

SQUALICUM BUSINESS PARK

3550 Meridian St # 6, Bellingham WA



FOR LEASE \$1.00/ SF + NNN

- 9,680 SF AVAILABLE (7,400 SF WAREHOUSE, 2,280 SF OFFICE + 2,280 SF MEZZ.)
- DOCK HIGH & GRADE LEVEL LOADING
- 3 - PHASE POWER (480V, 400A)
- 18 - 24 FT. CEILING HEIGHTS
- SPRINKLED



PROPERTY SUMMARY

3550 Meridian St #6 , Bellingham WA 98225

Easily Accessible from I-5 and located in Bellingham's premier business park. Endcap unit with mix of Warehouse/ Office space offering an incredible location for a variety of uses. Space includes 7,400 SF warehouse, 2,280 SF Office, and BONUS 2,280 SF Mezzanine (75 lbs. per Sq. ft. Load limit). High-quality concrete tilt construction with 3-Phase power (480 V, 400 A), full sprinkler system, and 18'-24' ceiling heights. Flexible loading with one 14' dock high door (front), two 10' dock high (rear), one 14' grade level (north side of space), and large turnaround areas in front and rear of the space.

AVAILABLE SPACE

SUITE	SF	BASE RENT	EXPENSES	MONTHLY TOTAL
#6	9,680	\$9,680.00 (\$1.00/ SF)	\$2,420.00 (Est. \$0.25/ SF)	\$12,100

PROPERTY WEBSITE: <http://squalicumbusinesspark.com>

PROPERTY OVERVIEW

Address: 3550 Meridian St #6, Bellingham, WA 98225

Available SF: 9,680 (7,400 sf warehouse, 2,280 sf office + bonus 2,280 sf mezz)

Available Date: 3/1/2024

Construction: Concrete Tilt

Zoning: Industrial (allows office/ medical)

