

CANADA

Aldergrove Crossing


UNITED STATES

6 Kilometers

SUBJECT

Longheed Highway

\$ \$3.3M CAD

 **JLL** SEE A BRIGHTER WAY

For sale

Prime Industrial Property
on 1.85 Acres Near Border
80,586 SF

2301 Main Street, Lynden, WA

Location Highlights

- 6 kilometers from border crossing
- 20 minutes from Aldergrove
- Located in Thriving Industrial Park

About Lynden, WA:

Lynden is a dense suburban town with a population of 15,410. The median age of residents is 36.4. Lynden's Dutch heritage is still evident throughout the community. The city has a 72 foot windmill in the center of downtown.



Building Specification

- Maximum 36,400 SF on ground floor with additional mezzanine space
- Choice of metal or concrete tilt-up construction

Utilities Available

- Water
- Gas
- Sewer
- Sewer Water
- Power

Economic & Work Benefits

- US building costs lower than Canada
- Easily obtainable work permits for management and supervisors

FTZ (Free Trade Zone) Benefits

- Set up manufacturing without duties and taxes on raw materials and production waste for products exported to Canada.
- Consultation services available for FTZ set-up

Relocation & Work Permits

- Assistance for staff relocation to the US.
- Work permits and nexus consultation services available.

Financing & Timeline

- Financing options available through local Canadian lenders.
- Building completion expected by the end of 2024.

Canadian Broker

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