

# 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: \$1.15/PSF/M + NNN (\$0.36/PSF/M)

Prime Bainbridge Island manufacturing/distribution warehouse space located just off SR 305, offering convenient access to major transportation routes and local amenities.

- Size & Layout: 5,800 SF warehouse with 12 ft clear height and 1 dock-high roll-up door for efficient loading and unloading.
- Buildout Features: Includes office space, clean room, two caged secure storage areas, lab, food processing area, two bathrooms, and a dedicated shipping/receiving area.
- Infrastructure: Heavy electrical service, air filtration systems, and HVAC (mini splits) to maintain optimal conditions year-round.
- Security: Monitored security system, surveillance cameras, and controlled access for enhanced protection.
- Parking: 8 dedicated surface parking stalls.

This well-equipped industrial space is ideal for a variety of manufacturing, distribution, and production uses. Cannabis-related uses may be considered. Please inquire.

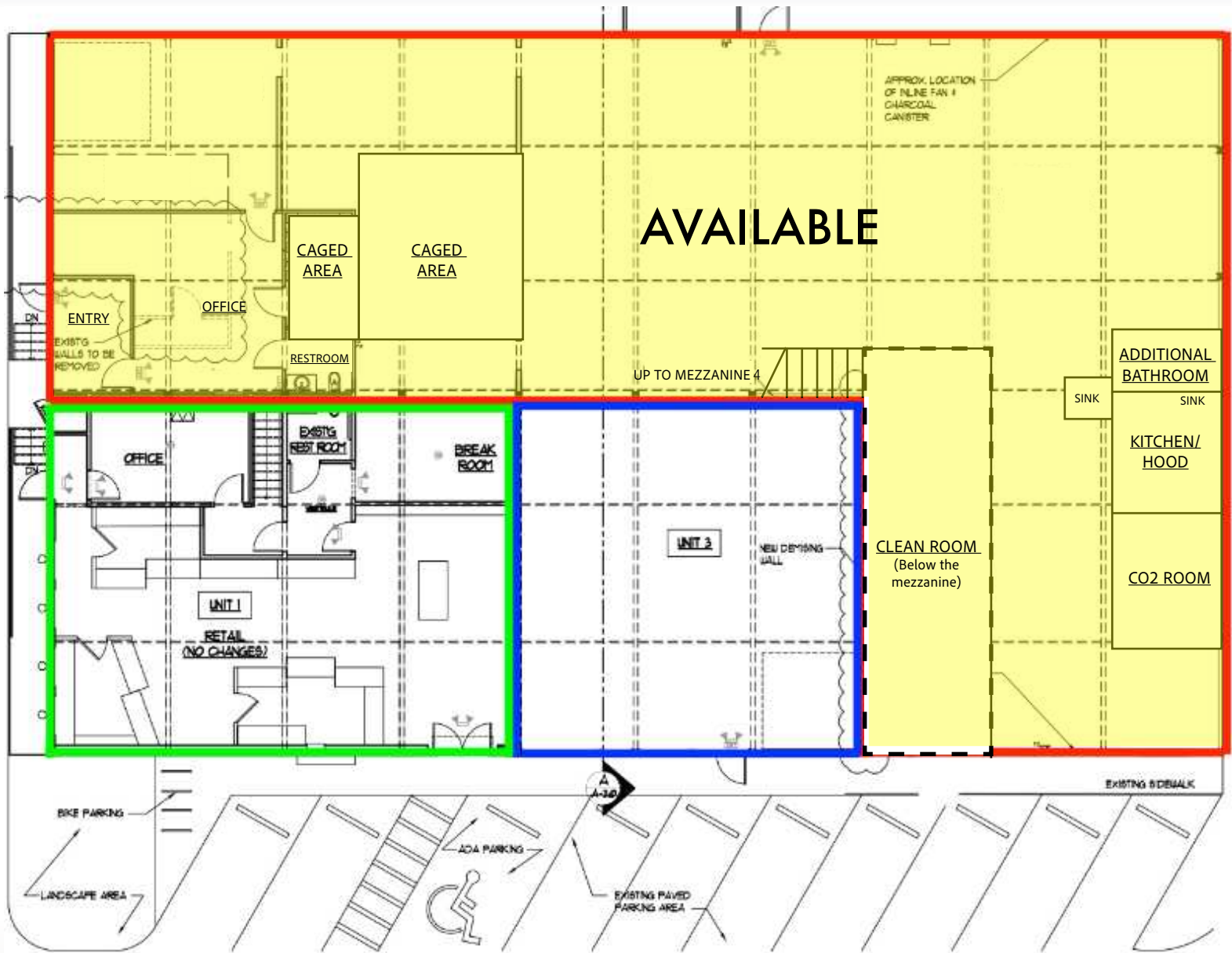




# INTERIOR PHOTOS



# FLOOR PLAN



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