

FOR LEASE

Manufacturing Facility
800 Cornwall Ave
Bellingham, WA

48,800 SF
\$0.94 PSF + NNN



Great manufacturing facility with an abundance of power. The current tenant's lease runs through the end of 2024. The property is vacant at this time. NNN's to be confirmed.



THE BEDFORD GROUP, INC.

Erin Sundean

Office: 360.647.0100

erin@thebedfordgroupinc.com

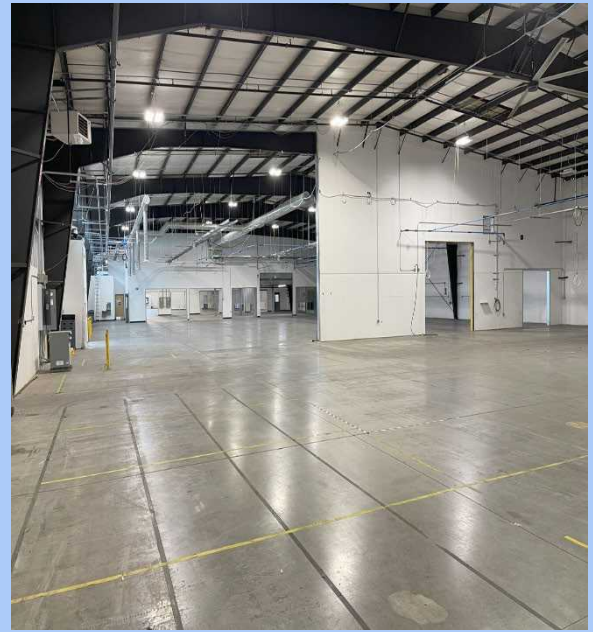
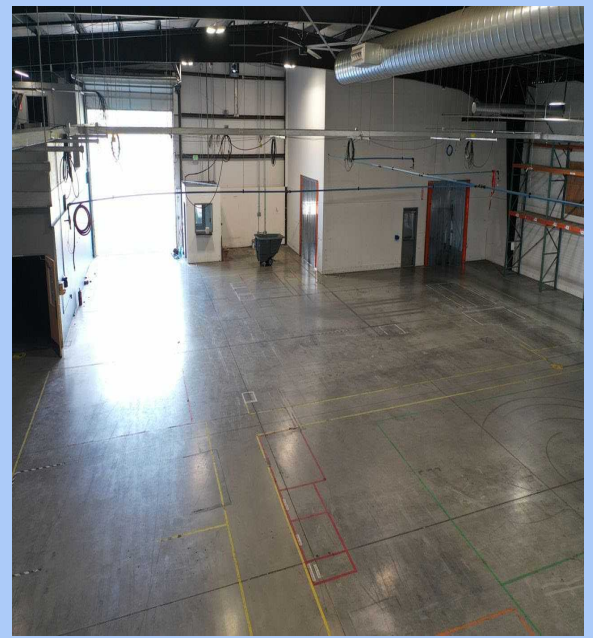
Brian Finnegan, CCIM

Office: 360.647.2856

brian@westcomproperties.com

WestCom
PROPERTIES, INC

The information contained herein has been obtained from sources we deem reliable. We do not however guarantee the accuracy. All information should be verified prior to purchase.





800 Cornwall Avenue

MOODY'S

Westcom Properties, Inc.

