

IRONGATE HEIGHTS DEVELOPMENT LAND

4158 & 4168 Iron Gate Rd, Bellingham WA 98225



- 2.00 AC PAD-READY SITE – BUILD TO SUIT POSSIBLE
- IRONGATE INDUSTRIAL AREA

FOR LEASE: NEGOTIABLE

GREG MARTINEAU
GAGE COMMERCIAL REAL
ESTATE, LLC.
360.483.0508
GREG@GAGECRE.COM

TRACY CARPENTER
GAGE COMMERCIAL REAL
ESTATE, LLC.
360.303.2608
TRACY@GAGECRE.COM

PROPERTY SUMMARY

4158 & 4168 IRON GATE RD

Excellent Industrial pad-ready development site in Iron Gate area of Bellingham. Limited availability of vacant land for development nearby. Regional Stormwater Pond & access road complete. Oversized Pond allows for maximum development. Utilities in street (Iron Gate Rd).

PROPERTY OVERVIEW

Address: 4158 & 4168 Iron Gate Rd, Bellingham, WA 98226

Site Area: 2.00 Acres (87,120 SF – Two Parcels)

Price: \$1,086,000

Parcel #: 3803083931160000 & 3803083880970000

Area: Iron Gate

Association Dues: Approx. \$

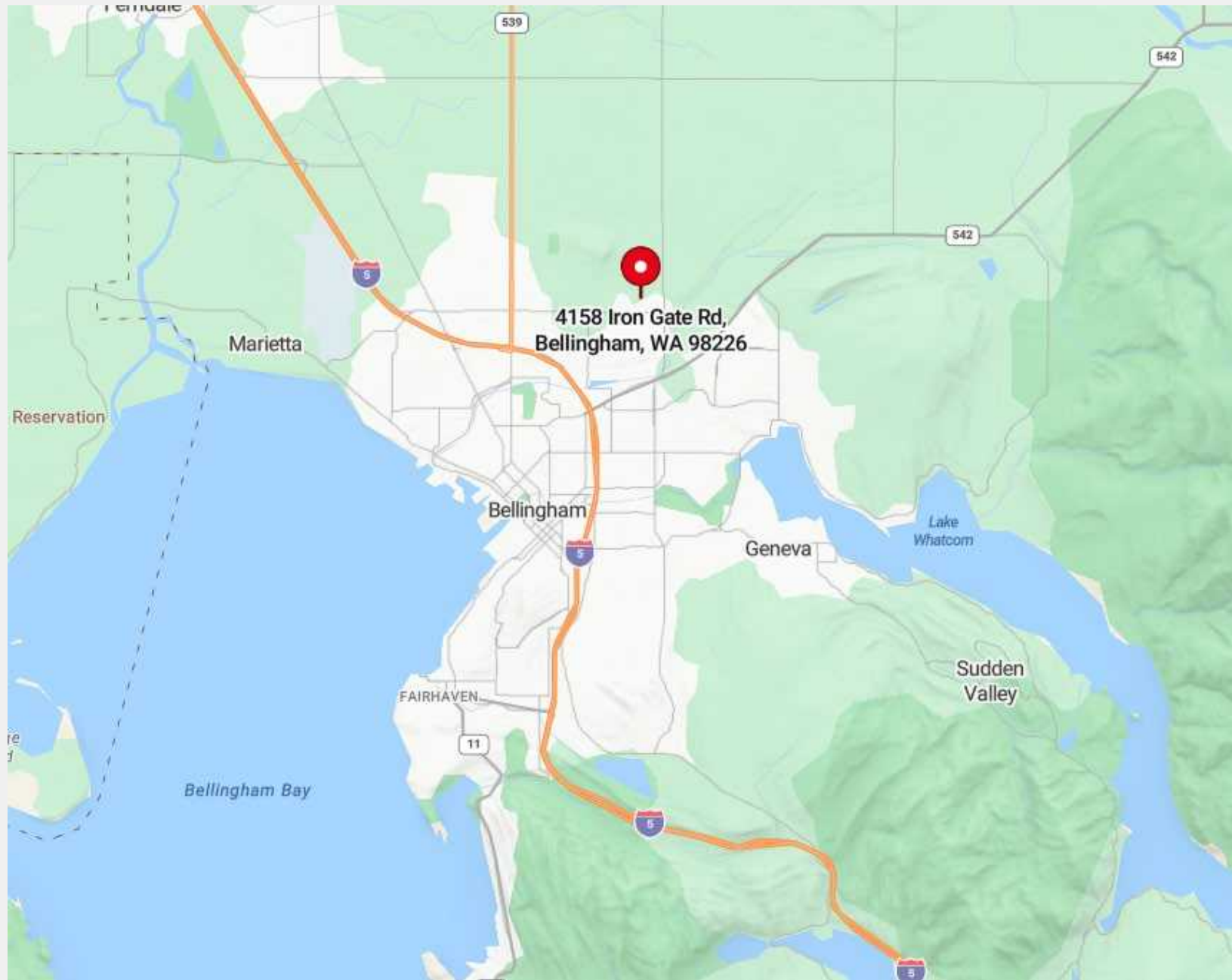
Zoning: Whatcom County General Manuf.