Market: Bellingham

HVAC: Yes

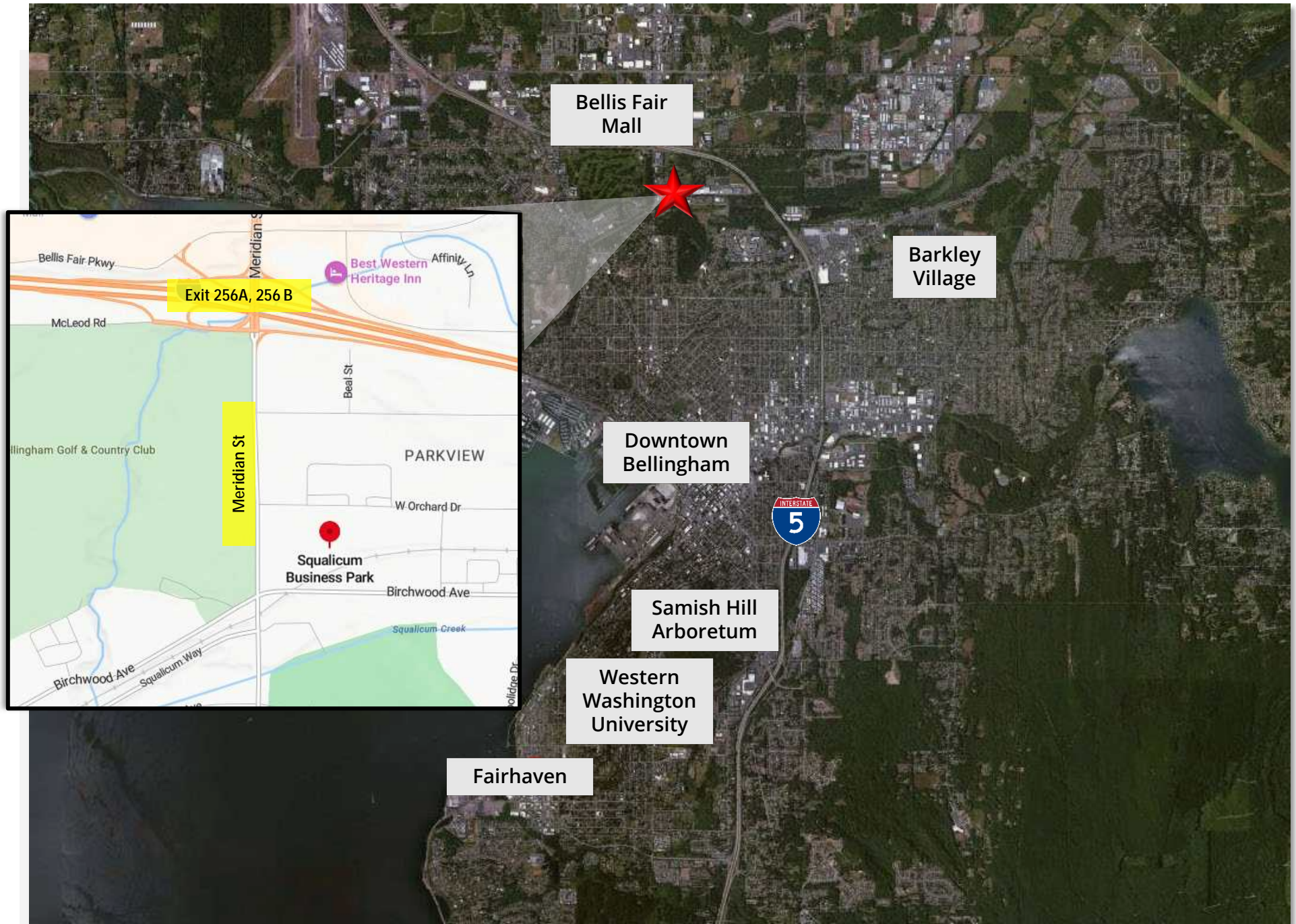
Sprinklered: Yes

Power: 3-Phase (480 V/ 400 A)