3111 New Market St. Bellingham, WA 98226 | 360-647-2856

**Parcel
Aerial**



Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

800 Cornwall Avenue

800 Cornwall Ave
Bellingham, WA 98225

Brian Finnegan, CCIM
brian@westcomproperties.com
360-739-9300

Erin Sundean
Office: 360.647.0100
erin@thebedfordgroupinc.com

MOODY'S
ANALYTICS

Catylist

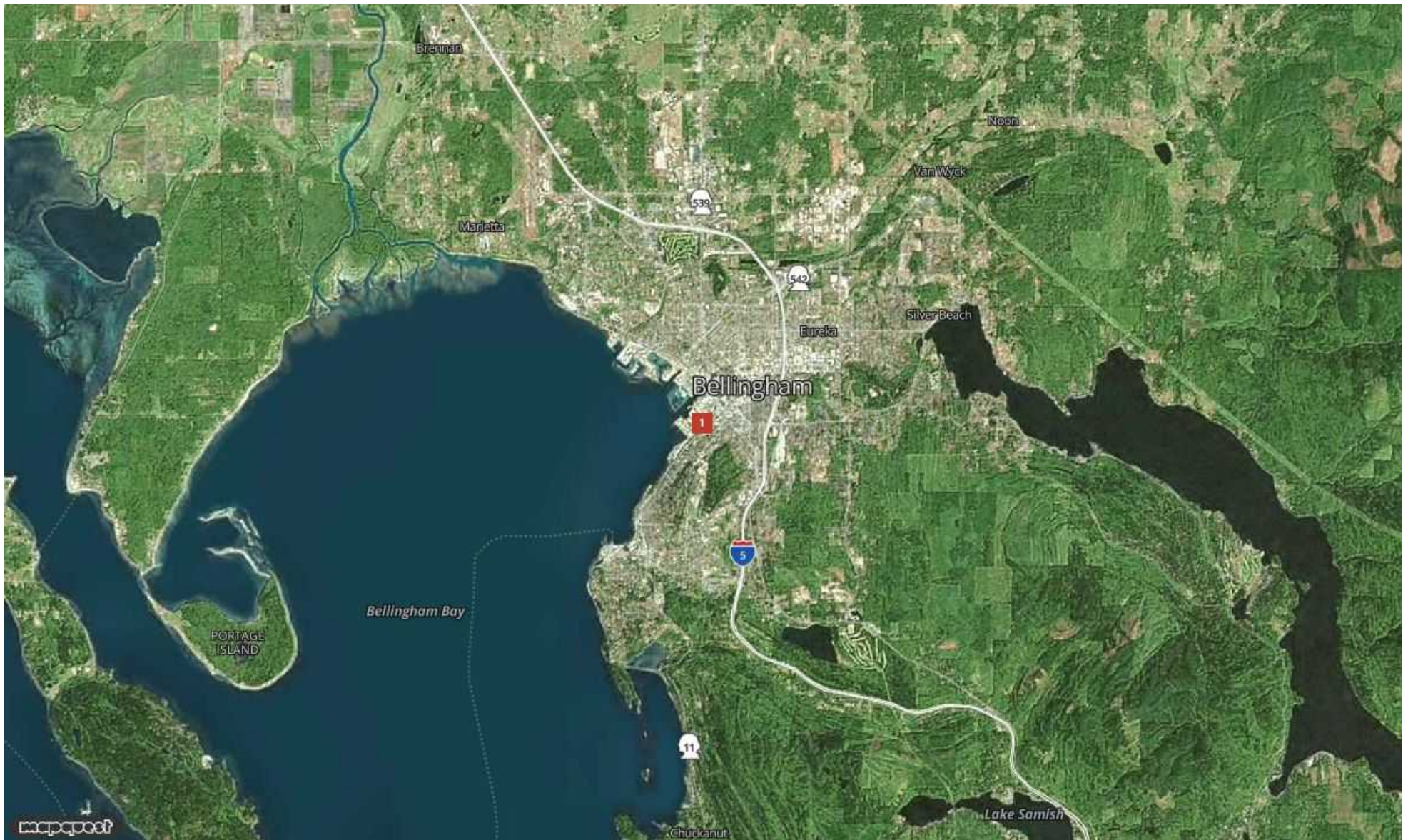
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Report for 800 Cornwall Ave, ...

MOODY'S

Westcom Properties, Inc.

