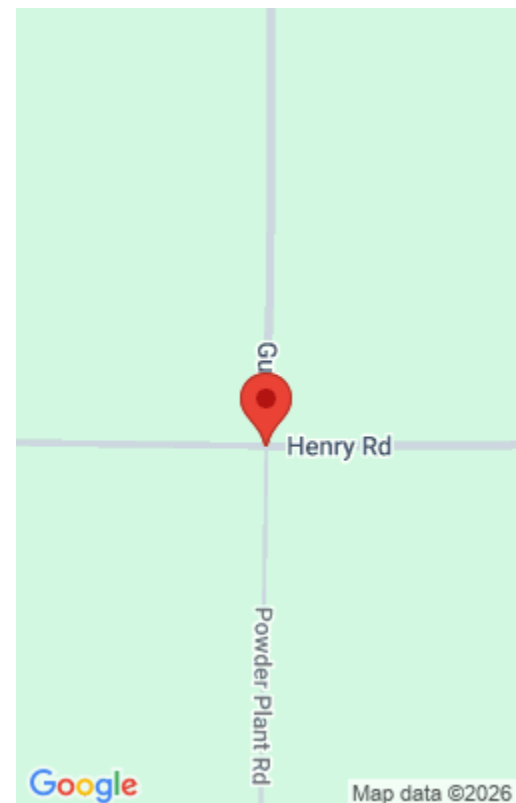


Dan Foster



Matthew Hinrichs

- Industrial, Land, Specialty
- Dan Foster, Matthew Hinrichs
- For Sale



Property Information

Status: For Sale

Broker(s): Dan Foster, Matthew Hinrichs

Type: Industrial, Land, Specialty

County: Whatcom

Land Size (SF): 15,389,748

Zoning: Heavy Impact Industrial

Date added: Added 4 months ago

Property Highlights

Property Highlights:

- Premier 353.30-acre parcel (335.94 zoned heavy industrial) site with 2,500 feet of deepwater frontage, positioned strategically near the U.S.-Canada border.
- Located in an established industrial hub, the site is surrounded by major companies such as BP, Phillips 66, and Alcoa Aluminum.
- The property's scale and HII zoning align with hyperscale infrastructure uses requiring large contiguous land assemblies.
- Developers now prioritize sites offering scale, power proximity, industrial zoning, and expansion optionality.
- Cherry Point combines campus-scale land, legacy industrial power infrastructure, and industrial zoning, positioning the site within a scarce category of development-ready locations.
- Whatcom County PUD's industrial-only mandate positions it as a uniquely receptive utility partner for large-scale AI projects.

Documents

Marketing Materials - URL: [Offering Memorandum](#)

