PCR
PACIFIC CONTINENTAL REALTY, LLC

North Bellingham Industrial

1101 N. State St. | Bellingham, WA 98225

MINUTES FROM I-5 FREEWAY

6,470 SF @ $5,000 A MONTH

CBA #: 629410

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Commercial Sales | Leasing | Management

Pacific Continental Realty, LLC - 114 W Magnolia St. Suite 201, Bellingham WA 98225

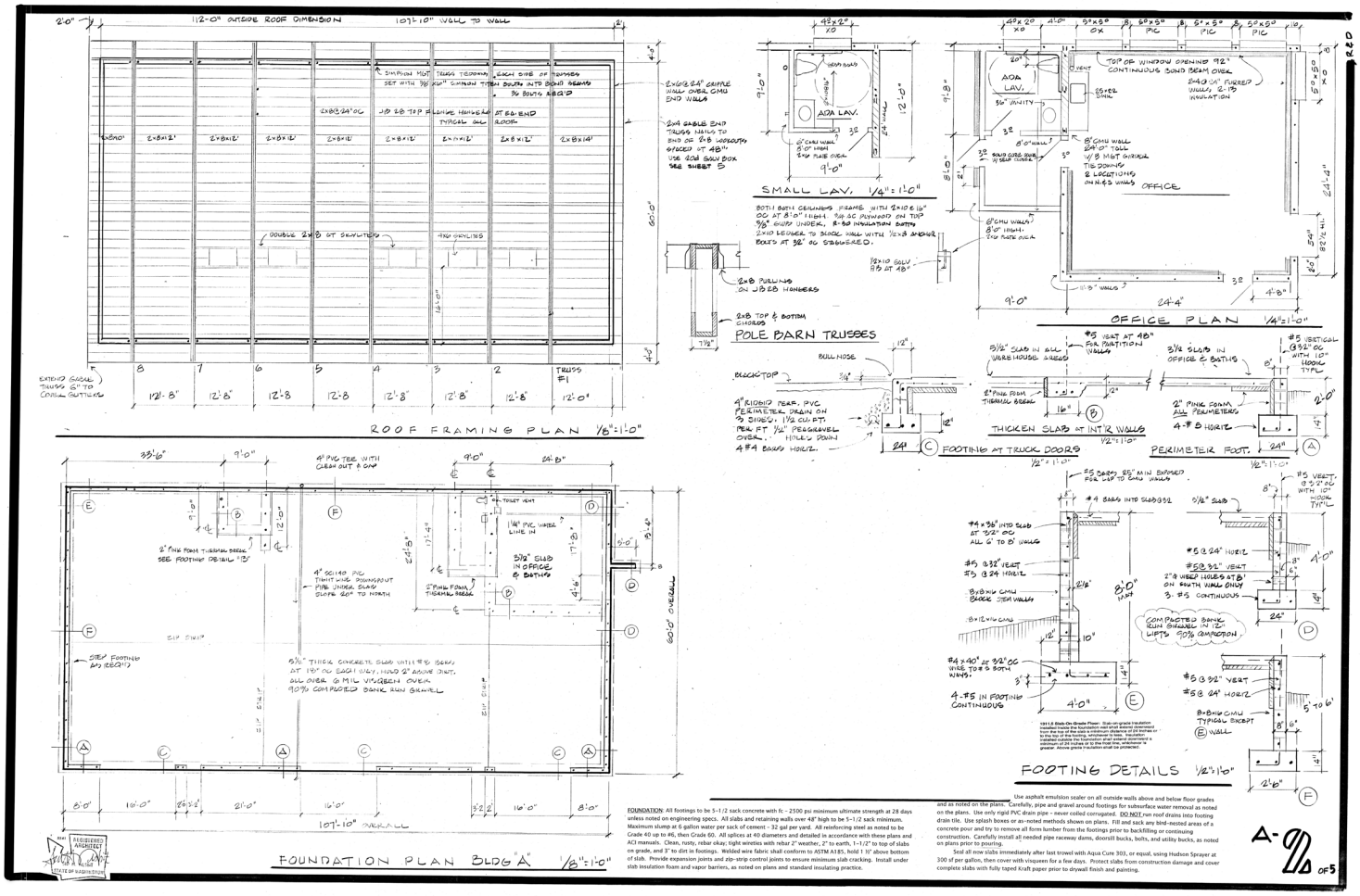
The Offering

Building A: 6,470 SF @ $5,000 /M ($0.77 SF/Y) + Gross

CBA #: 629410

6,470 sq ft premium concrete block construction, free span building with 24' clear height. The building has three 16' x 16' roll-up doors, two 200 amp, 240 volt, 3-phase panels (400 amps 3 phase total), skylights, 550 sq ft of main office with view over a natural beaver pond, second office or R&D rooms, along with a common picnic area. Lots of parking with possible additional leaseable yard. Private, North Bellingham location, with easy freeway access off Slater Road in light industrial zoning.

