

Retail Space For Lease

[Burlington Plaza](#) 200 Fashion Way, Burlington, WA 98233

Extraordinary opportunity to locate in Burlington Plaza, the redeveloped successor to the former outlet mall, in the Hub of Northwest Washington positioned adjacent to Costco between I-5 and Burlington Blvd. Excellent exposure and high Traffic ADT 61,000 (I-5) and 27,000 Burlington Blvd. Abundant free parking. No NNN until 2024. Suites from 1,000 to 10,000 sf. Suites may be combined.

The property will no longer be an outlet mall. While outlet stores will be welcome, the focus will instead be on creating a blend of office, medical, professional, recreational, retail, community uses and permitted light industrial uses.

Suites for lease inquire with broker for additional information

Contact: [Scott Walker @ \(360\) 220-0370](#)



[Lynden Towne Plaza](#) Guide Meridian at Birch Bay-Lynden Road, Lynden

Suite 8160: 8,618 SF @ \$10,460 /M (\$13 SF/Y) + NNN \$2485 /M (\$3.10 SF/Y) |

CBA #: 565878

Suite 8170: 2,150 SF @ \$4,479 /M (\$25 SF/Y) + NNN \$555 /M (\$3.10 SF/Y) |

CBA #: 640226

Retail Pad: 2,000 SF @ \$5,000 /M (\$30 SF/Y) + NNN \$200 /M (\$1.20 SF/Y)

CBA #: 646058

Grocery-anchored shopping center, located at the active intersection in Lynden. Neighboring Tenants include Food Pavilion, McDonald's, Coconut Kenny's, Papa Murphy's, Subway, Dairy Queen, El Ranchito, Cruisin Coffee, Guide Insurance, numerous banks & more!

Contact: [Kirk Ennen @ \(360\) 220-1575](#) Or [Nate Ennen @ \(360\) 510-7696](#)



[Iowa Business Park](#) 1700-1780 Iowa St, Bellingham, WA 98225

Suite 1780: 1,865 SF @ \$18 SF/Y + \$4.77 NNN = \$3,538.83 Per Month

Opportunity to lease a suite at Iowa Business Center! Iowa Business Center is only minutes from I-5 North and South entrances and has ample parking in its large, private parking lot. Also, offers signage opportunities on a highly visible monument sign fronting Iowa Street.

Contact: [Heather Baker \(360\) 927-0639](#)



Retail Space For Lease



Gateway Centre 1313 Maple Bellingham WA
Suite 101: 1,554 SF @ \$2,849 /M (\$22 SF/Y) Gross

1,554 sq ft office or retail location on the ground floor of Gateway Centre that includes a kitchenette and ADA bathroom. There is bonus opportunity to grow your business by leasing additional executive suite space full or part time as needed.

Gateway Centre is a meticulously maintained building centrally located in Bellingham with easy I-5 access with an abundance of parking. Formerly a pharmacy, and would work well for most destination retail. Other uses could be a law office, physical therapy, doctor, dentist, insurance agency, real estate group and more. Turnkey suite that is bright and open.

Contact: [KC Coonc @ \(360\) 305-9977](#)



Meridian Square 4280 Meridian St, Bellingham, WA
Suite 106: 3,559 SF @ \$5.339 /M (\$18 SF/Y) + NNN \$1,928 /M (\$6.50 SF/Y)
Suite 120: 10,688 SF @ \$24,940 /M (\$28 SF/Y) + NNN \$5,790 /M (\$6.50 SF/Y)
Suite 140: 6,040 SF @ \$14,093 /M (28 SF/Y) + NNN \$3,272 /M (\$6.50 SF/Y)

Meridian Square is a retail medical office hub centrally located on the Meridian and Kellogg signalized intersection. The center is currently anchored by PeaceHealth and Olive Garden. There is 10,688 SF of turn-key medical office space available, which can be demised down or increased to 16,728 SF with frontage on Meridian St.

Contact: [KC Coonc @ \(360\) 305-9977](#)



Gaston Bay Building 2925 Roeder Ave, Bellingham, WA
Suite 120: 1,677 SF @ \$2,935 /M (\$21 SF/Y) + NNN &1,004.80 /M (\$7.19 SF/Y)
Suite 121/122: 5,495 SF @ \$8,700 /M (\$19 SF/Y) + NNN \$3,292.42 /M (\$7.19 SF/Y)

Located on Bellingham's waterfront with 360 degree views from all floors. Liberal use of windows, flexible floor plans, and a private rooftop deck to showcase the beautiful views of Bellingham Bay. Suite 120 was recently finished to turn-key ready to move in. Suite 121/122 is vanilla shell. The building has Gold LEED certification pending which leads to lower expenses, and higher productivity rates. Received 2013 NWAIA Design Award.

