

OFFERING MEMORANDUM

# 1001 HILTON AVE

[WATERFRONTINDUSTRIAL.COM](http://WATERFRONTINDUSTRIAL.COM)

*Marine Docks, Food Processing  
and Cold Storage Facility on  
Bellingham Bay, Bellingham, WA*



# TABLE OF CONTENTS

01 OFFERING SUMMARY

---

02 PROPERTY DETAILS

---

03 DOCK SPECIFICATIONS  
& WATERWAY CLEANUP

---

04 PORT OF BELLINGHAM

---

05 LOCATION OVERVIEW

## *Exclusively Listed by*

### DAVE SPEERS

Executive Vice President  
206.296.9626  
dave.speers@kidder.com

### ERIK SWANSON

Senior Vice President  
206.296.9628  
erik.swanson@kidder.com

### MIKE KING

Senior Vice President  
206.926.9292  
mike.king@kidder.com

KIDDER.COM

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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

WATERFRONTINDUSTRIAL.COM



# OFFERING SUMMARY

# MARINE INDUSTRIAL PROPERTY ON BELLINGHAM BAY

*Kidder Mathews is offering for sale or lease a 2.8-acre waterfront site with 300+ lineal feet of marine dock and 35,100 square feet of food processing and cold storage facilities*

## PROPERTY HIGHLIGHTS

### 35,100 SF of Improvements

14,600 SF production area

4,400 SF office area

10,400 SF cold storage building

5,700 SF dry warehouse

### New Marine Docks

170' concrete and steel dock adjacent to improvements plus additional 133' of mooring bollards; total mooring 303 LF

3,700 SF working area

133' floating dock to be completed in 2027

### Land Area / Ground Lease

2.89 AC (125,888 SF)

On-ground lease with Port of Bellingham through Oct 2069 (incl. lease options)

Ground lease originated in 1952

### Zoning

City Center Zoning Overlay

Waterfront District Urban Village Area 6

Mixed-Use/Marine-Trade designated area





# PROPERTY DETAILS





## PROPERTY DETAILS

### NET BUILDING DIMENSIONS

	Width	Length	SF	Height	CU FT
Refresh Slacking Area	61.5'	20'	1,230		
Fillet Line Area	17'	75.5'	1,284		
General Production / Target Batch Area	61.5'	55.5'	3,413		
Saw Line/ Rollstock Room	68'	50'	3,400		
Cold Storage Freezer	97'	97'	9,409	13'	122,317
Refrigerated Storage	23'	38'	874	17'	14,858
Auxiliary Production (Tuna Room)	26'	48'	1,248		
Shipping/ Truck Bay Area	23'	30'	690		
Plant Office Space	14'	21.5'	301		
Test Kitchen/ QA Lab	14'	21.5'	301		
Maintenance Shop	18.5'	40'	740		
Dry Warehouse Storage	49.5'	99.6'	4,930		
<b>Net Plant Area</b>			<b>30,000</b>		



## PROPERTY DETAILS

### UTILITIES

Power: main panel 277/480 volt, 3-phase, 800 amps

Power utility: Puget Sound Energy

Sewer and water: Supplied by City of Bellingham

Process effluent: All the effluent water is captured and pumped to a central hydro sieve and then released into the city sewer system.

New dock main panel installed, with 240V 30 amp 3-phase and 220V/110V 30/40 amp single phase, 480V 30 amp 3-phase heavy duty outlet power.



## PROPERTY DETAILS

### GROUND-LEASE PROPERTY

1001 Hilton Avenue is sited on 126,000 SF / 2.89-acre site leased from the Port of Bellingham since 1952 by Bornstein Seafoods. The current lease includes the ground lease only, at \$7,774/month, with an additional \$700 monthly charge for a new 170-foot dock resulting in a total monthly lease amount of \$8,564/month, which includes a 12.83% leasehold excise tax.

The current lease term expires October 2039, however with extension options the outside expiration date is October 2069. There's a full lease schedule in the offering data room, where we've imputed 3% CPI increases as set forth in the lease, and a present value factor based on a 6% overall discount rate.

The dock referenced above is governed by a separate lease agreement that is co-terminous with the ground lease and remains owned by the Port of Bellingham. The 170-foot dock, along with adjacent wharf and seawall improvements, was completed in early 2026 and funded entirely by the Port of Bellingham. An additional 133 lineal foot dock is being installed to create over 300 lineal docking capability and is anticipated to be completed in 2027.

Both the full ground lease and dock lease documents are also located in the offering data room. Assumption of the ground lease is subject to the approval of the Port of Bellingham.