Floor Plan


ROOF FRAMING PLAN 1/8"=1'-0"
FOUNDATION PLAN BLDG "A" 1/8"=1'-0"
SMALL LAV. 1/4"=1'-0"
OFFICE PLAN 1/4"=1'-0"
POLE BARN TRUSSES
THICKEN SLAB AT INT'R WALLS
FOOTING AT TRUCK DOORS
PERIMETER FOOT.
FOOTING DETAILS 1/2"=1'-0"
FOUNDATION: All footings to be 5-1/2 sack concrete with fc - 2500 psi minimum ultimate strength at 28 days unless noted on engineering specs. All slabs and retaining walls over 48" high to be 5-1/2 sack minimum. Maximum slump at 6 gallon water per sack of cement - 32 gal per yard. All reinforcing steel as noted to be Grade 40 up to #6, then Grade 60. All splices at 40 diameters and detailed in accordance with these plans and ACI manuals. Clean, rusty, rebar okay; tight wireties with rebar 2" weather, 2" to earth, 1-1/2" to top of slabs on grade, and 3" to dirt in footings. Welded wire fabric shall conform to ASTM A185, hold 1 1/2" above bottom of slab. Provide expansion joints and zip-strip control joints to ensure minimum slab cracking. Install under slab insulation foam and vapor barriers, as noted on plans and standard insulating practice.
Use asphalt emulsion sealer on all outside walls above and below floor grades and as noted on the plans. Carefully, pipe and gravel around footings for subsurface water removal as noted on the plans. Use only rigid PVC drain pipe - never coiled corrugated. DO NOT run roof drains into footing drain tile. Use splash boxes or as-noted methods shown on plans. Fill and sack any bird-nested areas of a concrete pour and try to remove all form lumber from the footings prior to backfilling or continuing construction. Carefully install all needed pipe raceway dams, doorsill bucks, bolts, and utility bucks, as noted on plans prior to pouring.
Seal all new slabs immediately after last trowel with Aqua Cure 303, or equal, using Hudson Sprayer at 300 sf per gallon, then cover with visqueen for a few days. Protect slabs from construction damage and cover complete slabs with fully taped Kraft paper prior to drywall finish and painting.
A-9 OF 5

Lobby / Offices

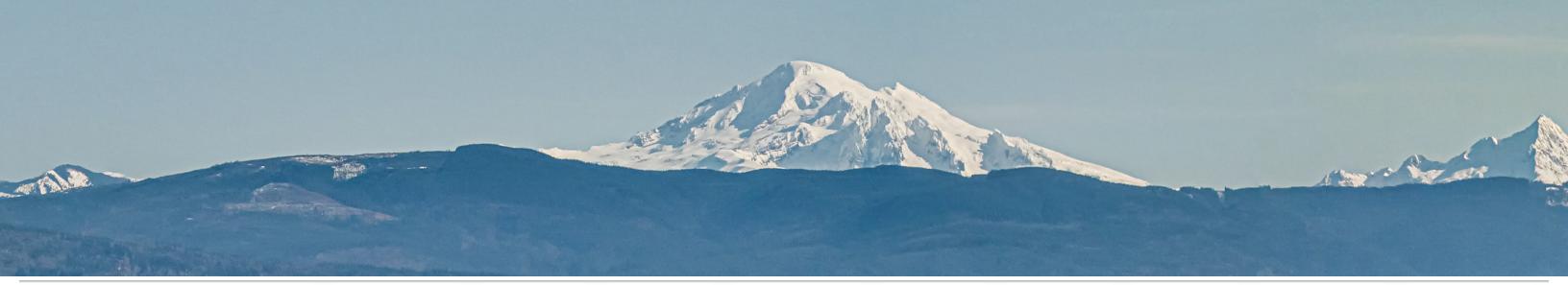
WAREHOUSE

About The City of Bellingham

Located on Bellingham Bay with Mt. Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. Bellingham is 85 miles north of Seattle and an hour south of Vancouver B.C. Transportation links connect the community to the nearby San Juan Islands and Victoria on Vancouver Island.

The downtown area has a mixture of restaurants, art galleries, and specialty shops. Bellingham is home to Western Washington University on Sehome Hill, from which there is a sweeping view across the bay to the San Juan Islands. Visitors bound for Alaska depart on the Alaska Marine Highway System ferries from the Bellingham Cruise Terminal in the Historic Fairhaven District.