Contact: [Heather Baker @ \(360\) 671-4200 x 105](#)

Retail Space For Lease

Ferndale Crossings 5905 Portal Way, Ferndale, WA

Building B: 1,500-7,500 SF @ \$2,250-\$11,250 /M (\$18 SF/Y) + NNN \$463-\$2,313 (\$3.70 SF/Y)

Building C: 1,500-7,500 SF @ \$2,250-\$11,250 /M (\$18 SF/Y) + NNN \$463-\$2,313 (\$3.70 SF/Y)

Outstanding location off I-5 exit 263 in Ferndale. Maximum SF is flexible. New construction with flexible layout and interior design. Construction to begin once tenants are obtained. 134 parking spaces when complete. Great visibility from I-5 plus rapidly increasing traffic count on 2nd Ave and Portal Way. Adjacent to Ferndale City Park and across the street from Cruisin Coffee. Other tenants are Anytime Fitness, Custom Prescription Shoppe and Edaleen Dairy Store.

Contact: [Scott Walker @ \(360\) 220-0370](#)



Pad at Lynden Towne Plaza 8112 Guide Meridan Rd, Lynden, WA 98264

2,000 SF @ \$5,000 (\$30 SF/Y) + NNN \$623 /M (\$3.74 SF/Y) | CBA #: 28396644

2,000 sf building site on 26,000 sf lot situated between Dairy Queen and McDonalds with ample parking and drive-thru opportunity. Lynden Towne Plaza is a grocery-anchored shopping center conveniently located in Lynden at the active intersection of Birch Bay-Lynden Road and Guide Meridian! This intersection sees over 24,000 cars daily and is enroute to the busiest US/Canada border crossing. Pad site is highly visible from Birch-Bay Lynden Road and Guide Meridian.

Contact: [Contact: Kirk Ennen @ \(360\) 220-1575 Or Nate Ennen @ \(360\) 510-7696](#)



The Renaissance Building 1414 Cornwall Ave, Bellingham, WA 98225

Main Floor Suite: 2,798 SF @ \$5,013 /M (\$16 SF/Y) + NNN \$5.50 SF/Y

Former restaurant space in downtown historical building available now! The Renaissance, otherwise known as the Elks Club Building, has been completely renovated and re-energized! The building is fully occupied except for the former restaurant space on the main floor. Other tenants in the building include Evergreen Beauty College on the second floor and Bellingham AXE on the basement level. There is a lift for ADA access from street entrance and two large multi stall ADA complaint bathrooms in the common area near entrance. Restaurant or bar use would be a great fit for the space. It also lends itself well toward an experience-based business. Owner is open to your ideas and eager to work with you! Easy to show!

Contact: [Heather Baker @ \(360\) 220-0370](#)



204 W. Holly St., Bellingham WA

Suite: 4,500 SF @ \$18.00 SF/Y + \$3.00 SF/Y NNN = \$7,875 Per Month

Sublease opportunity to get this beautiful, turn-key space perfect for office or retail. Building was remodeled recently and has a large kitchenette and ADA bathrooms. The main floor is mostly open with some private office space. The mezzanine level in the front has a large conference room that looks out onto Holly St. The mezzanine level in the back has several small offices and some open space. Great window exposure, lots of light, bring your ideas! Central location Downtown across from Black Sheep and Camber!

Contact: [Heather Baker @ \(360\) 927-0639](#)



Retail Space For Lease

Iowa St. Retail & Industrial 1400 Iowa St, Bellingham, WA 98229 **PENDING**
6,600 SF @ 28.64 SF/Y + \$3.03 NNN = \$17,418 Per Month



Bellingham's Auto and Equipment Row sales lot with 2,000 sq ft sales office and 4,600 sq ft repair shop on 1.5 plus acres for \$15,750 per month plus nnn. There is approximately 30,000 sq ft of paved yard frontline to Iowa Street with the rear of the property consisting of crushed rock and security fenced. The sales office has three private offices adjacent to the showroom and customer service desks. Connected in the middle is a warehouse space that works as storage. The third section is a 3-bay repair service building with three 12'x16' roll up doors. Single user with subtenant consideration for master lease. Easy north and south bound signalized intersection access for your customers and big rigs onto Iowa Street. I-5 Exit 254.