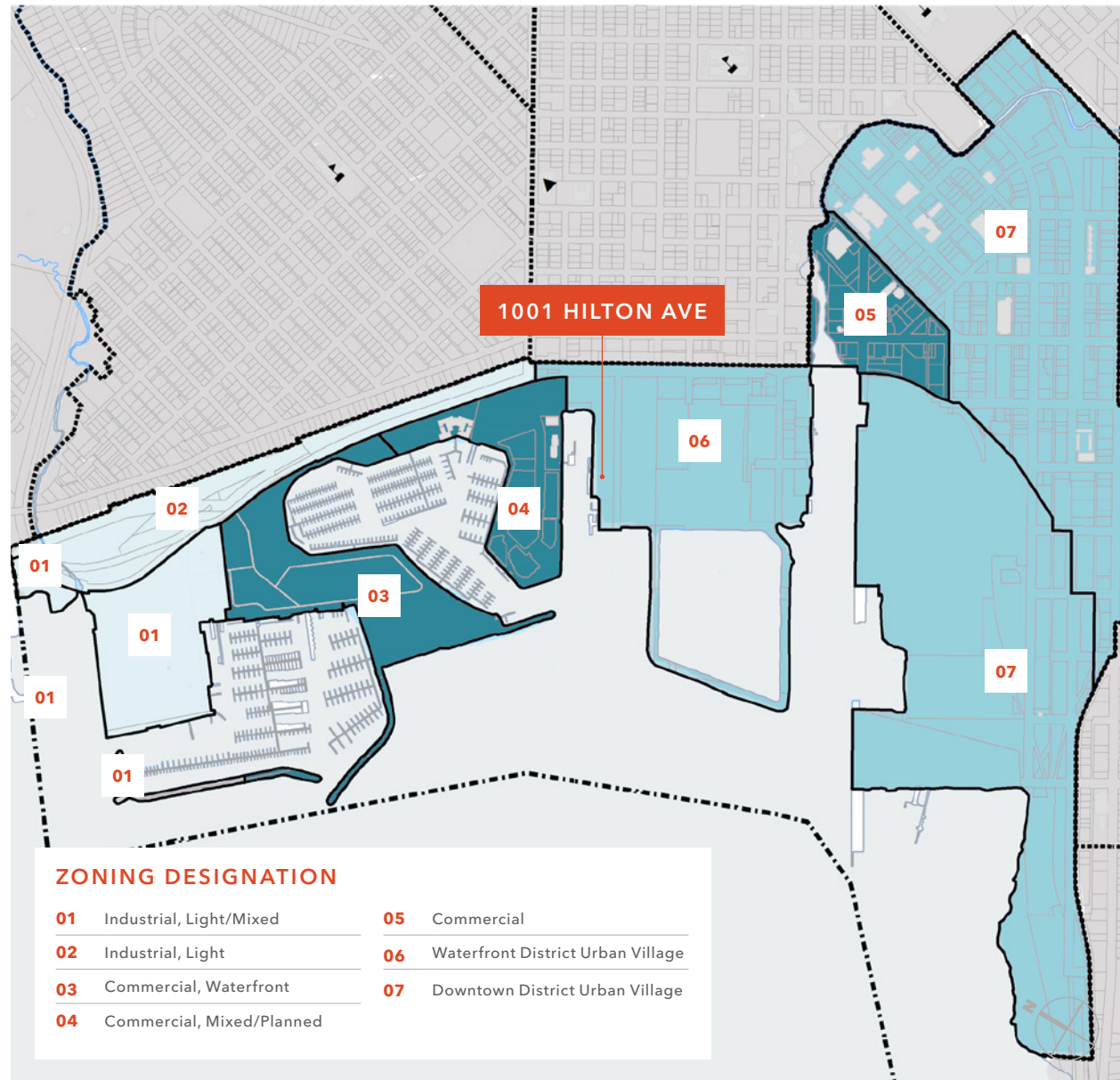
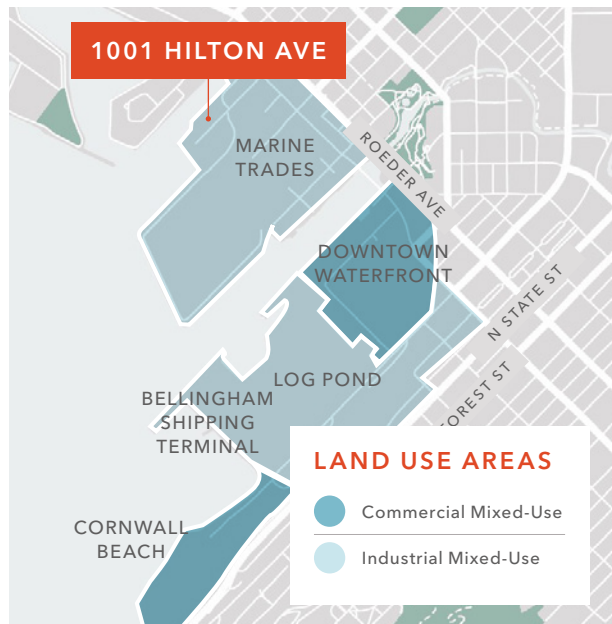
# PROPERTY DETAILS

## ZONING

1001 Hilton Avenue property is located within Bellingham’s City Center Neighborhood zoning overlay, specifically in Area 6 of the Waterfront District Urban Village, and within Area 6 the property is in the Industrial Mixed Use / Marine Trade designated area.

The Industrial Mixed Use / Marine Trade area restricts uses to primarily marine industrial and general industrial uses, but does allow some ancillary commercial uses such as restaurants and bars, community centers, automotive repair, and private clubs.

Full allowable use table located in offering data room.





# DOCK SPECIFICATIONS & WATERWAY CLEANUP

## NEW DOCK AND WATERWAY SUMMARY

In May 2026 the new dock at the property was completed, which includes:

Massive support concrete joists supporting new concrete deck.

All new sheet pile bulkhead supporting the shoreline 250 PSF static load and 100 PSF seismic load

Adjacent channel dredged to 22'

±170' length + 133' floating dock in 2027

Dock width to shore approximately 24' to access apron which is an additional 14' to shore

Waterway depth at dock will average about 22'; ±17' at mean low-low tide

Live load capacity of dock: 300 lbs / SF

1 jib crane with 3,500-lbs lift capacity; area reserved for future 2nd jib crane

Additional information follows and detailed dredging and dock plans located in offering data room.



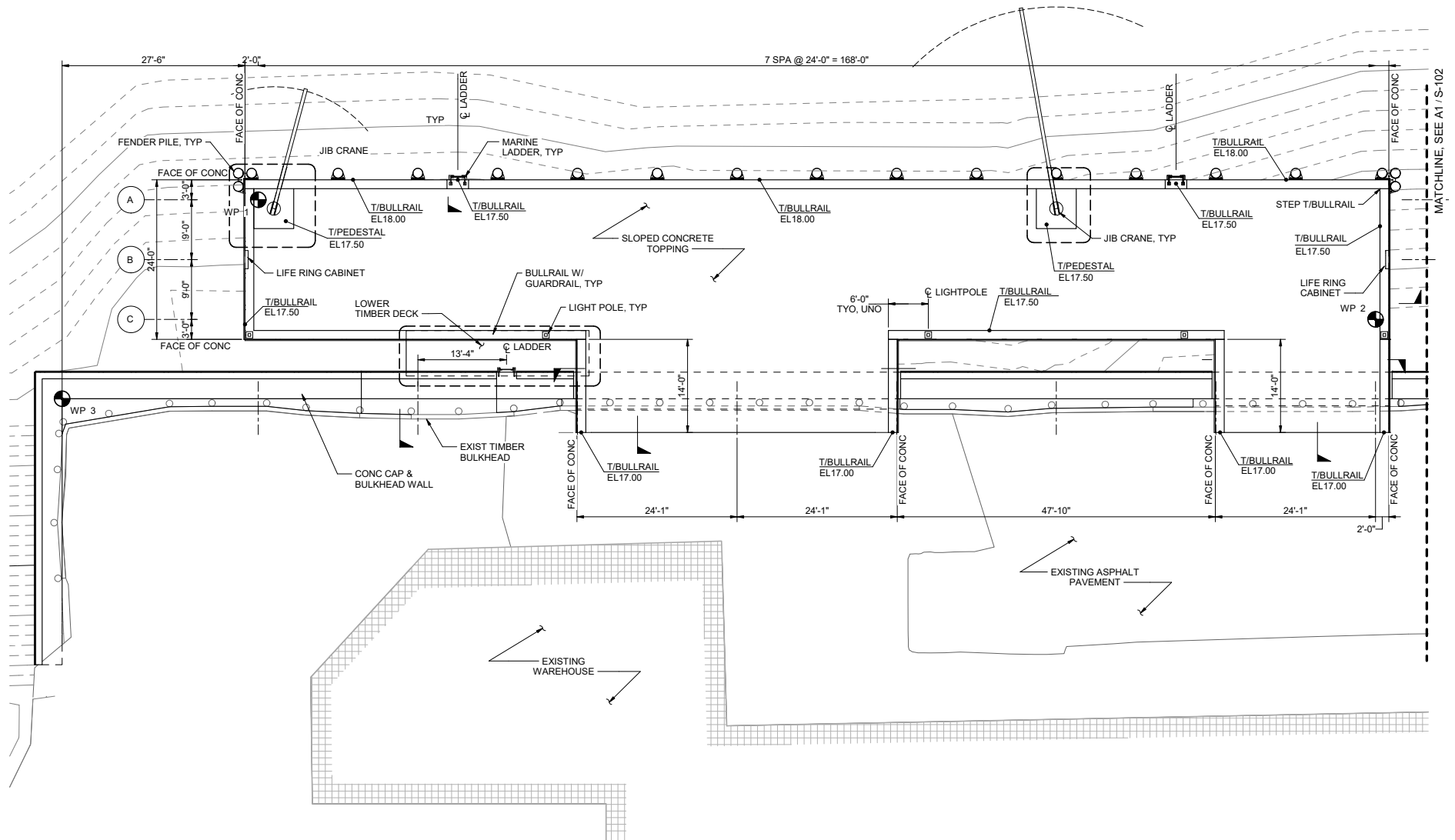
# DOCK SPECIFICATIONS & WATERWAY CLEANUP



