

SARATOGA

commercial real estate

FOR SALE

INDUSTRIAL FACILITY & DEVELOPMENT OPPORTUNITY

7837/7891 CUSTER SCHOOL ROAD



LISTING PRICE: \$4,000,000

7837 Custer School Rd: 7.4 Acres

7891 Custer School Rd: 8.75 Acres

Building Information:

- 24,446 SF building includes 5,500 SF office
- 12-22' clear heights
- 208v 3-phase 5,000-amp power
- Two (2) dock high and three (3) grade level doors
- Sprinklered with onsite hydrant
- 2-ton overhead crane
- In-floor trenches for air, water, power for machinery



Amia Froese, CCIM, CPM
amia@saratogaRE.com
360.610.4331

saratogaRE.com

228 E CHAMPION, STE 102, BELLINGHAM, WA 98225

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM
SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED. BUYER TO VERIFY.



- 16.15 total acres
- Adjacent to I-5, with easy access from exit 270
- Less than 15 min from Canadian border
- Septic system and propane tanks onsite
- Conditional Use Permit for industrial use in place
- 7891 parcel has potential for 20,000 SF light industrial building
- Current business, Signature Plastics, additionally available to purchase or asset sale for machinery

PARCEL MAP

7837/7891 CUSTER SCHOOL RD



AERIAL PHOTOS

7837/7891 CUSTER SCHOOL RD



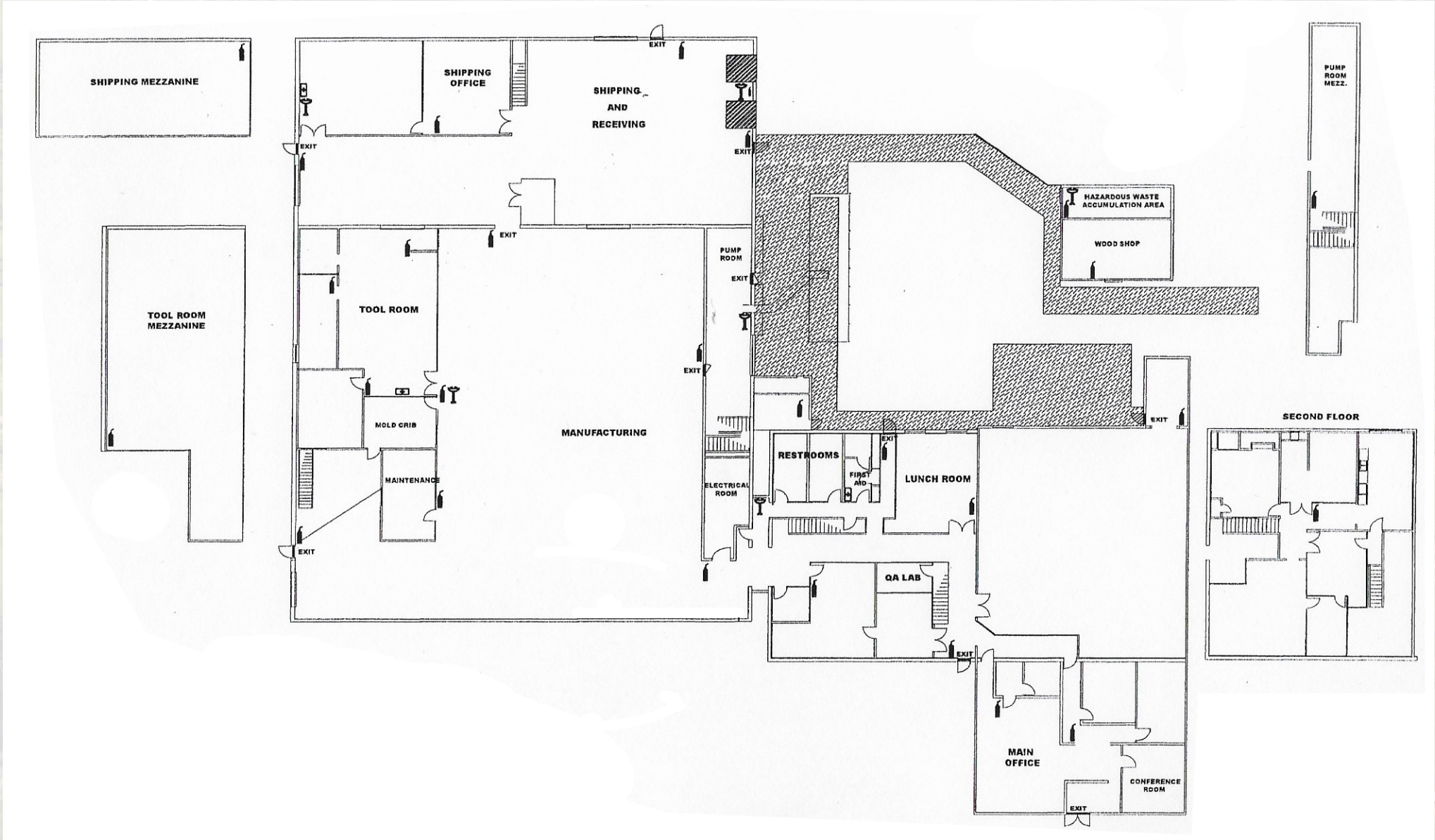
EXTERIOR PHOTOS

7837/7891 CUSTER SCHOOL RD



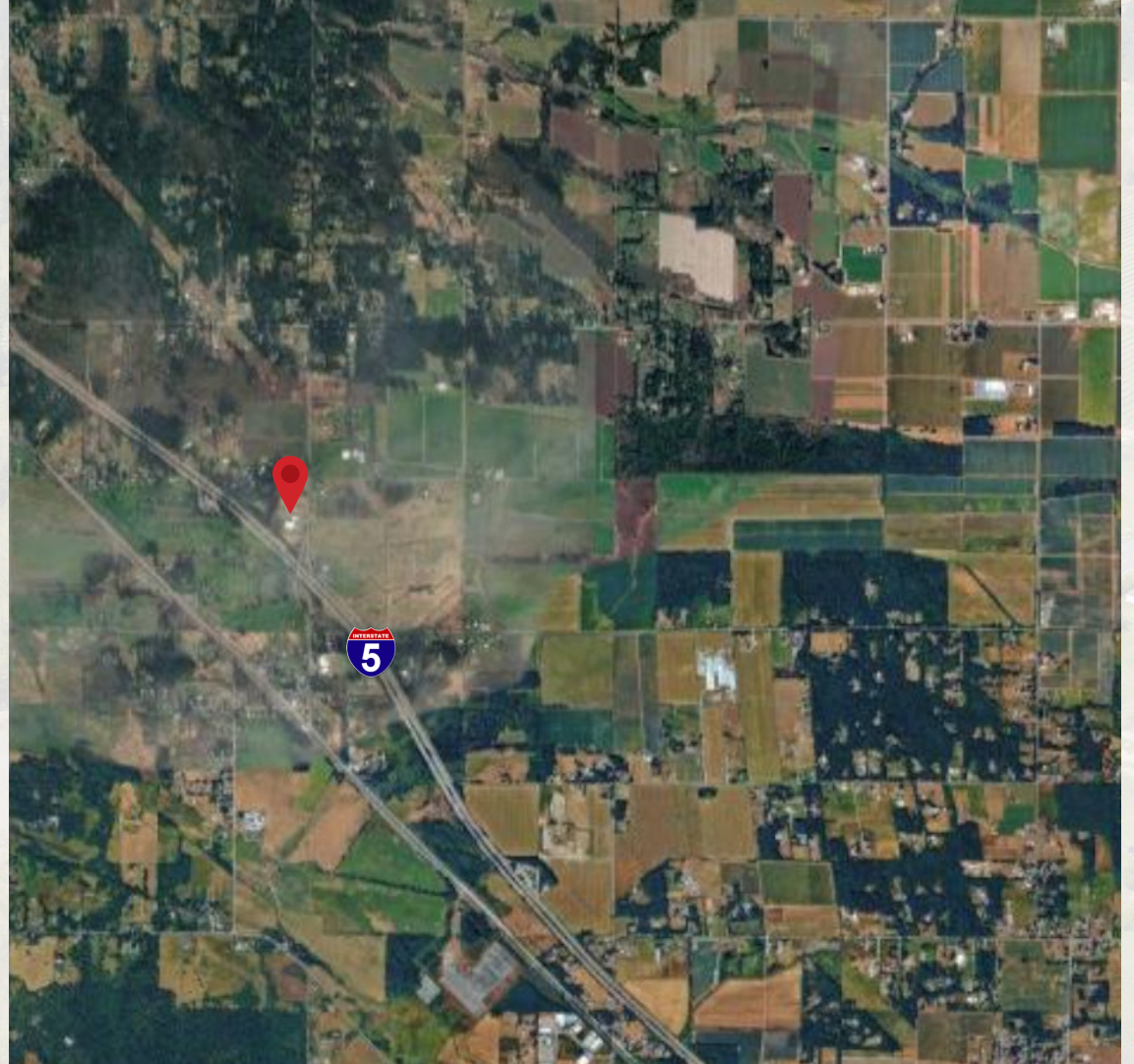
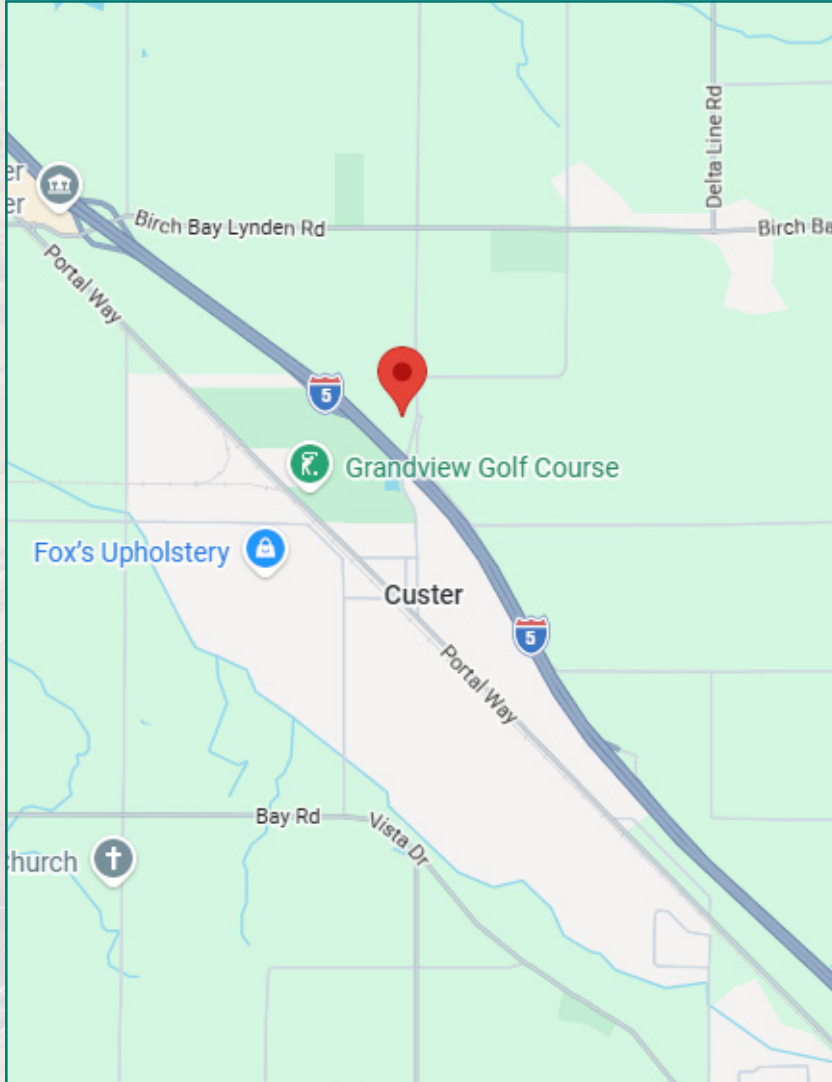
7837 BUILDING FLOOR PLAN