Contact: [KC Coonc](mailto:KC.Coonc@pcr.com) @ (360) 305-9977

Office Space For Lease

Barkley Medical Center, 2075 Barkley Blvd, Bellingham WA
Suite 100: 2,736 SF @ \$5,472 /M (\$24 SF/Y) + NNN \$1,627.92 /M (\$7.14 SF/Y)
Suite 230: 926-1,036 @ \$30 + \$7.14 NNN = \$2,865.97 — \$3,206.42



The Barkley Medical Building is the premium location for medical tenants within Barkley Village. The building offers great exposure and plenty of parking for staff and clients. This 2,900 SF suite is street level with retail exposure. The floor is prepped for a medical build out with \$35/SF T.I. allowance included in the lease rate. This is the only available suite located in the Barkley Medical Building.

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Luther Building 115 W Magnolia St. Bellingham, WA 98225
Suite 207: 420 SF @ \$550/M Gross



Four office suites in the Luther Building located in the heart of Bellingham's central business district. Each office suite is a 2-room space that provides ample natural light. Next to the building is the Commercial Street Parking Garage, providing accessible parking to you, your staff, and clients. Can combine all four suites into one office space.

Contact: [Ben Black @ \(864\) 906-3225](#)

Iowa Business Park 1700-1780 Iowa St, Bellingham, WA 98225
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Office Space For Lease



3800 Byron Ave Bellingham, WA 98225

Suite 108: 1,305 SF @ \$2,500 /M (\$23.00 SF/Y) + NNN \$570.93 /M (\$5.25 SF/Y)

Ready for immediate occupancy, the Lincoln Professional Center offers beautifully renovated office space options with excellent parking (105 spaces). Offers a quick trip to and from any part of Bellingham - 5 minutes from PeaceHealth St. Joseph's Hospital, Western Washington University and downtown. Half a block from WTA's Lincoln Creek Park & Ride Station.

Contact: [Scott Walker @ \(360\) 220-0370](#)



Cascade Business Park 5373 Guide Meridian St, Bellingham, WA 98226

E-205: 732 SF @ \$775 /M (\$12.70 SF/Y) Modified Gross

D-6: 1,500 SF @ \$1,350 /M (\$.90 SF/M) Modified Gross

Minutes from north Bellingham sits Cascade Business Park. The multifunctional spaces within the park are housed alongside the highly populated Guide Meridian Road, which sees over 30,000 vehicles daily and customers from Canada. The location is perfect for any business wishing to have easy access to the city of Bellingham while simultaneously be able to travel across the border with ease.

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Gaston Bay Building 2925 Roeder Avenue, Bellingham, WA

Suite 120: 1,677 SF @ \$2,935 /M (\$21 SF/Y) + NNN & 1,004.80 /M (\$7.19 SF/Y)

Suite 121/122: 5,495 SF @ \$8,700 /M (\$19 SF/Y) + NNN \$3,292.42 /M (\$7.19 SF/Y)

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Contact: [Heather Baker @ \(360\) 671-4200 x 105](#)



Professional Office Building, 4340 Pacific Highway, Bellingham WA

Suite 103: 1,107 SF @ \$1,845/M (\$20 SF/Y) Gross

Suite 203: 470 SF @ \$700.00/M (

The professional office building comes with an ample amount of parking as well as available large signage. Its located right on the edge of northern Bellingham, minutes from the Bakerview Fred Meyer and Costco. It is also very close to the airport, with easy access to the I-5 freeway heading both North and South.

Contact: [Ben Black @ \(864\) 906-3225](#)

Office Space For Lease

[Bellingham Crown Plaza Executive Suites](#) 114 W. Magnolia St., Bellingham, WA

SUITES AVAILABLE FROM \$450/M, ALL INCLUSIVE



Located in the Crown Plaza Building in the heart of Bellingham's central business district. Full-time office manager on site caters to your needs, friendly receptionists who greet your clients, answer your phone calls to your specifications, mail service, e-mail service, courier service, copier and fax services, concierge and janitorial services. Use of four fully furnished conference rooms, furnished reception and waiting area, complementary guest parking adjacent to building, office furniture in every suite, full kitchen/break room, signage on door of your suite and the Crown Plaza Building's first floor directory, fully air-conditioned, 24-hour access. Warm sense of community and vibrant, diverse professional work environment. Rent includes phone and internet (fiber).