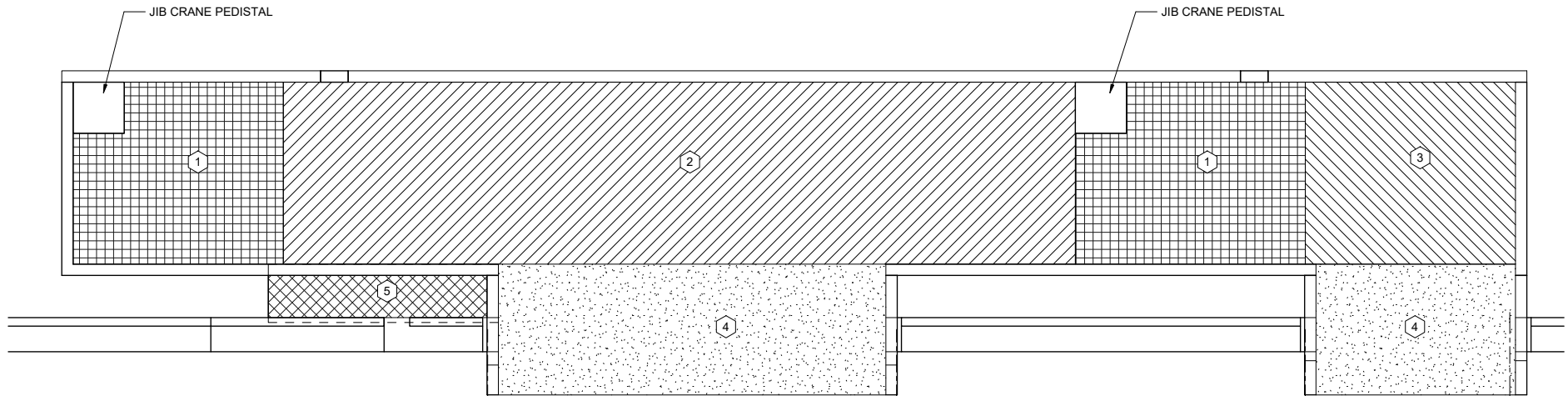
# DOCK SPECIFICATIONS & WATERWAY CLEANUP



