



**AVAILABLE FOR SALE**

**2150 Peace Portal Drive, Blaine, WA**





±25,570 SF Office/Warehouse on ±1.53 AC of Land







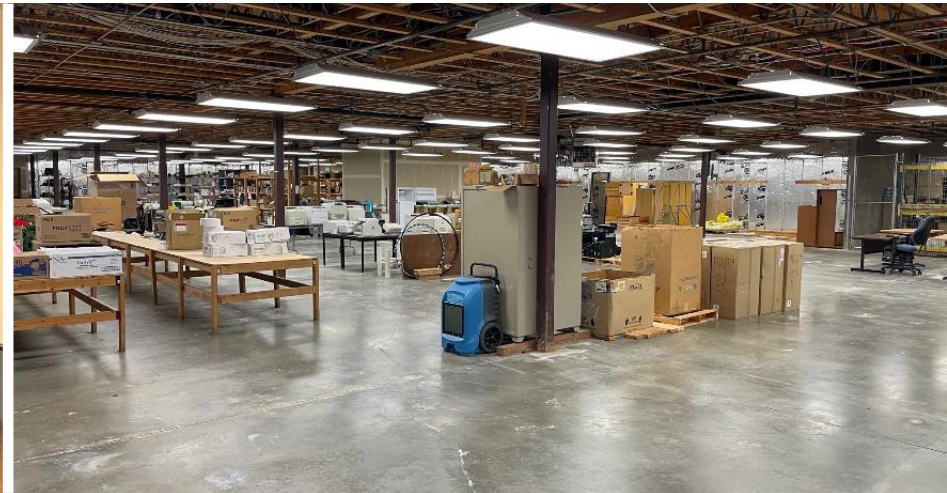
# PROPERTY FEATURES

## PROPERTY HIGHLIGHTS

-  Minutes from both Blaine US-Canada Border Crossings
-  Home to UPS Chain Solutions for over a decade
-  Built in 1994, renovated in 2012
-  Substantial 3-phase power available at 208/120V

## PROPERTY USES

-  Highway Commercial Zoning - Subzone A - City of Blaine
-  Office
-  Commercial Services
-  Retail and Warehouse goods, sales and services



## SITE DETAILS

**±25,570 SF** available

**±1.53 acres** site area

**±15,290 RSF** office on two floors

**±10,280 SF** warehouse/production

**Building** serviced by elevator

**Abundance** of parking



# PROPERTY SITE PLAN



# UPS SCS LAND PARCEL

2150 Peace Portal Drive, Blaine, WA  
Base Shell Specifications



**YEAR CONSTRUCTED**  
1994 renovated in 2012



**SITE AREA**  
±66,646 SF (±1.53 acres)



**PARKING**  
102 parking stalls (4/1,000 SF)




**FIRE PROTECTION**  
Wet sprinkler system



**PLUMBING**  
Domestic water supplied by copper piping



**BUILDING AREA**  
±25,570 RSF  2 levels of office – ±15,290 RSF  
1 level of warehouse – ±10,280 RSF



**HVAC**  
8 Gas rooftop units



**PAVING**  
Asphalt



**ELEVATOR**  
Building serviced with elevator



**NATURAL GAS SERVICES**  
Available to the building



**ELECTRICAL SYSTEM**  
Substantial 3-phase power available at 208/120V



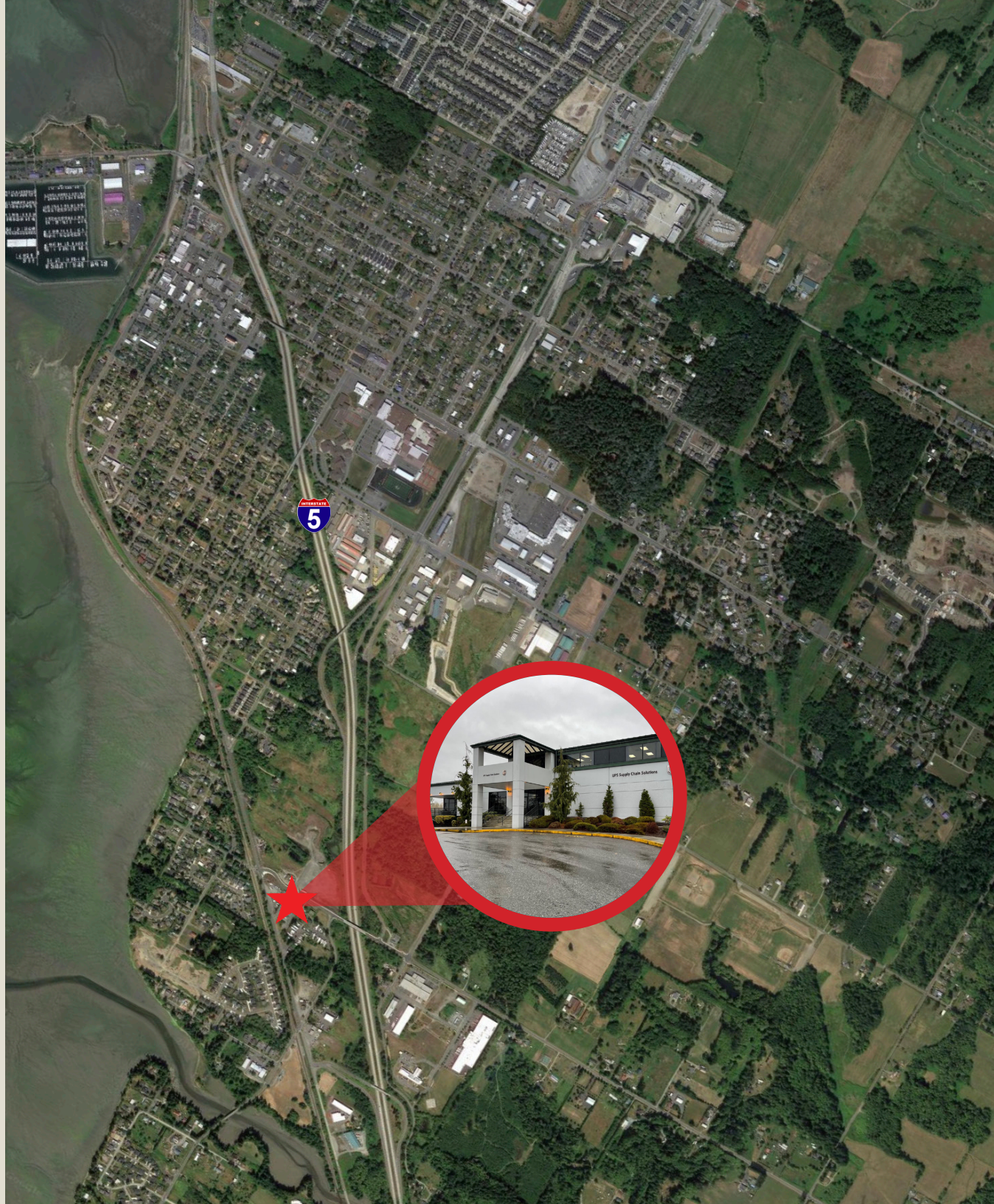
# LOCATION

**Minutes** from Blaine US Canada Border crossings

**20 Miles** to Bellingham

**35 Miles** to Vancouver, BC CBD

**110 Miles** to Seattle CBD







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