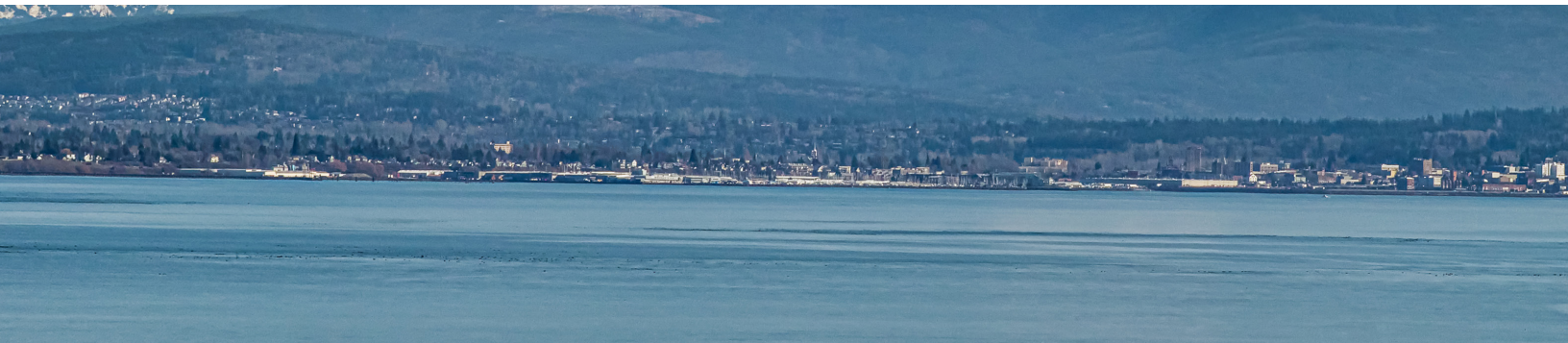
There are many cultural draws to the downtown area, with a local movie theater, museums and many brewries popping up. The support from the area to help continue to grow Downtown Bellingham is obvious. The plans to grow the downtown area into an even more vibrant business centered area is already in motion.



Washington State Office of Financial Management estimates that the total population of Whatcom, Skagit, Island, and San Juan combined is approximately 439.700 as of 2017. With its current population estimated at 216,300, Whatcom County, home to the city of Bellingham, is by far the most populous segment of these counties.

Whatcom County has seen steady population growth of about 2.06% since 2010, which is higher than the corresponding rate for Washington State (1.4%). Whatcom County attracts firms relocating out of the Seattle metropolitan area due to the quality of life found in cities like Bellingham, as well as the much lower housing and living.

Bellingham is the economic hub for Whatcom County. The estimated 2017 population for Bellingham is 86,720. Bellingham's growth levels coincide with the rest of Whatcom county, and its population has represented about 40% of the county population for the past 25 years.



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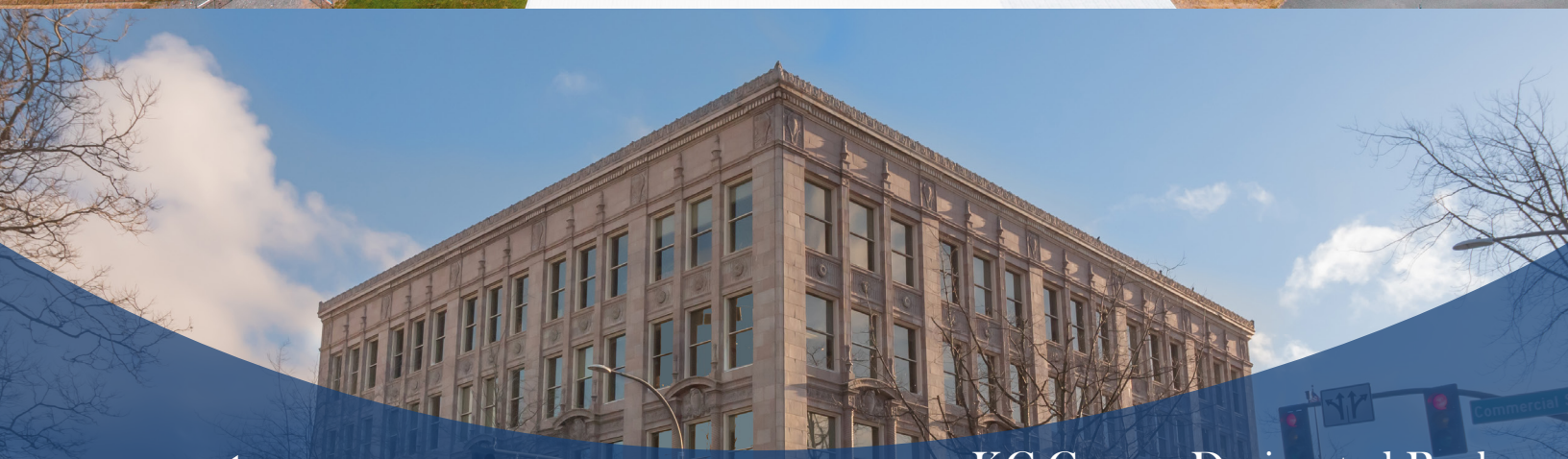

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