# SURFACE FEATURES PLAN - DOCK



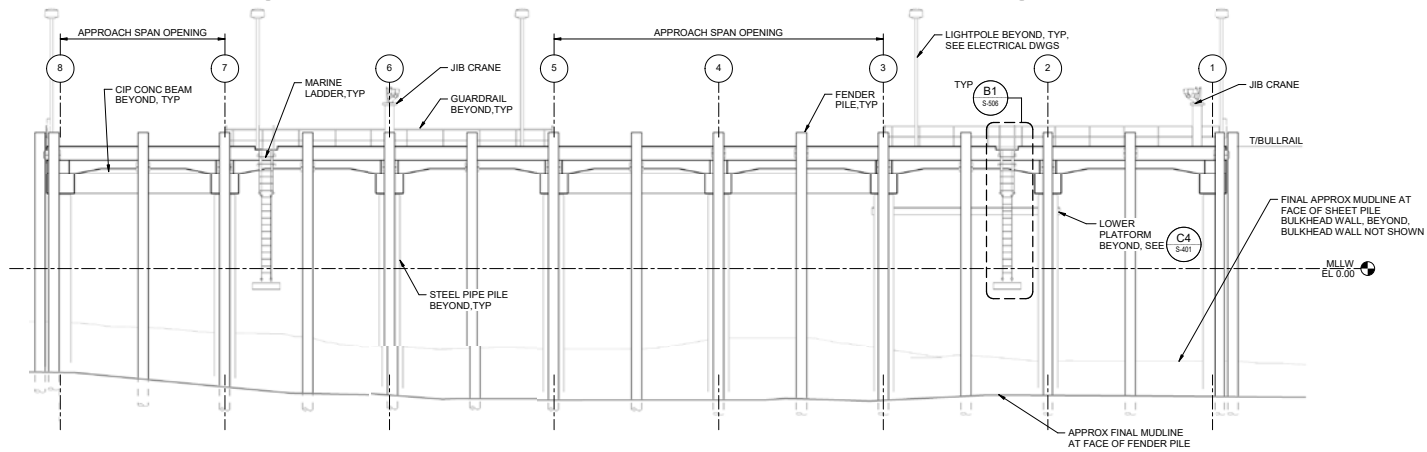
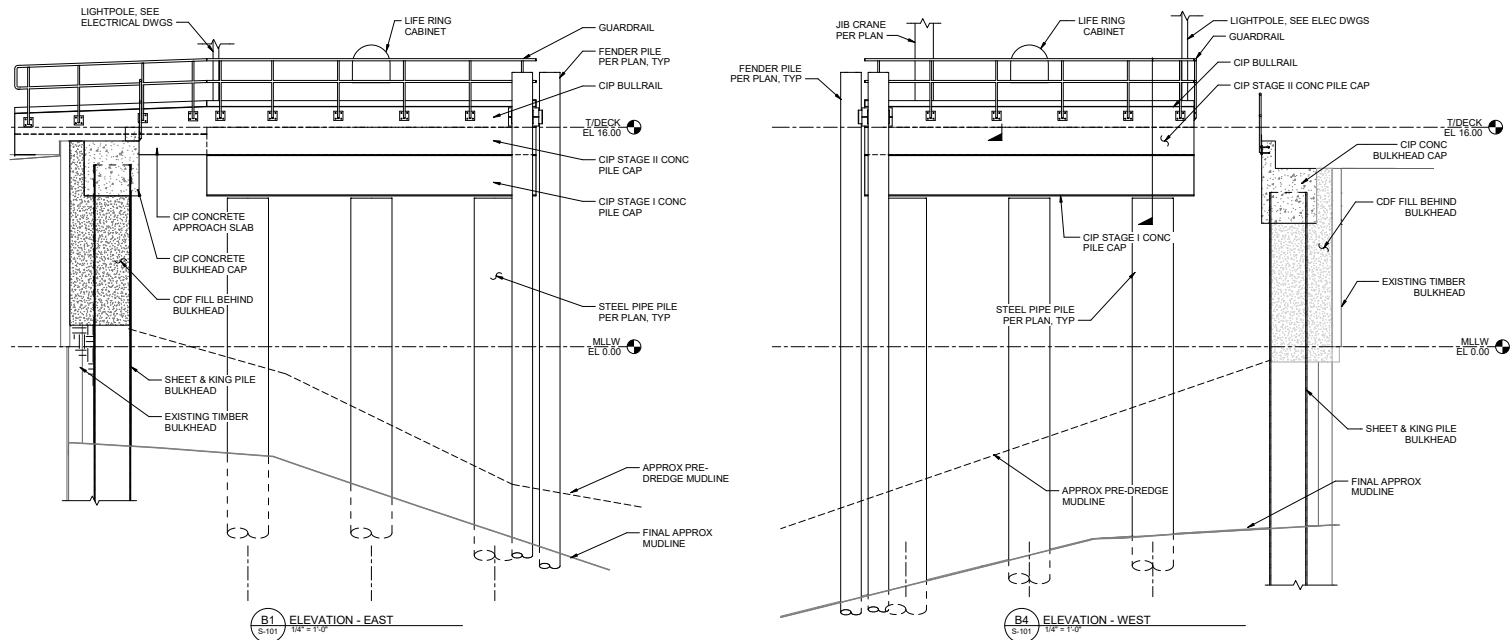
# DOCK CAPACITY



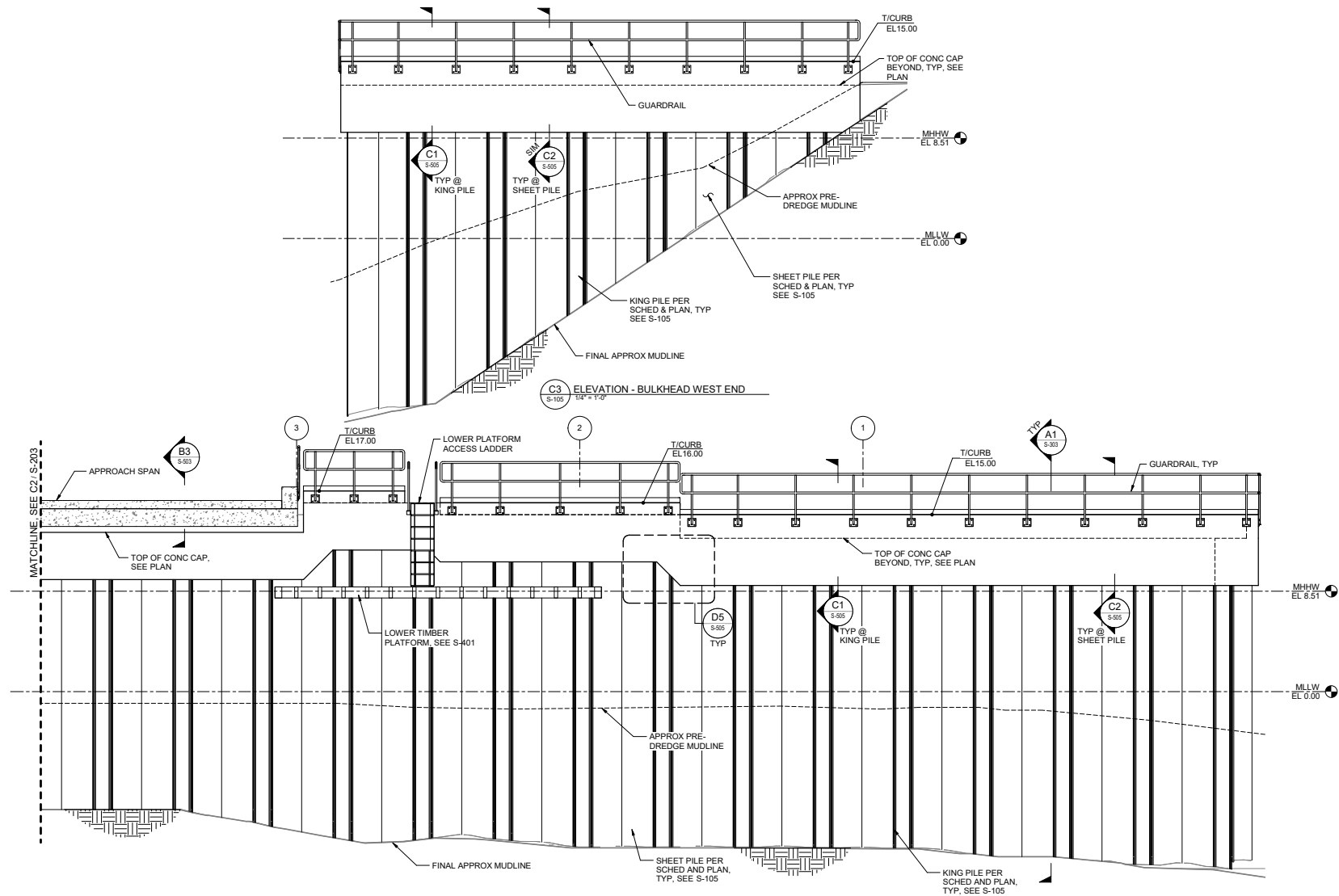
SUPERIMPOSED VERTICAL LOAD KEY LEGEND						
LOAD AREA	PATTERN	LOCATION	UNIFORM LIVE [PSF]	SUPERIMPOSED UNIFORM DEAD [PSF]	CONCENTRATED LIVE LOADS 2	
					FORK LIFT	MOBILE CRANE
1	[Grid Pattern]	DOCK	300	-	YES	NO
2	[Diagonal Lines]	HEAVY LOAD DOCK	300	-	YES	YES
3	[Cross-hatch]	ICE HOUSE	400	200	NO	NO
4	[Stippled]	APPROACH APRON	300	-	YES	YES <sup>1</sup>
5	[Cross-hatch]	LOWER PLATFORM	100	-	NO	NO

