

3824 WILLIAMSON WAY



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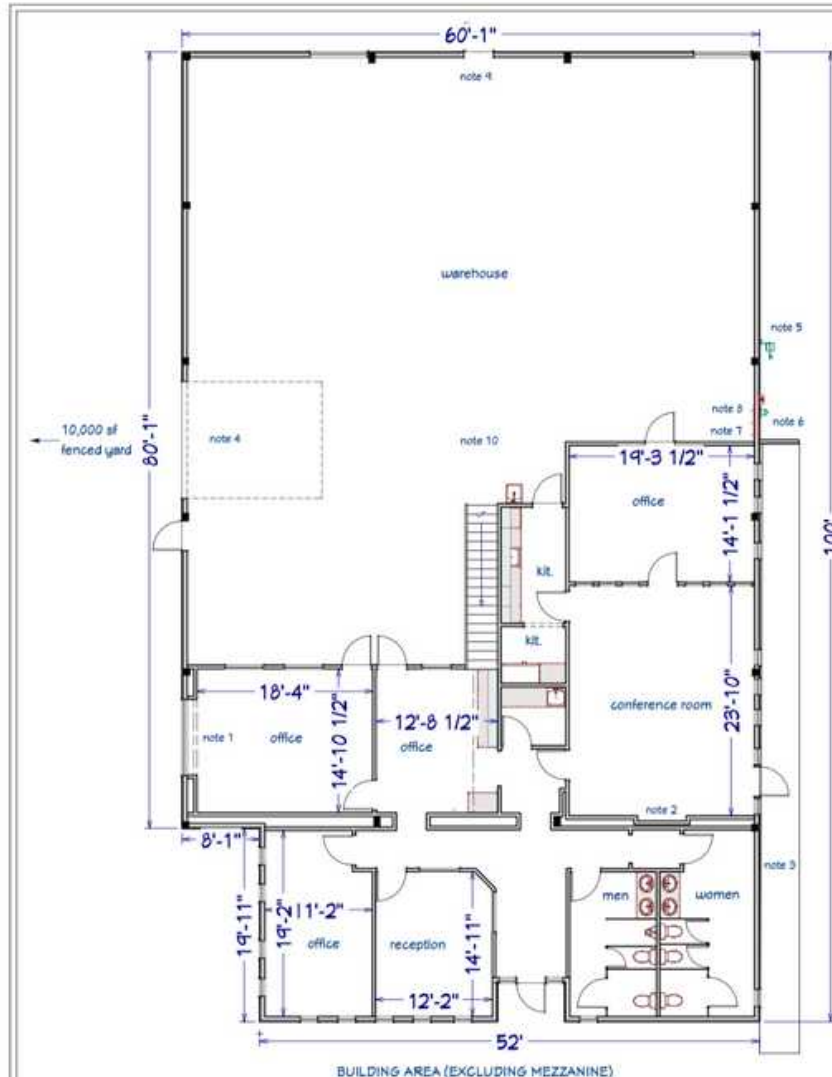
# 3824 WILLIAMSON WAY

LOT SIZE	38,982 SF
BUILDING SIZE	5,819 SF
WAREHOUSE SIZE	3,129 SF
OFFICE SIZE	2,690 SF
PARCEL #	3802154853410000
AREA	BELLINGHAM/MARIETTA
ASKING PRICE	\$5,200 PER MONTH

WELCOME TO A METICULOUSLY DESIGNED OFFICE/WAREHOUSE FACILITY NESTLED WITHIN THE INDUSTRIAL HUB OF BELLINGHAM'S AIRPORT AREA. THIS MODERN SPACE IS THOUGHTFULLY CRAFTED TO CATER TO THE DIVERSE NEEDS OF BUSINESSES, WHETHER IT'S DISTRIBUTION, LIGHT MANUFACTURING, OR INNOVATIVE STARTUPS SEEKING A DYNAMIC WORKSPACE. KEY FEATURES: RECEPTION AREA, INDIVIDUAL OFFICES, OPEN CUBICLE AREA, CONFERENCE ROOM, LUNCHROOM/KITCHEN SPACE, MEZZANINE STORAGE, GROUND LEVEL LOADING BAY, AMPLE PARKING, OUTDOOR PARKLIKE SITTING AREA. STRATEGICALLY POSITIONED ON PORT OF BELLINGHAM LAND, THIS PRIME LOCATION OFFERS PROXIMITY TO I-5 AND CITY AMENITIES, FACILITATING SEAMLESS CONNECTIVITY AND ACCESSIBILITY FOR YOUR BUSINESS NEEDS. EXPERIENCE THE POTENTIAL OF A TURN-KEY OPPORTUNITY, WITH THIS NICELY REMODELED SPACE READY TO ACCOMMODATE YOUR BUSINESS VISION. WHETHER YOU'RE EXPANDING YOUR OPERATIONS OR LAUNCHING A NEW VENTURE, THIS OFFICE/WAREHOUSE IS POISED TO SUPPORT YOUR GROWTH AND SUCCESS. DON'T MISS OUT ON THE CHANCE TO ELEVATE YOUR BUSINESS WITH THIS EXCEPTIONAL OFFICE/WAREHOUSE SPACE IN BELLINGHAM'S THRIVING INDUSTRIAL LANDSCAPE.