7837/7891 CUSTER SCHOOL RD



OVERHEAD MAP

7837/7891 CUSTER SCHOOL RD



DEMOGRAPHICS - 5 MILE RADIUS

7837/7891 CUSTER SCHOOL RD

DEMOGRAPHIC SUMMARY

7837 Custer School Rd, Custer, Washington, 98240

Ring of 5 miles

KEY FACTS

24,167

Population



8,746

Households

41.6

Median Age

\$82,801

Median Disposable Income

EDUCATION

6%

No High School Diploma



25%

High School Graduate



37%

Some College



32%

Bachelor's/Grad/Prof Degree

INCOME



\$99,121

Median Household Income



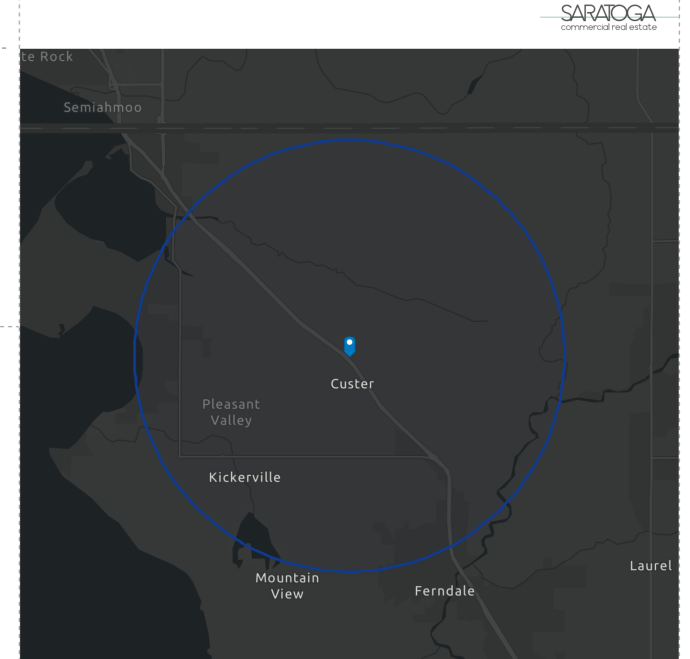
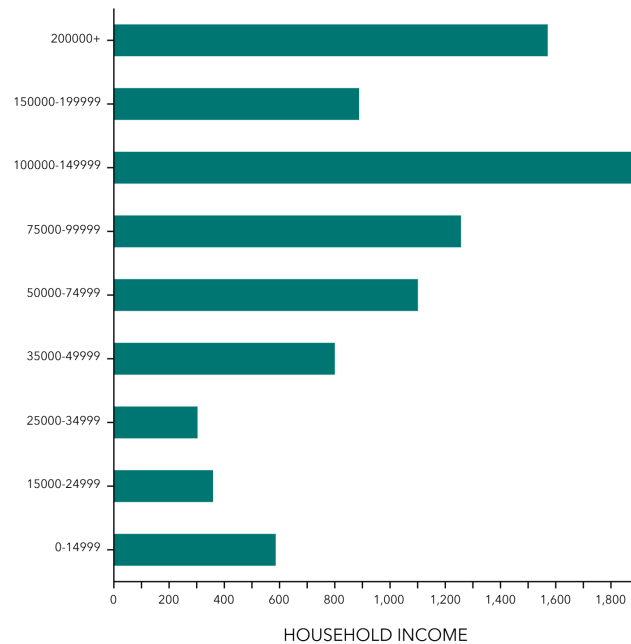
\$47,663

Per Capita Income



\$428,289

Median Net Worth



EMPLOYMENT



58%

White Collar



31%

Blue Collar



15%

Services

4.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2025, 2030.

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Source: This infographic contains data provided by Esri (2025, 2030).