1. TRAVELING MOBILE TRUCK CRANE ONLY, NO OUTRIGGER LOADS.  
 2. YES OR NO INDICATES IF LOAD APPLIES TO THE IDENTIFIED AREAS, SEE S-002 FOR LOADS.

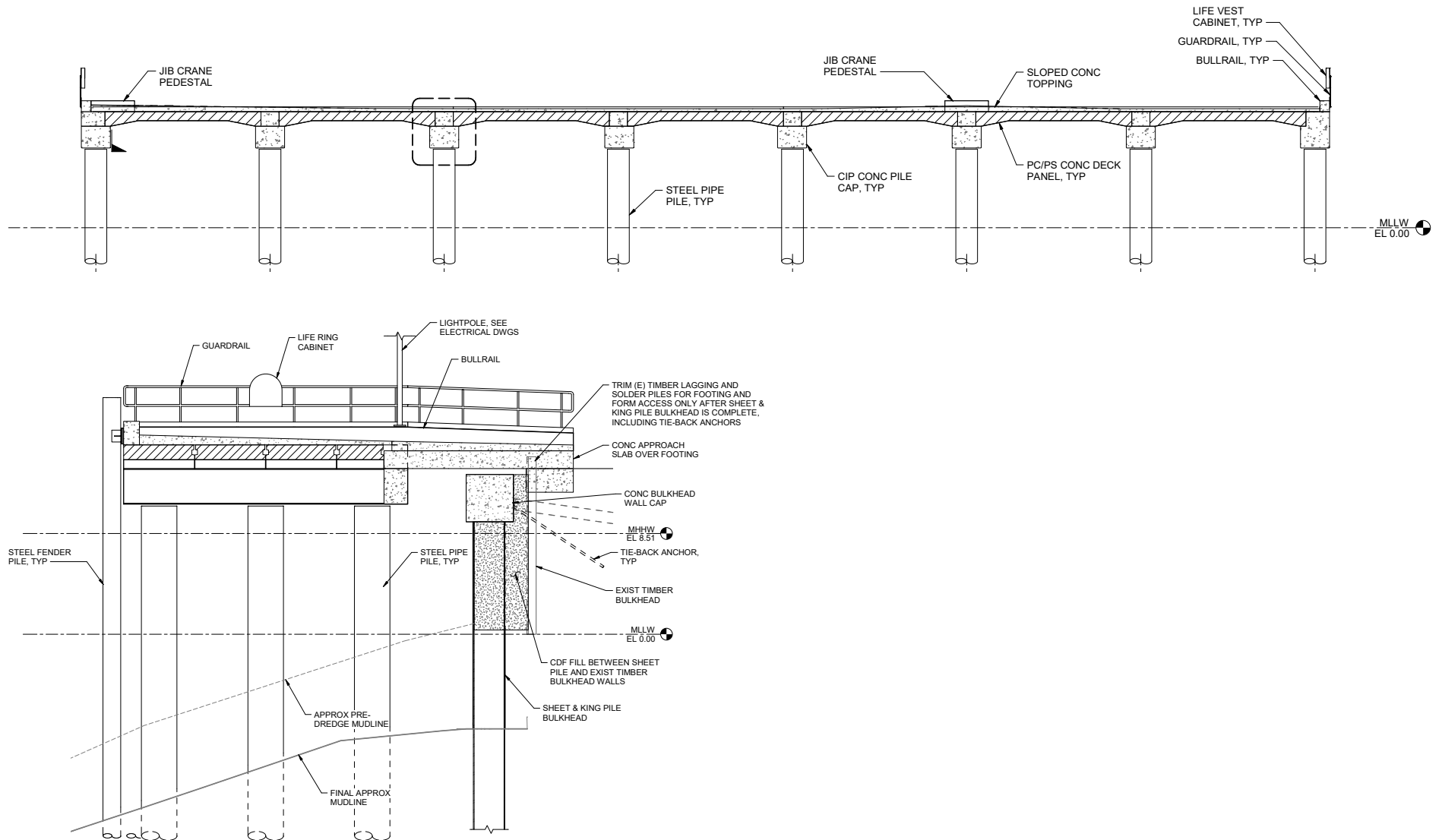
# ELEVATIONS - DOCK



# ELEVATIONS - BULKHEAD



# SECTIONS



## THE CLEANUP ACTION PLAN

In 2019 the Washington State Department of Ecology (“Ecology”) finalized a Cleanup Action Plan (CAP) that included the I & J Street Waterway, requiring the Port of Bellingham and Bornstein Seafoods to design a cleanup action plan for the subject site.

The plan included:

