

NORTH BELLINGHAM INDUSTRIAL

1321 Marietta Ave. | Bellingham, WA 98226

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

BASE RENT: \$0.77 SF/M

MONTHLY RENT: \$5,000.00 + GROSS

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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 lease-able yard. Private, North Bellingham location, with easy freeway access off Slater Road in light industrial zoning.



LOBBY / OFFICES



WAREHOUSE





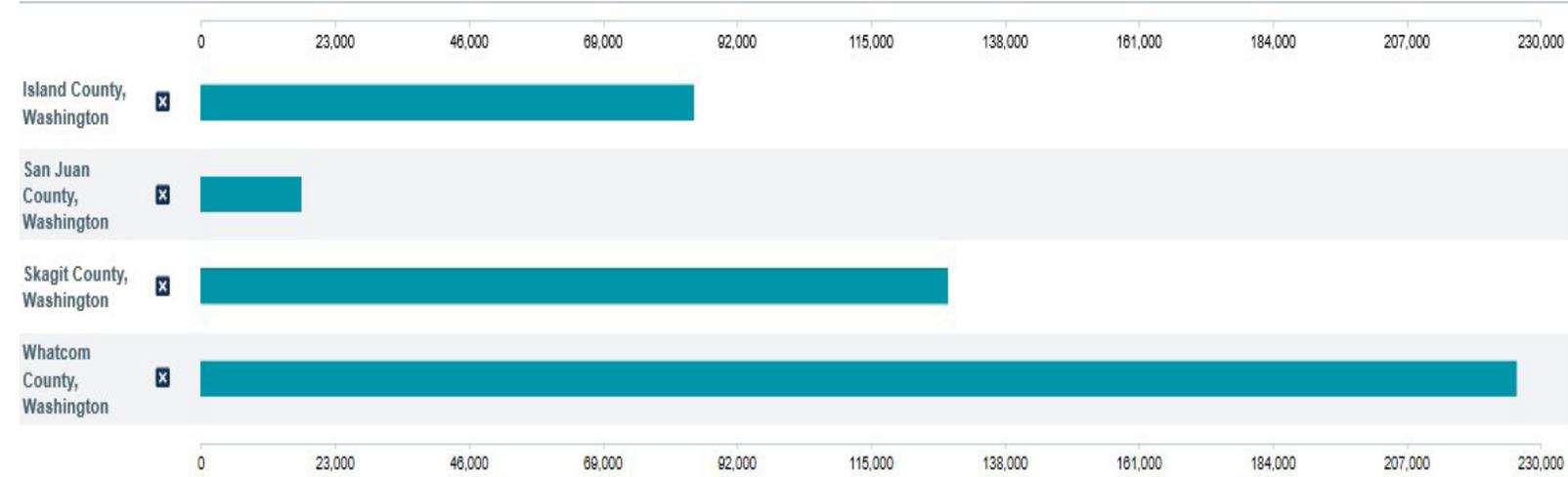
About The City of Bellingham

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 breweries 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.

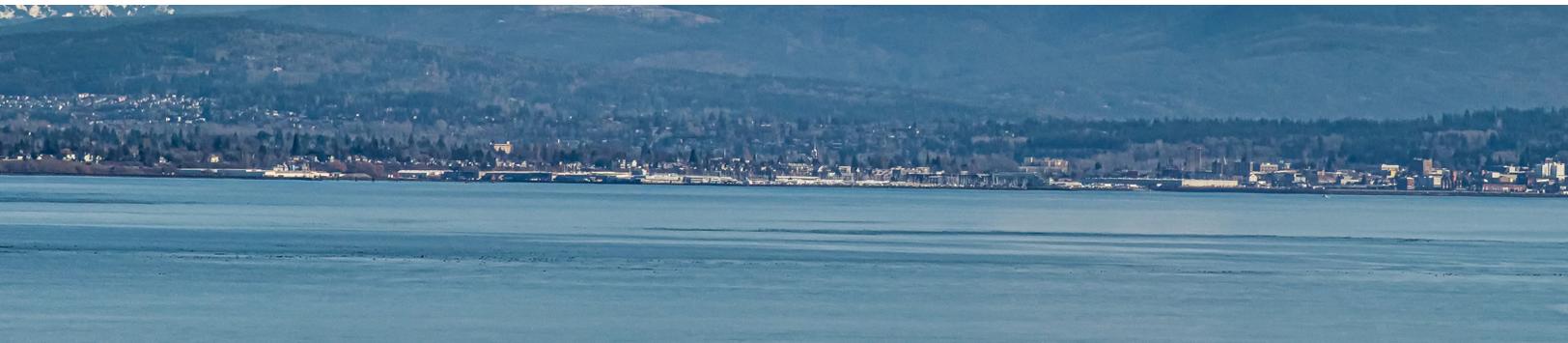




Washington State Office of Financial Management estimates that the total population of Whatcom, Skagit, Island, and San Juan combined is approximately 439,700 as of 2017. With its current population estimated at 216,300, Whatcom County, home to the city of Bellingham, is by far the most populous segment 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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