

LIGHT INDUSTRIAL CONDO



1975 Alpine Way. Bellingham, WA

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OVERVIEW



Suite 5: 2,400 SF

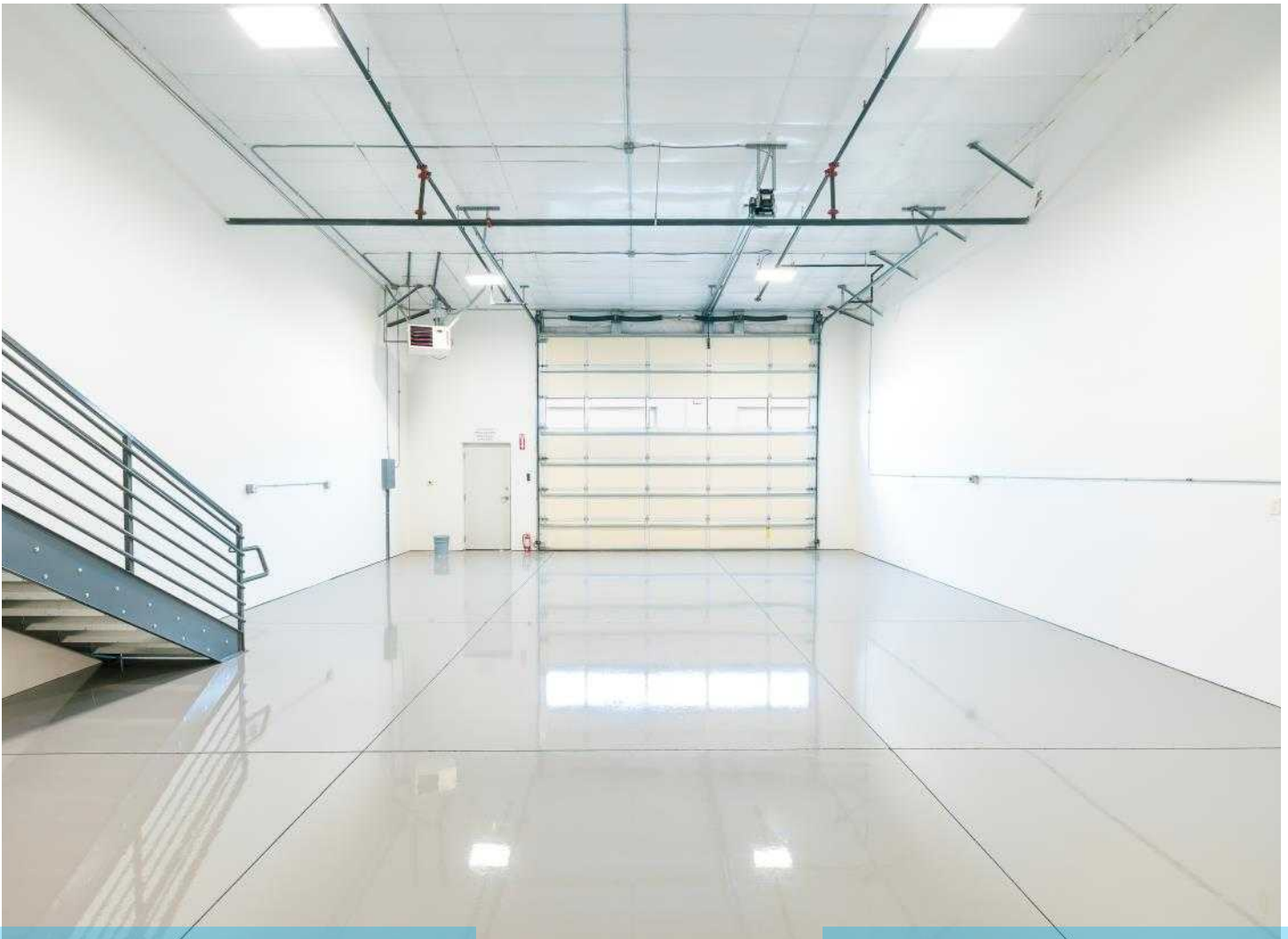
Base Rent: 1.15 SF/M

Modified Gross Lease: \$2,760 Per Month

CBA #: 42173111

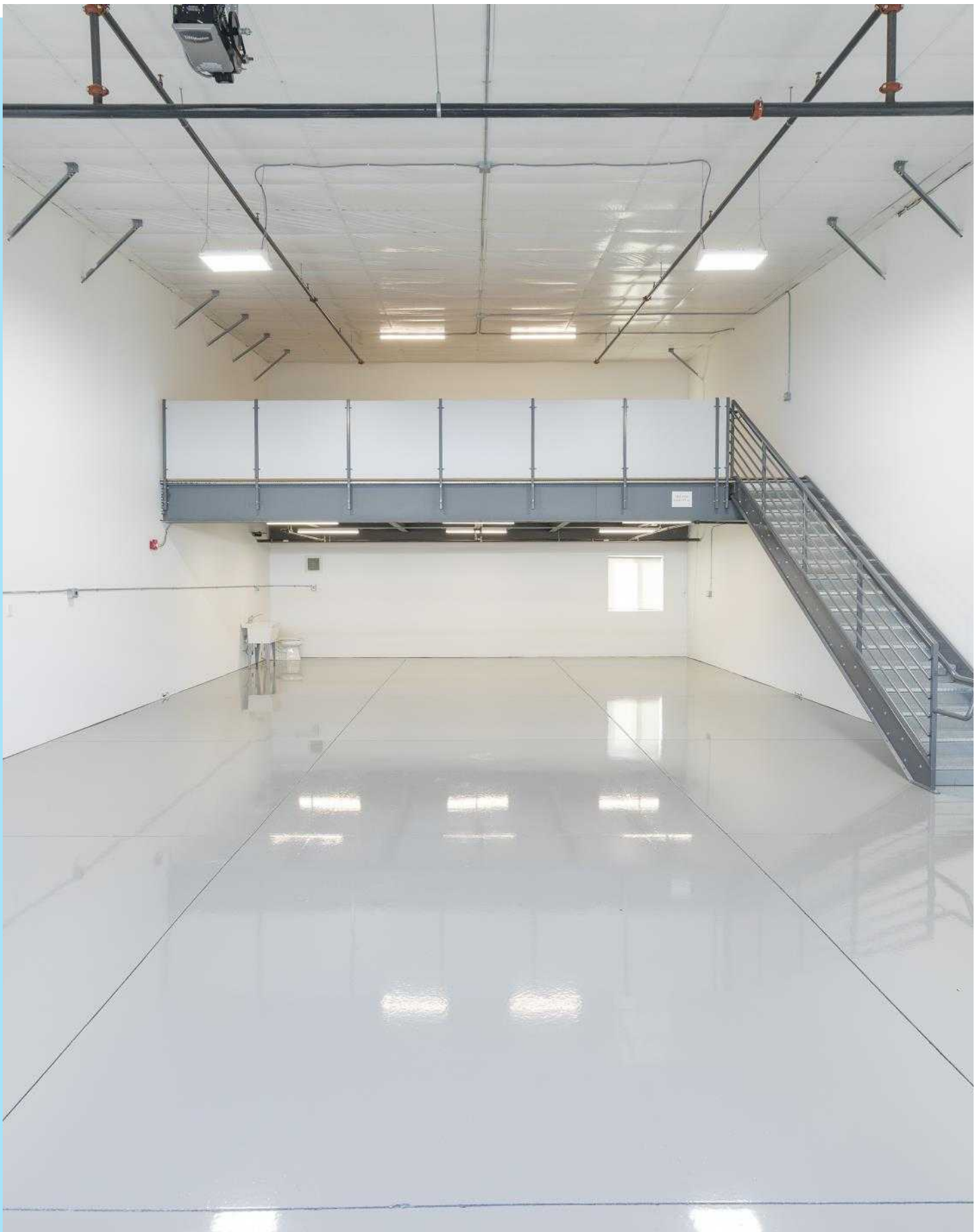
Pristine light industrial Alpine Way Condo available now in the coveted Irongate Business Park. This 2400 Square Foot Condo is in immaculate condition boasting new epoxy floors, new dual 220 outlets, a 100 Amp 3-phase service and fresh paint throughout. Perfect Condo for the discerning car collector looking to create the perfect showroom/mancave or can be used for a number of Business uses. Both the 1800 SF main level and 600 SF mezzanine are plumbed for a bathroom. Temporary walls on the mezzanine combined with the upper floor rated at 125 LB per Square Foot allows for product storage via forklift if desired. Alpine Storage Condos are a well maintained, well-lit and very secure complex with gated access.

PHOTOS



Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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MARKET AREA

The Pacific Northwest scarcely gets more peaceful than unspoiled Bellingham, a bustling city nestled in the Bellingham Bay. Nature abounds in all directions surrounding this coastal paradise. Bellingham can be conveniently accessed by land, air, rail, and sea. With easy transportation to both Canada and the international hub of Seattle, Bellingham offers a great middle point. While the Canadian market offers a diverse economy for the local businesses, continually businesses are migrating north to the area in order to find a new and better home. The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine arts.



NATURAL BEAUTY

The dominating Mt. Baker towers over the city, with its staggering beauty. The deep expansive blue of the ocean carries our sight to the San Juan Islands. All the while you are hugged by the soft green of thunderous trees that decorate land for as far as the eye can see.



STRATEGIC LOCATION

The prosperous city Vancouver, Canada only sits 55 miles north. And the technological hub of Seattle resides 88 miles to the south. Bellingham provides an essential middle point for those looking to operate within both expanding districts.



HIGHER EDUCATION

Within Whatcom there are five different institutions of higher education that cover a vast array of different focuses. Western Washington University, Whatcom Community College, Bellingham Technical College, NW Indian College, and Trinity University all provide qualified and skilled workers.

DEMOGRAPHICS



Population

Whatcom County: 230,077

Bellingham: 93,910



Average HH Income

Whatcom County: \$80,569

Bellingham: \$80,709



Median Age

Whatcom County: 39

Bellingham: 37.5