Dredging ±18,000 cubic yards of contaminated sediment to 22' depth

Installation of a sheet-pile seawall adjacent to the Bornstein property

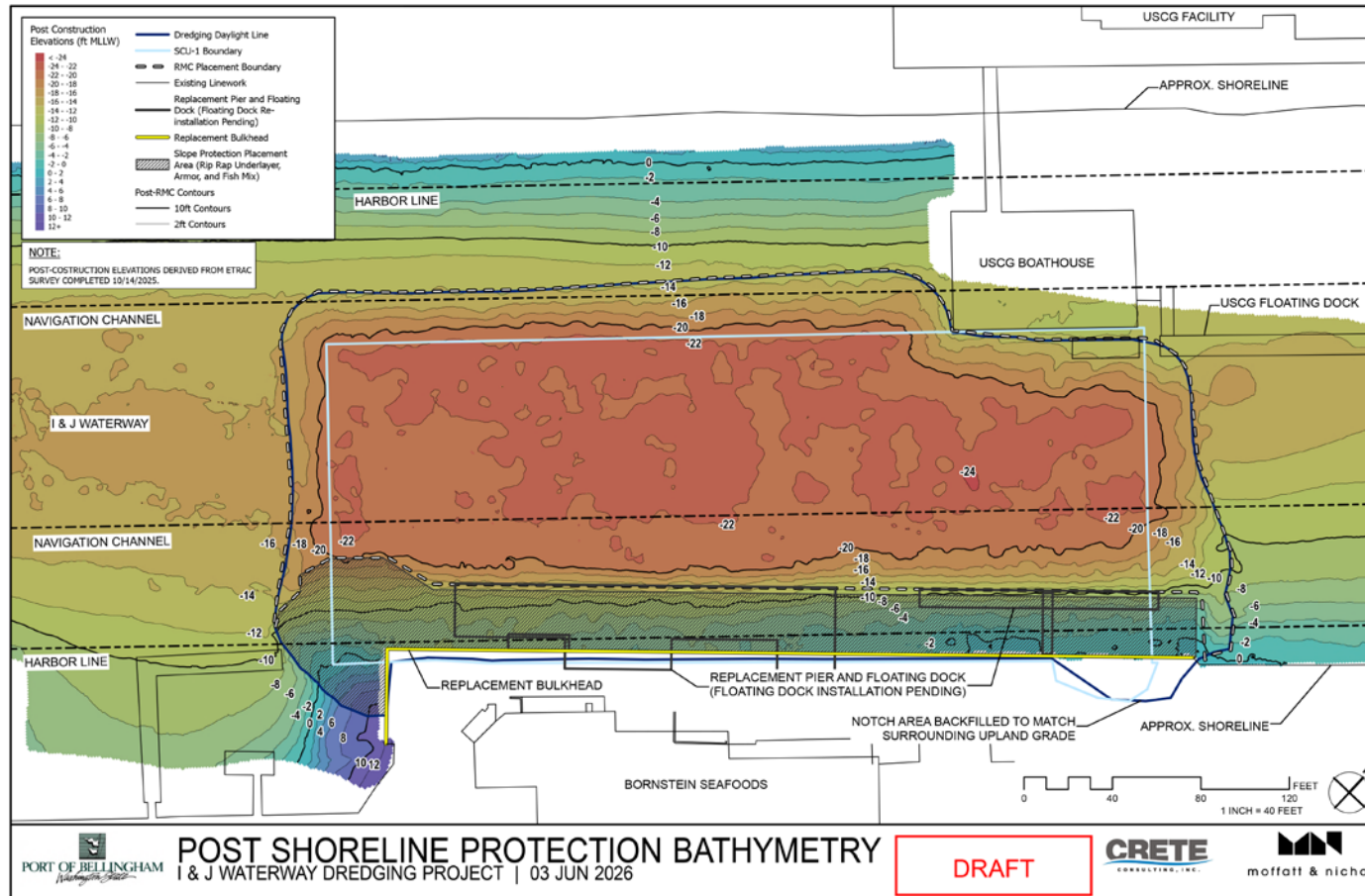
Replacement of existing dock structure

The Port of Bellingham contracted for this dredging, seawall and dock work, which began in June 2024. The dredging of the adjacent waterway, demolition of the existing dock, and installing a new sheet-pile seawall and dock, including in the subject leasehold. The dredging of the adjacent waterway, demolition of the existing dock, and installation of a new sheet-pile seawall and dock, including work within the subject leasehold, began in June 2024 and was completed in May 2026. The dredging is a component of a Department of Ecology Clean-up Action Plan for I & J Street Waterway. The total project was completed in May 2026.

The final settlement agreement is located in Section 3 in the offering data room.



# BATHYMETRIC CHART





PORT OF  
BELLINGHAM

## THE PORT OF BELLINGHAM

*The Port of Bellingham owns and manages many properties where Marine Trades businesses operate. It is making significant investments to upgrade Whatcom County's working waterfront infrastructure and promote economic growth.*

### SIGNIFICANT PROJECTS THAT ARE PLANNED OR HAVE BEEN RECENTLY COMPLETED

#### **Hilton Avenue**

Developing a new boat building facility and in-water infrastructure for All American Marine expansion.

#### **Bellingham Shipping Terminal**

Dredging to increase navigation depth.

---

Repairing the main pier and warehouse roofs.

---

Expanding upland work areas and improving utility services.

---

Structural upgrades to rail span and stub pier.

---

Enhancing sales and marketing efforts.

---

#### **C-Street Terminal and Whatcom Waterway**

Removing derelict structures and cleaning up contamination.

---

Building a new barge terminal with modern facilities.

---

Upgrading utilities, removing overhead power lines, and improving stormwater systems and parking.

---

#### **Squalicum Waterway**

Collaborating with the Army Corps of Engineers for maintenance dredging.

#### **Squalicum Harbor**

Promoting harbor facilities and increasing commercial fishing vessel occupancy.

---

Performing structural repairs to commercial fishing piers.

---

Revitalizing commercial fishing storage lockers (Webblockers).

---

## PORT OF BELLINGHAM MARINE INDUSTRY

Marine trades are a vital component of the regional economy. According to a report by the Center for Economic and Business Research at Western Washington University, marine trades create or support 6,033 jobs, accounting for 7% of Whatcom County's total workforce.

### **BELLINGHAM'S MARINE TRADES INCLUDE:**

Shipwrights: Manufacturing, boat yards, shipyards, boat storage

Boat Services and Outfitters: Marine supplies, sails, rigging, fuel, repair services, dive services

Boat Sales and Brokers: Tours and charter companies, boating clubs

Commercial Fishing: Fishermen, fish buyers, processors, aquaculture services

Transportation Services: Tug and barge, ferry, shipping/receiving, cold storage, warehousing



# BELLINGHAM SHIPPING TERMINAL MODERNIZATION

Specializing in breakbulk and clean bulk cargoes, the Bellingham Shipping Terminal (BST) offers 1,250 feet of dock space, over 85,000 square feet of covered storage, 35 acres of available upland, a full range of marine terminal services, and long-term lay-up facilities for large ocean-going vessels.

## CONSTRUCTION ACTIVITIES

### Modernization Project (\$27.5 Million)

Main Dock Fortification: Enhanced to support heavy cargo and equipment.

Increased Navigation Depth: Accommodates a wider range of cargo.

Stormwater Management: State-of-the-art system to protect Puget Sound.

Job Creation: Family-wage jobs throughout the region.

Funding: Supported by a \$6.85 million federal grant.

### Safety and Efficiency Enhancements

Overhead Power Lines Removal: Improves safety and efficiency.

Underground Power Extension: Allows cargo vessels to use electricity instead of diesel, reducing greenhouse gas emissions and improving air quality.