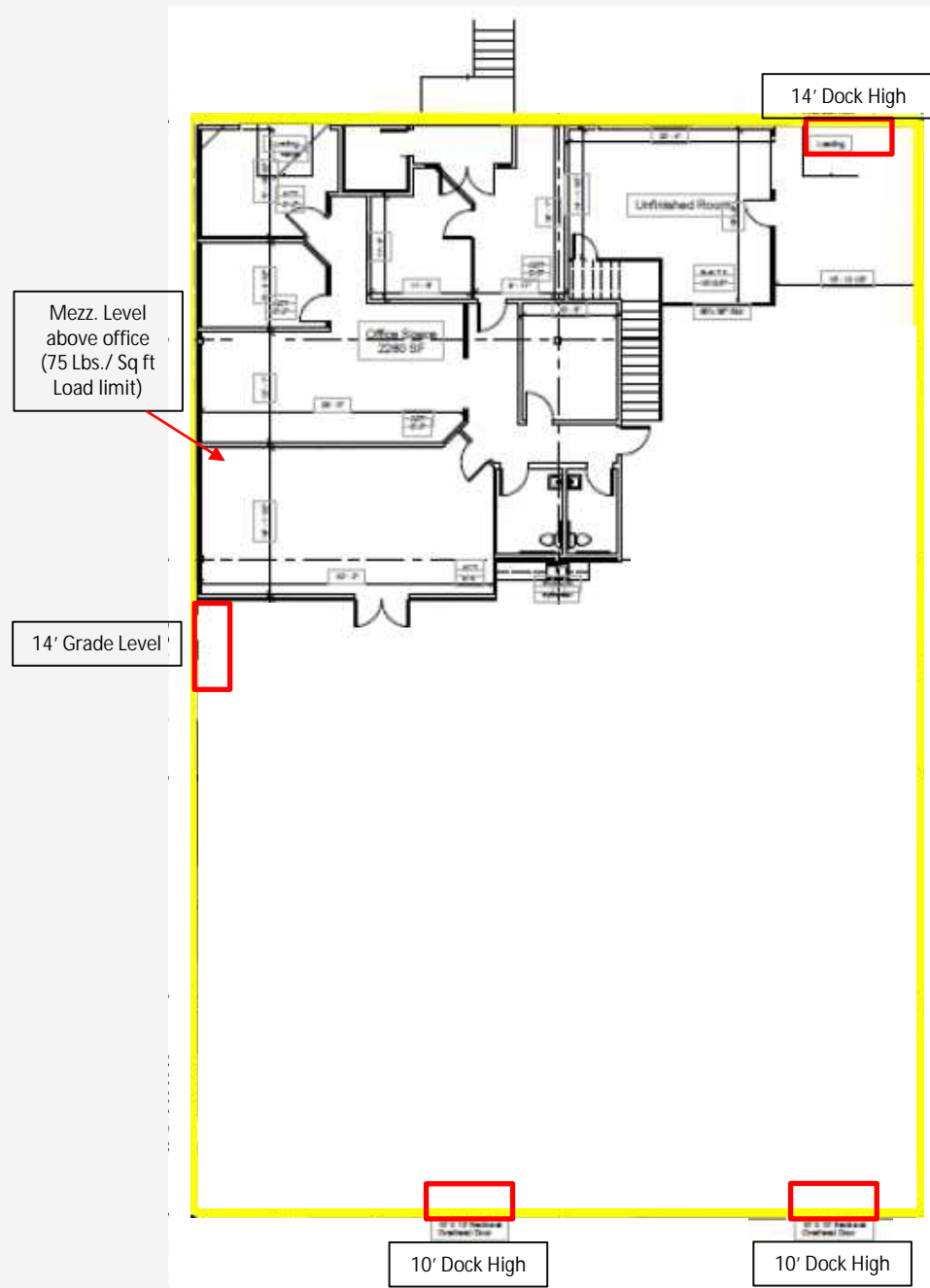
MAP



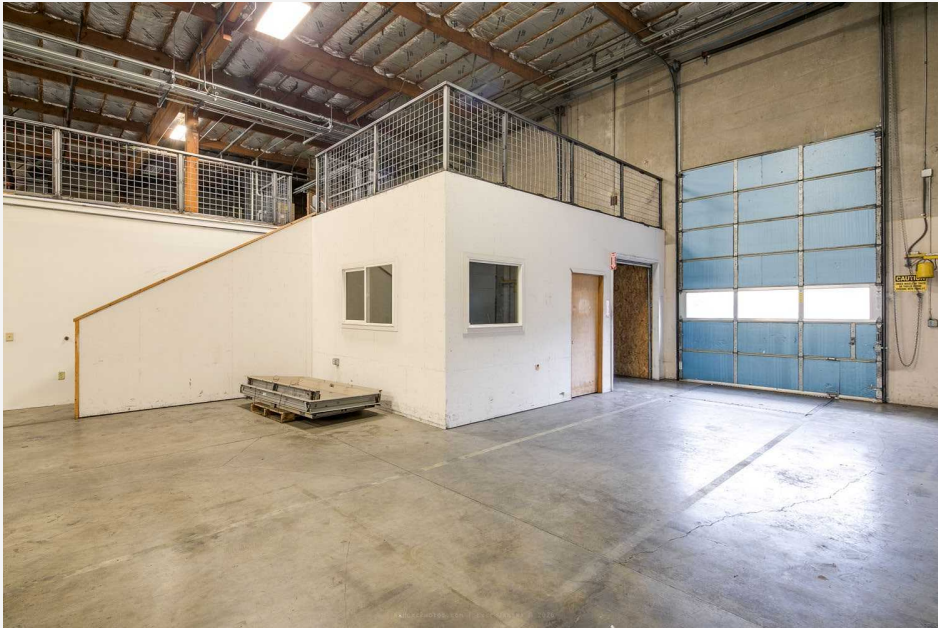
MAP



FLOOR PLAN



PHOTOS - WAREHOUSE



PHOTOS - OFFICE



PHOTOS - EXTERIOR





FOR MORE INFORMATION

PLEASE CONTACT:

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