<https://bellingham.municipal.codes/BMC/20.00.092>

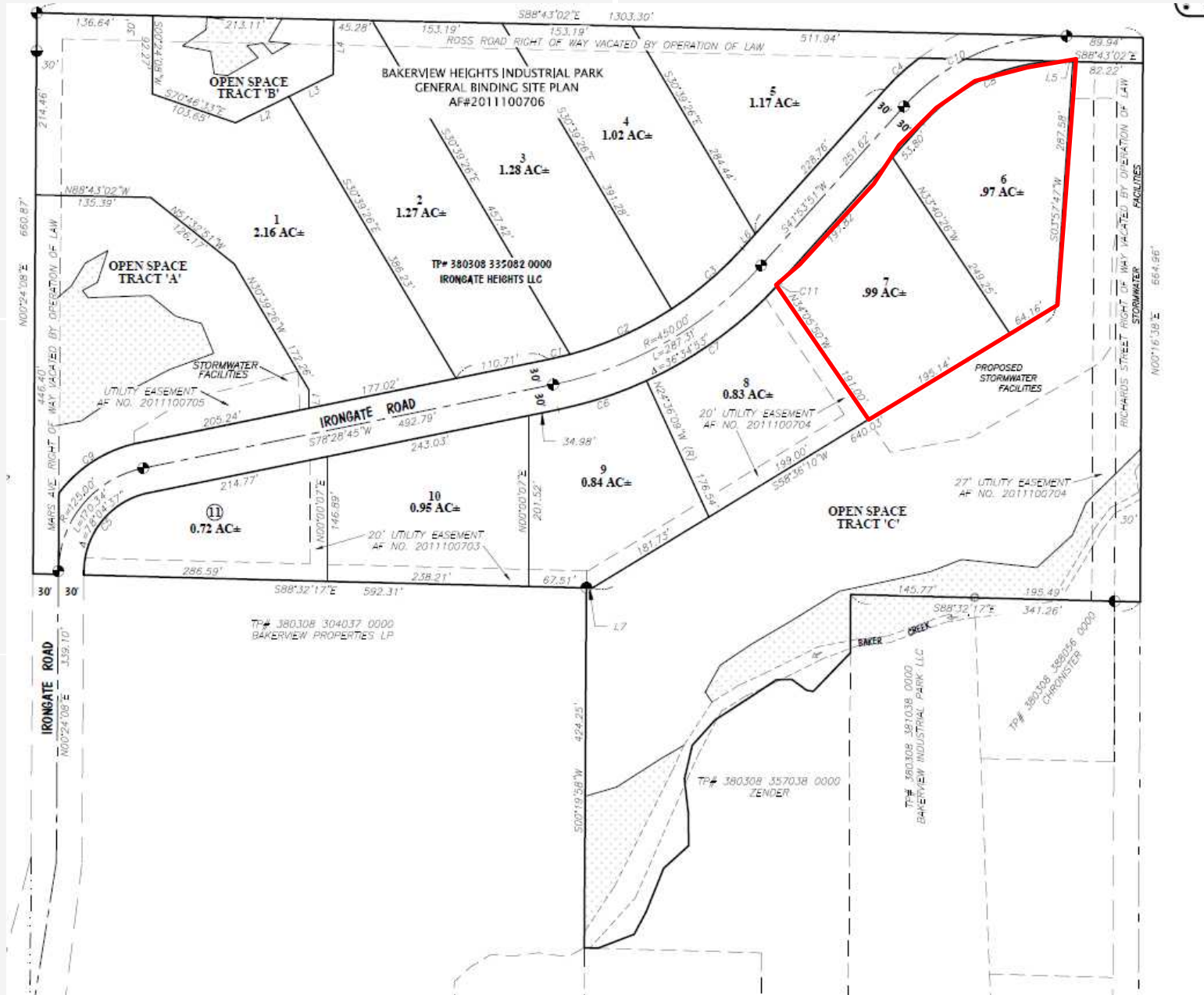
SITE PLAN - AERIAL



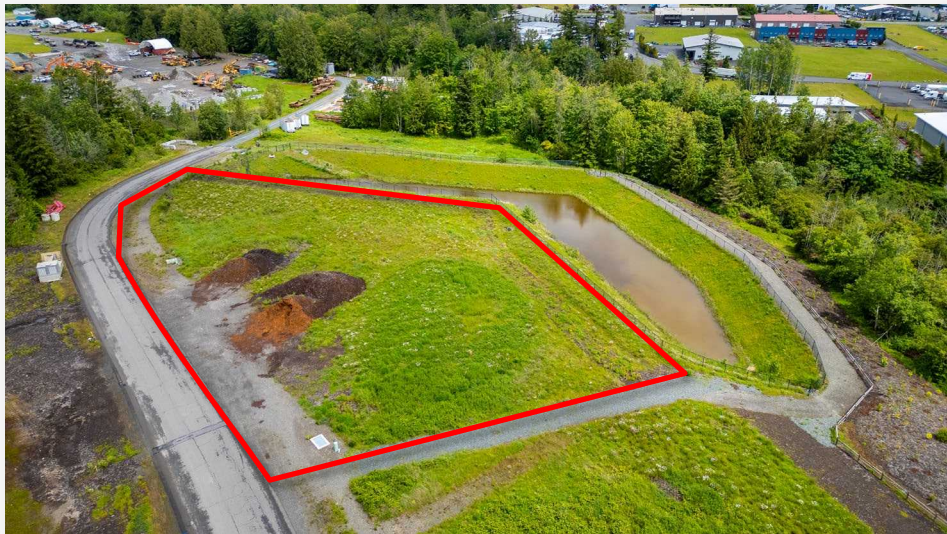
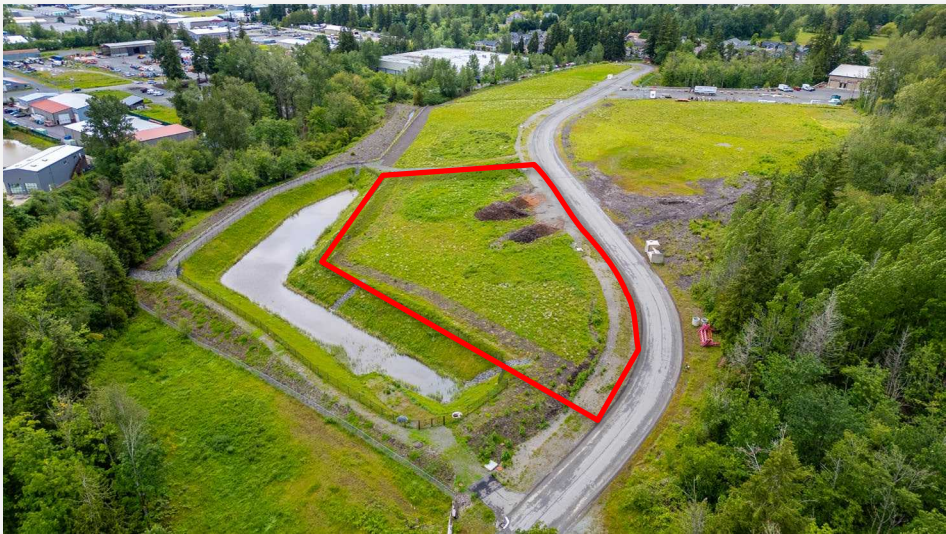
MAP



SITE PLAN



AERIAL PHOTOS





FOR MORE INFORMATION

PLEASE CONTACT:

TRACY CARPENTER

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.303.2608

TRACY@GAGECRE.COM

GREG MARTINEAU

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.820.4645

GREG@GAGECRE.COM