### Future Improvements

Barge ramp addition

Wharf strengthening

Rail access restoration

Historic contamination cleanup





### **FUTURE CARGO PROSPECTS**

Breakbulk Cargo: Non-standard size goods such as cars, manufacturing equipment, food products, and construction equipment.

---

2022 Statistics: Washington ports handled 55.5 billion tons of non-containerized cargo worth \$36.5 billion.

---

2024 Navigation Depth Increase: Will make Bellingham a viable alternative for importing automobiles and other breakbulk products.

### **CONTAINER SHIP LIMITATION**

Navigation Depth: Bellingham Shipping Terminal's depth (34 feet) is insufficient for large container ships which require at least 42 feet.

### **RAILROAD TRACK USAGE**

Current Status: No connection to BNSF's railroad network.

---

Future Plans: Port is pursuing federal grants to support the rail connection, enhancing efficiency and reducing road congestion.

### **MIXED-USE DEVELOPMENT**

Vision: Integrating marine trades with public spaces, affordable housing, and job opportunities for a vibrant waterfront.

---

Community Support: Over 6,000 jobs in Whatcom County are created or supported by marine trades.

### **LONG-TERM VISION**

Ongoing Cleanup and Improvements: Maximizing job-creating potential with infrastructure enhancements.

---

Future Development: Light industrial buildings as buffers and a rail connection reestablishment.

### **SECURED GRANTS**

#### **\$6.85 Million Grant (Fall 2020)**

Purpose: Further rehabilitation of the Shipping Terminal wharf and job restoration.

---

Projects: Central Terminal structural replacement, utility work, stormwater system installation, and maintenance dredging.

### **REGIONAL ECONOMIC IMPORTANCE**

Job Creation: Over 6,000 jobs in Whatcom County (7% of the total workforce).

---

Economic Impact: Washington State maritime industries contribute nearly \$46 billion and over 170,000 jobs.

---

2022 Cargo Statistics: 55.5 billion tons of non-containerized cargo worth \$36.5 billion handled by Washington ports.

# PORT OF BELLINGHAM

**LEGEND**

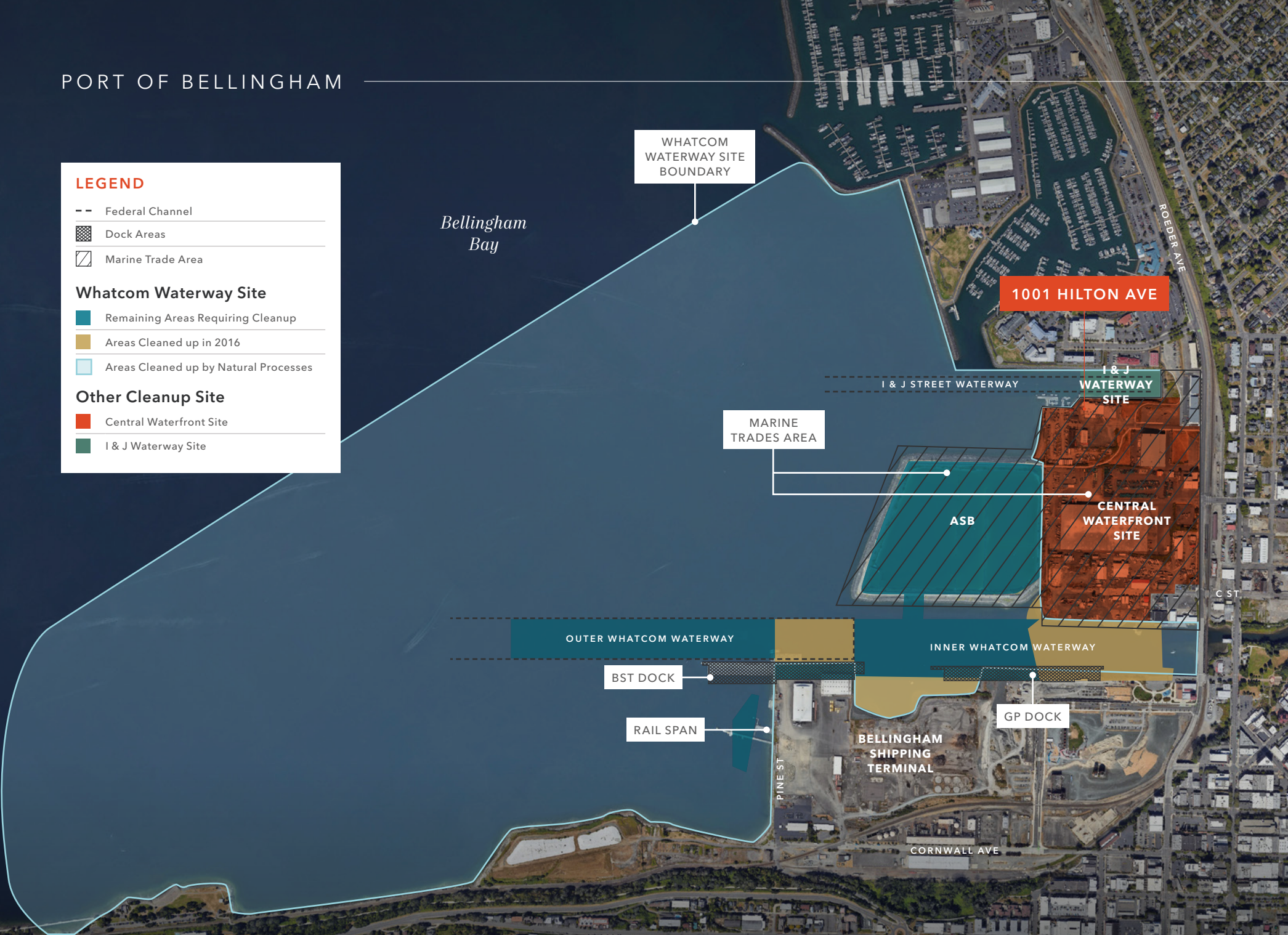
- Federal Channel
- ▨ Dock Areas
- ▧ Marine Trade Area

**Whatcom Waterway Site**

- Remaining Areas Requiring Cleanup
- Areas Cleaned up in 2016
- Areas Cleaned up by Natural Processes

**Other Cleanup Site**

- Central Waterfront Site
- I & J Waterway Site



Bellingham Bay

WHATCOM WATERWAY SITE BOUNDARY

1001 HILTON AVE

I & J STREET WATERWAY

I & J WATERWAY SITE

MARINE TRADES AREA

ASB

CENTRAL WATERFRONT SITE

OUTER WHATCOM WATERWAY

INNER WHATCOM WATERWAY

BST DOCK

RAIL SPAN

GP DOCK

BELLINGHAM SHIPPING TERMINAL

CORNWALL AVE



# LOCATION OVERVIEW



*Bellingham is the county seat of Whatcom County in Washington state. Located 21 miles south of the US–Canada border, it is situated between Vancouver, British Columbia (52 miles to the northwest), and Seattle (90 miles to the south).*

