

# 5,800 SF WAREHOUSE SPACE FOR LEASE

8040 NE Day Road | Bainbridge Island, WA 98110



## WCCR

West Coast Commercial Realty

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## FEATURES

- Asking rate (\$1.60/PSF/M + NNN (\$0.36/PSF/M))
- Bainbridge Island manufacturing / distribution warehouse space situated just off SR 305 offering easy access to major transportation routes and local amenities.
- 5,800 SF warehouse with 12 ft clear height and 1 dock high roll up door for efficient loading and unloading.
- Warehouse build out includes office space, clean room, 2 caged secure storage areas, lab, commercial kitchen, 2 bathrooms and a shipping/receiving area.
- 8 dedicated surface parking stalls.
- The space recently accommodated large-scale cannabis processing, and new cannabis tenancies will be considered (inquire for rent rate).
- Heavy electrical service and air filtration systems (production potential).
- Insulated building with HVAC systems (mini splits) to maintain optimal conditions year-round.
- Monitored security system, surveillance cameras and controlled access.

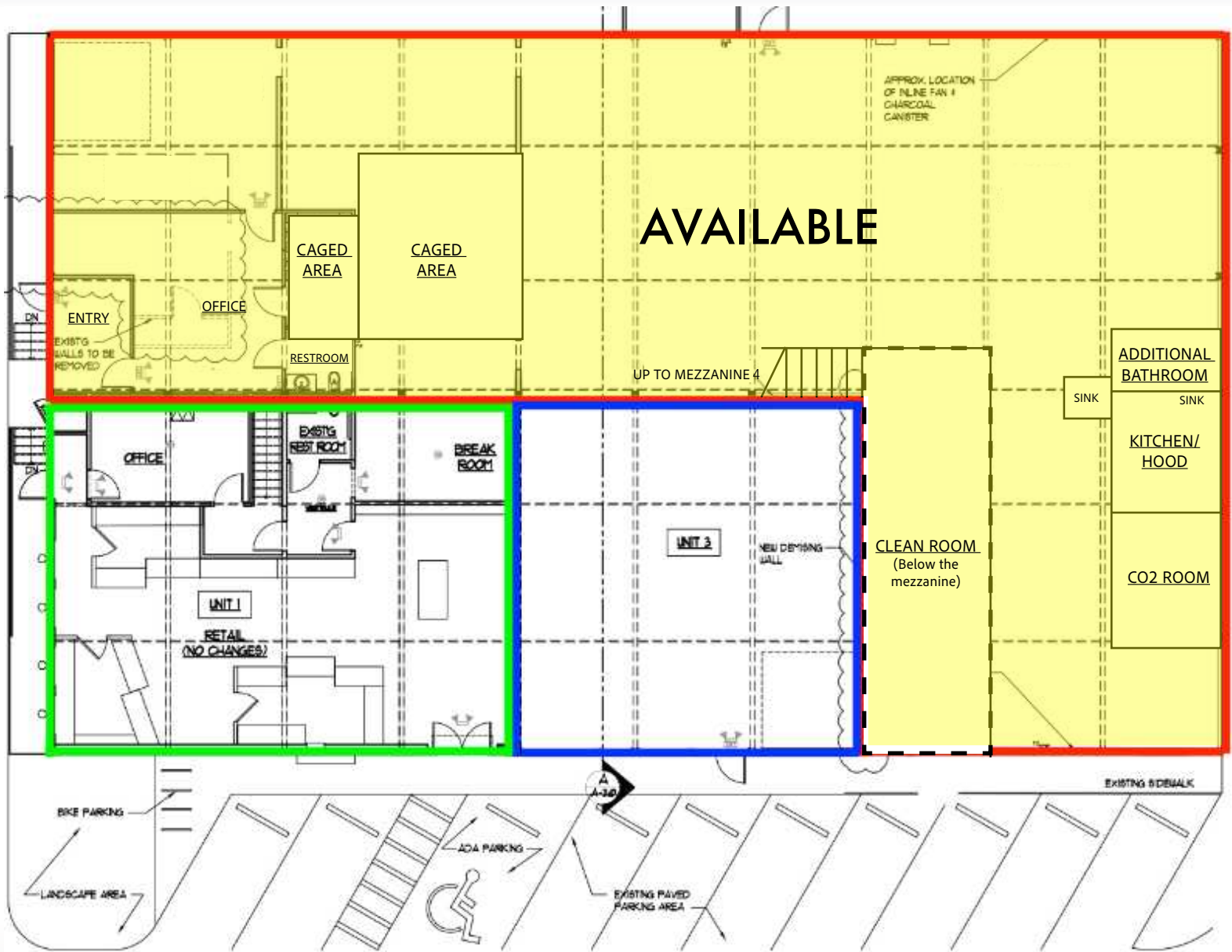




# INTERIOR PHOTOS

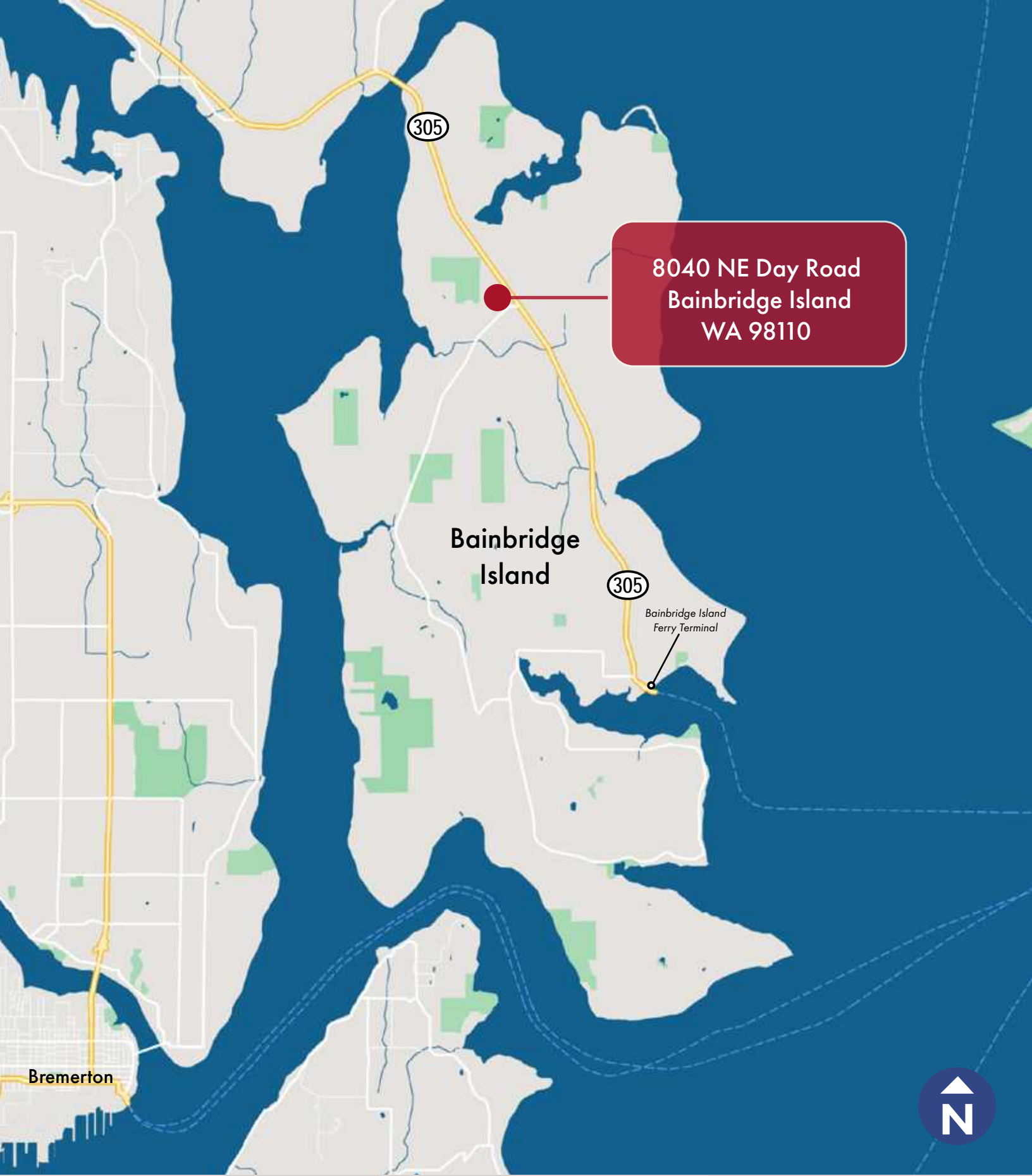


# FLOOR PLAN



## 5,800 SF WAREHOUSE SPACE FOR LEASE





8040 NE Day Road  
Bainbridge Island  
WA 98110

Bainbridge  
Island

305

Bainbridge Island  
Ferry Terminal

Bremerton



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