3111 New Market St. Bellingham, WA 98226 | 360-647-2856

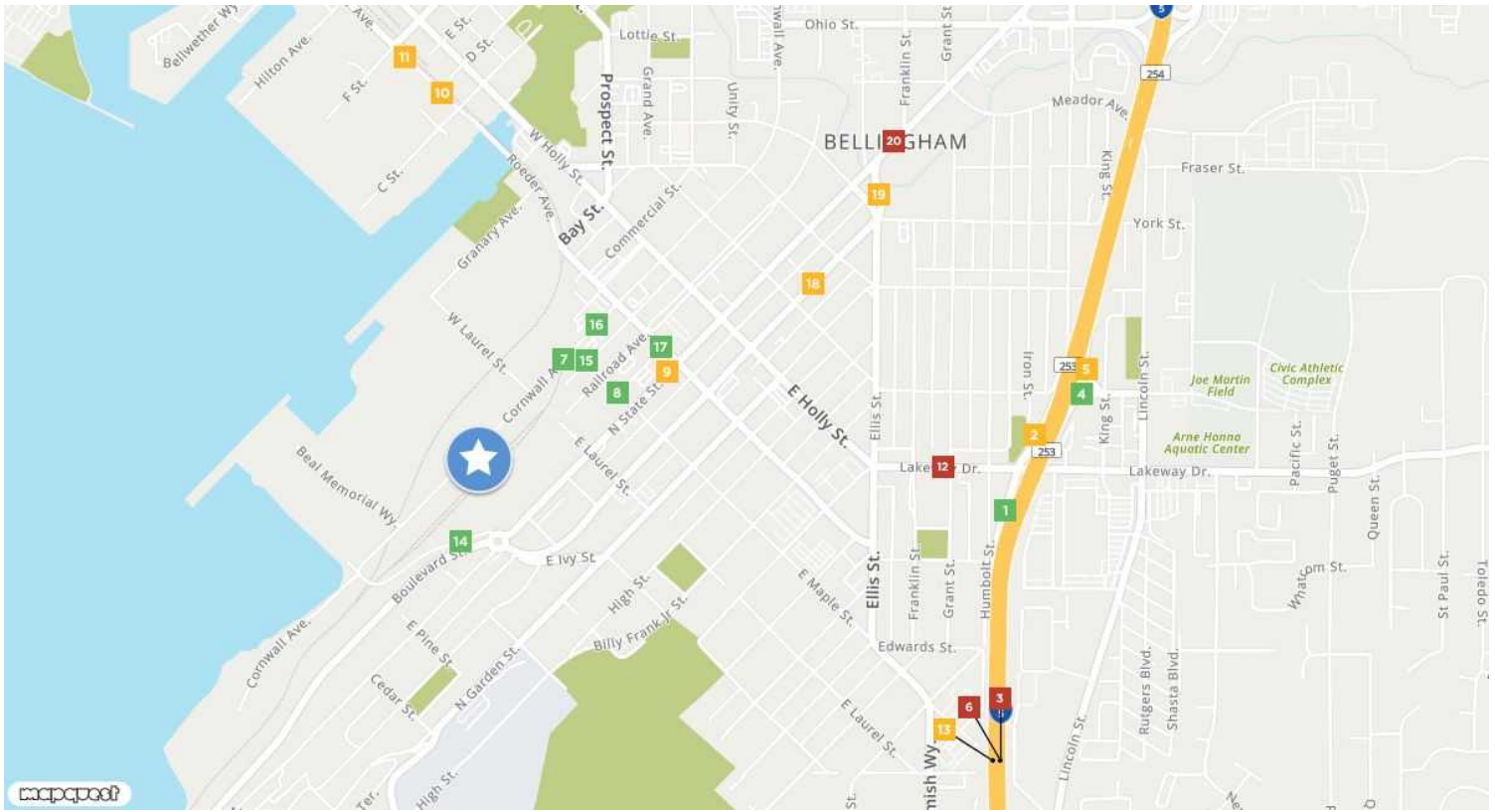


Brian Finnegan, CCIM
brian@westcomproperties.com
360-647-2856

Erin Sundean
Office: 360.647.0100
erin@thebedfordgroupinc.com

 **CBA** CREDIT RISK APPRAISAL Powered by **MOODY'S**

Traffic Counts



1	2	I 5	3	4	5
Lakeway Dr	Lakeway Dr	E Maple St	E Maple St	Lakeway Dr	Potter St
Year: 2022	Year: 2022	Year: 2022	Year: 2022	Year: 2022	Year: 2022
3,485	6,714	62,021	62,021	3,246	8,602
Year: 2021	Year: 2021			Year: 2021	Year: 2021
3,485	6,714			3,246	8,602
Year: 2019	Year: 2019			Year: 2019	Year: 2019
3,800	8,200			3,400	10,000
I 5	Cornwall Ave	E Maple St	8	N State St	Roeder Ave
E Maple St	E Maple St	Bike Path	Bike Path	E Chestnut St	C St
Year: 2021	Year: 2017	Year: 2017	Year: 2017	Year: 2017	Year: 2017
62,021	3,340	3,385	3,385	9,992	7,914
	Year: 2015	Year: 2010	Year: 2010		Year: 2014
	1,937	2,200	2,200		7,806
					Year: 2009
					8,700
Roeder Ave	Lakeway Dr	I- 5	13	Wharf St	E Maple St
E St	Grant St	Samish Way	Samish Way	Bike Path	Cornwall Ave
Year: 2017	Year: 2017	Year: 2017	Year: 2017	Year: 2015	Year: 2015
7,914	23,945	6,400	6,400	1,315	2,700
Year: 2014	Year: 2015	Year: 2015	Year: 2015	Year: 2010	Year: 2014
7,806	23,723	61,000	61,000	2,600	2,700
	Year: 2010	Year: 2014	Year: 2014	Year: 2008	Year: 2010
	22,600	59,000	59,000	1,300	2,175
Cornwall Ave	E Chestnut St	N Forest St	18	Ellis St	N State St
Chestnut St	Railroad Ave	E Magnolia St	E Magnolia St	York St	Ellis St
Year: 2015	Year: 2015	Year: 2015	Year: 2015	Year: 2015	Year: 2015
1,937	4,484	6,759	6,759	7,182	18,160
	Year: 2010	Year: 2014	Year: 2014		
	9,200	6,000	6,000		
	Year: 2009	Year: 2010	Year: 2010		
	9,198	5,639	5,639		

Brian Finnegan, CCIM
 brian@westcomproperties.com
 360-739-9300

Erin Sundean
 Office: 360.647.0100
 erin@thebedfordgroupinc.com

MOODY'S
 ANALYTICS

Catlyst