As of the 2020 census, Bellingham had a population of 91,482, with an estimated population of 94,720 in 2023. The city is home to Western Washington University, Bellingham International Airport, and the southern terminus of the Alaska Marine

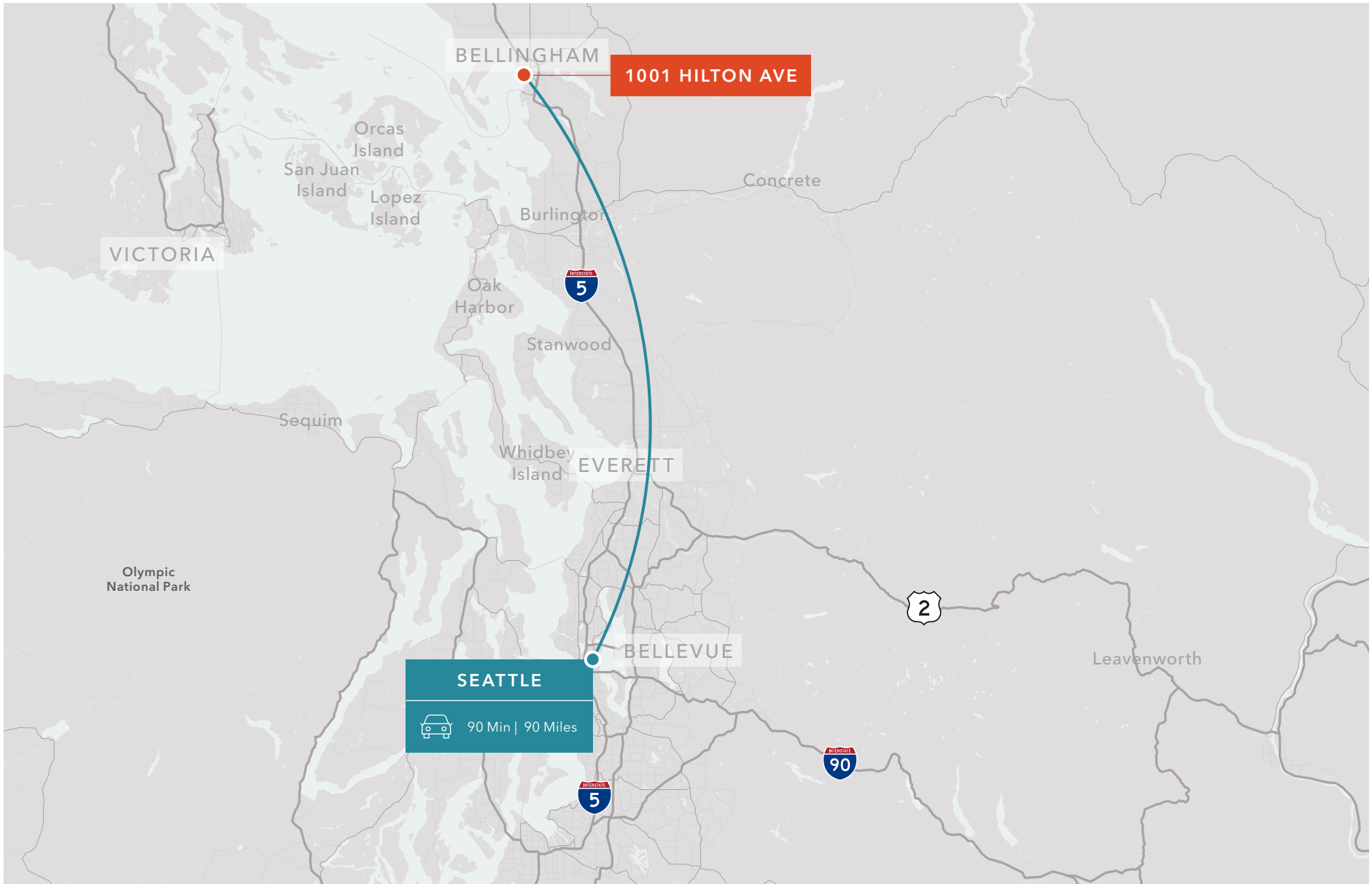
Highway. Bellingham is notable for being the northernmost city in the contiguous United States with a population exceeding 90,000.

Source: Wikipedia.org



1001 HILTON AVE

# LOCATION OVERVIEW



# LARGEST EMPLOYERS

	Type of Business	# of Employees	Percentage
PeaceHealth St. Joseph Medical Center	Health Care	3,116	2.79%
Lummi	Corporation	2,083	1.87%
Western Washington University	University	2,060	1.84%
Bellingham School District	Education	1,423	1.27%
BP Cherry Point Refinery	Oil and Gas	975	0.87%
City of Bellingham	Government	936	0.84%
Whatcom County	Government	918	0.82%
Matrix Service	Petroleum	870	0.78%
Ferndale School District	Education	847	0.76%
LTI, Inc.	Transport of liquid- and dry-bulk commodities	557	0.50%
<b>Total employers</b>		<b>13,785</b>	<b>12.34%</b>



Source: Wikipedia.org



# WESTERN WASHINGTON UNIVERSITY

Established in 1893

200+ undergraduate programs

40+ graduate programs

250+ student organizations and clubs

90% Western alumni are employed or continuing their education within six months of graduation

Top masters-granting institution in the Pacific Northwest for 23 years in a row

200+ academic programs

99% of classes taught by faculty, not graduate assistants

74% of Western's faculty hold the highest degree in their field

17:1 student to faculty ratio

26 is the average class size

73% of the classes have 30 or fewer students

4.32 years is the average time to degree

135,000+ graduates living and working around the world



© NICK KELLY FAITHLIFE CORPORATION, FLICKR



© JOE WOLF, FLICKR

*Exclusively listed by*

**DAVE SPEERS**

Executive Vice President  
206.296.9626  
dave.speers@kidder.com

**ERIK SWANSON**

Senior Vice President  
206.296.9628  
erik.swanson@kidder.com

**MIKE KING**

Senior Vice President  
206.926.9292  
mike.king@kidder.com

[WATERFRONTINDUSTRIAL.COM](http://WATERFRONTINDUSTRIAL.COM)

[KIDDER.COM](http://KIDDER.COM)