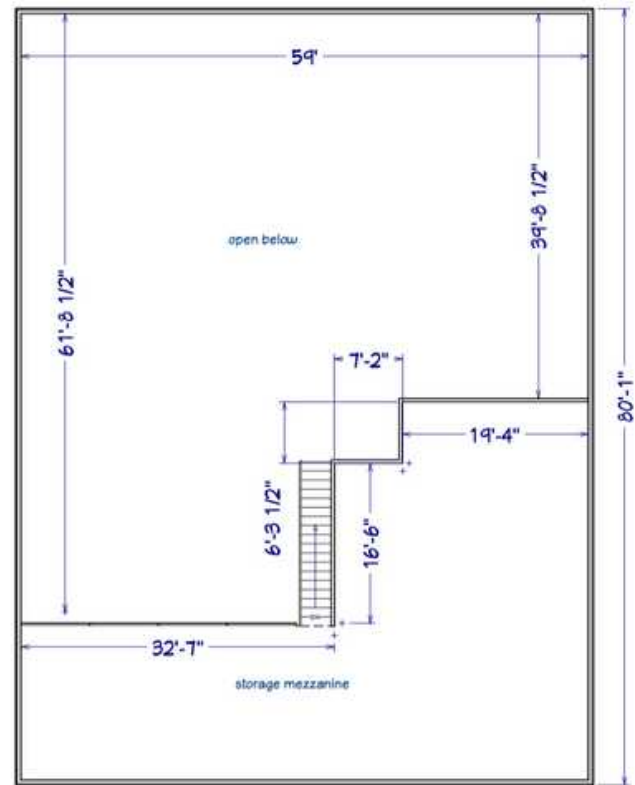


# FLOOR PLAN



BUILDING AREA (EXCLUDING MEZZANINE)

5514 SQ FT  
Office areas 2690 sq ft  
Warehouse 3129 sq ft



- Notes:
- 1 - 8'x5' wall niche for window
  - 2 - 5' wall recess for flat screen TV
  - 3 - covered patio area
  - 4 - 12x14 O/H door
  - 5 - nat'l gas meter
  - 6 - electric service (underground)
  - 7 - electric panels 120/208v
  - 8 - electric disconnect (480v)
  - 9 - 15' 6" to roof at eave
  - 10 - 22' 3" to roof at peak (clear ht varies)

<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																			<p>3824 Williamson Way Bellingham, WA</p>
<p>As Built Floor Plan</p>																			
<p>OWNER PROVIDED BY: Real Estate Support Services LLC Lynden, WA 98264-0412 360-225-1171 • 10101@gmail.com</p>																			
DATE:	2/26/2024																		
SCALE:	3/16" = 1'																		
SHEET:	AB-1																		



# AERIAL IMAGE



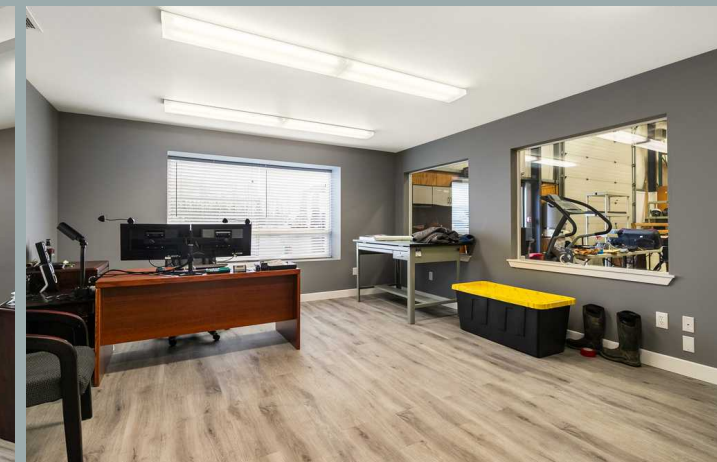


# AREA MAP





# PHOTOS



# AREA DEMOGRAPHICS

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3824 Williamson Way, Bellingham, WA 98226

CITY, STATE

**Bellingham, WA**

POPULATION

**45,007**

AVG. HH SIZE

**2.29**

MEDIAN HH INCOME

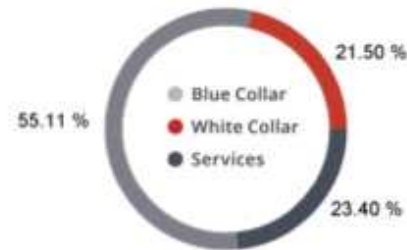
**\$42,424**

HOME OWNERSHIP

Renters: **10,839**

Owners: **8,916**

EMPLOYMENT



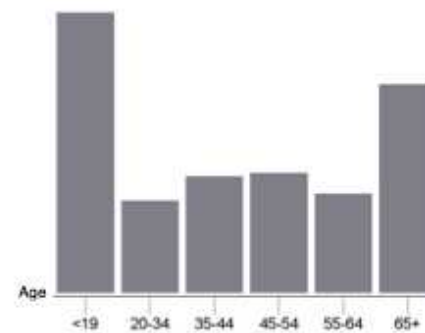
**50.76 %** Employed  
**2.23 %** Unemployed

EDUCATION

High School Grad: **26.47 %**  
Some College: **25.38 %**  
Associates: **8.63 %**  
Bachelors: **26.61 %**

GENDER & AGE

**48.78 %** **51.22 %**

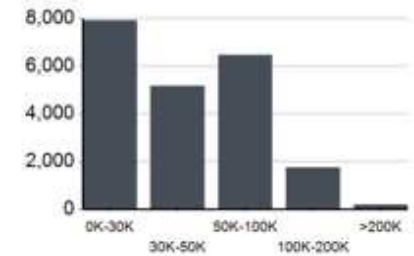


RACE & ETHNICITY

White: **63.67 %**  
Asian: **5.47 %**  
Native American: **1.17 %**  
Pacific Islanders: **0.06 %**  
African-American: **0.64 %**  
Hispanic: **15.71 %**  
Two or More Races: **13.29 %**

**Catylist Research**

INCOME BY HOUSEHOLD



HH SPENDING



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**PRESENTED BY**



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