Contact: [Heather Baker](#) @ (360) 671-4200 x 105

[Crown Plaza Building](#) 114 W. Magnolia Street, Bellingham, WA 98225

Suite 104: 1,049 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$1,930.16 /M

Suite 107: 1,612 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$2,966 /M

Suite 108: 655 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$1,205.20

Suite 109: 675 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$1,242 /M

Suite 302: 3,702 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$6,812 /M

Suite 316: 1,241 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$2,283 /M

Suite 500: 2,520 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$4,637 /M

Suite 501: 1,600 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$2,944 /M

Suite 505: 3,947 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$7,591 /M

Suite 506: 1,623 SF @ \$16 SF/Y + NNN \$6.08 SF/Y = \$2,716 /M



Beautiful professional office building w/ fiber optic internet. Renovated historic building w/ elegant interior. Great location in heart of Bellingham's central business district. Close to city, county, & federal buildings. Hundreds of services to support your business nearby. Walking distance to everything. Scenic view of the waterfront, Mt. Baker and beautiful downtown Bellingham. Outstanding natural light. Managing company on site. UPS/FedEx drop boxes in lobby. Free customer parking on site. All spaces are bright, modern and clean.

Contact: [Heather Baker](#) @ (360) 671-4200 x 105

[2101 Cornwall](#) Bellingham, WA 98225

Suite 201: 860 SF @ \$931.67 (\$13 SF/Y) + NNN \$346.87 (\$4.84 SF/Y)

Opportunity to lease a central office suite at 2101 Cornwall. Suite #201 is an 860 sf open layout suite that features space for multiple workspaces, storage, and ample natural lighting. This suite is on the upper floor and is not ADA accessible. Excellent central location just outside of downtown Bellingham with high street visibility, signage opportunities, and a large private parking lot.

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Office Space For Lease

Meridian Square 4280 Meridian St, Bellingham, WA

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Suite 120: 10,688 SF @ \$24,940 /M (\$28 SF/Y) + NNN \$5,790 /M (\$6.50 SF/Y)
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Building B: 1,500-7,500 SF @ \$2,250-\$11,250 /M (\$18 SF/Y) + NNN \$462.50-\$2,312.50 (\$3.70 SF/Y)
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Building B & C: Outstanding location off I-5 exit 263 in Ferndale. Maximum SF is flexible. New construction with flexible layout and interior design. Construction to begin once tenants are obtained. 64 parking spaces. Great visibility from I-5 plus rapidly increasing traffic count on 2nd Ave and Portal Way. Adjacent to Ferndale City Park and across the street from Cruisin Coffee. Other tenants are Anytime Fitness. Custom Prescription Shoppe, and the Edaleen Dairy Store.

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Office Space For Lease

Marina Building 851 Coho Way, Bellingham, WA 98225

Suite: 1,143 SF @ \$22.00 SF/Y + \$4.71 SF/Y NNN = \$



The Marina Building sits proudly within the Port of Bellingham's Marina District. 100% fully leased, 6.16% Cap on actuals, 3% vacancy credit loss, with a strong mix of regional and local tenants. 1st floor is anchored by LFS retail sales serving marine industry and the 2nd and 3rd floor as Class A office. Secure entry served by elevator. Fully sprinkled. This 47k plus sq ft building has been meticulously upgraded and maintained with a tenant occupancy average of 6.75 years. Building is situated on a landlord favorable Port of Bellingham Land Lease with 40 years remaining. The math works! Abundant parking, in a walkable area with easy access to affiliated services, restaurants, trails and parks. Limited tour available prior to offer submission. Full financial information including building inspection available upon accepted offer.

Contact: [Heather Baker @ \(360\) 927-0639](#)

Industrial Space For Lease

Cascade Business Park 5373 Guide Meridian St, Bellingham, WA 98226

E-205: 732 SF @ \$775 /M (\$12.70 SF/Y) Modified Gross

D-6: 1,500 SF @\$1,350 /M (\$.90 SF/M) Modified Gross



Minutes from north Bellingham sits Cascade Business Park. The multifunctional spaces within the park are housed alongside the highly populated Guide Meridian Road, which sees over 30,000 vehicles daily and customers from Canada. The location is perfect for any business wishing to have easy access to the city of Bellingham while simultaneously be able to travel across the border with ease.

Contact: [Ben Black](#) @ (864) 906-3225

For Sale

[Gaston Bay Building](#) 2925 Roeder Avenue, Bellingham, WA

22,948 SF @ \$6,950,000

PRO FORMA: \$445,970 CAP RATE: 6.4%

Located on Bellingham's waterfront with 360 degree views from all floors. Liberal use of windows, flexible floor plans, and a private rooftop deck to showcase the beautiful views of Bellingham Bay. The building has Gold LEED certification pending which leads to lower expenses, and higher productivity rates.

Contact: [Heather Baker @ \(360\) 671-4200 x 105](#) Or [KC Coonc @ 360-305-9977](#)



[Marina Building](#) 851 Coho Way, Bellingham, WA 98225

Sale Price: \$11,400,000

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Contact: [KC Coonc @ \(360\) 305-9977](#) or [Ryan Martin @ \(360\) 319-0040](#)



[Irongate Planned Industrial](#) 2891 E Bakerview Rd, Bellingham, WA 98226

Sale Price: \$1,500,000

2.67 acres total of light industrial land on E Bakerview Road in Irongate Industrial Park with 12,538 sq ft steel building situated on a half-acre of paved parking area and yard. Recently annexed into Bellingham City limits with water, sewer, and heavy power in street. Adjacent parcel has plans for RV storage making this property an excellent choice for storage or incubator business park. Owner user a good option with broad permitted uses for manufacturing or fleet related business. Building is currently connected to a well and septic system with 320-amp single phase service.

Contact: [KC Coonc @ \(360\) 305-9977](#)



Land For Sale

[4577 Meridian](#) Bellingham, WA 98225

Sale Price: \$4,159,000 | SF: 594,721 PENDING

Bounded by 470 feet of frontage on Meridian Street/State Route 539 on its east side and 1300 feet of frontage on Horton Road at the northeast entrance to Cordata, this 13.6 acre parcel presents an outstanding development opportunity to capture the benefits of its excellent exposure to the more than 25,000 vehicles passing daily. Permissible uses include a wide range of commercial, retail and light industrial activities as described in BMC Chapter 20.36. Public water and public sewer are available. Wetlands Assessment Completed.

Contact: [Scott Walker @ \(360\) 220-0370](#)



[2240 Grandview Rd](#) Ferndale, WA

Sale Price: \$6,952,176 (1,158,696 SF)

Bounded by the southbound off ramp at Interstate 5 Exit 266 and arterials Grandview Road and Portal Way, this 26.6 acre tract is perhaps the finest undeveloped parcel remaining along Interstate 5 in Washington, lying 10 minutes south of the Canadian border. With its recent change in zoning, it is now suitable for development to its highest and best use. The site is clean, level, unencumbered, free of wetlands, and offers unmatched visibility.

Contact: [Scott Walker @ \(360\) 220-0370](#)



[2000 Sunset](#) Bellingham, WA

Sale Price: \$850,000.00 (20,037 SF)

Proposed 3 story, 20-unit, apartment building site centrally located between Sunset Square and Barkley Village. The property is in the permitting phase with the City of Bellingham for 18 studio units plus 2 one bed units with 21 parking spaces. Conveniently located near bus stop adjacent to Kid's World Sunset which is a licensed childcare facility for infants to 5th grade operated by the Boy's and Girl's Club. Studios are close to 450 sq ft and the one-bed units are about 777 sq ft. Units are bright with natural light along with patios or decks plus lots of tenant common areas. Final design subject to change as the project works thru City permitting.

Contact: [KC Coonc @ \(360\) 305-9977](#)



[1365 Mahogany Ave.](#) Bellingham, WA

Sale Price: \$5,900,000

5.71 useable acres of Planned Industrial zoned property next to Costco in Bellingham ready for your building plans. This property has been cleared, graded, compacted, and covered with crushed rock. Another huge plus for the property is that it has been connected to the City of Bellingham Regional Stormwater Facility which allows for maximum use of the property. Heavy power, natural gas, city water and sewer are in the street fronting the property. The completed entitlements to build on this property cost well over 1.5 million dollars and took several years of effort allowing for the buyer to expedite their construction and use of the property. Seller also owns adjacent planned commercial property that fronts Pacific Hwy.

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