

CAROLINA BUSINESS PARK WAREHOUSE/ STORAGE

1708 Carolina St, Bellingham WA
98229



FOR LEASE

- CENTRAL BELLINGHAM LOCATION
- 1,302 SF UNIT (845 SF GROUND FLOOR+ 357 SF MEZZ.)
- SPRINKLERED
- 3 PHASE POWER (120/208, 125 A PANEL)
- ADDITIONAL MARKETING: <https://myrealestate.photos/Carolina-Business-Park>

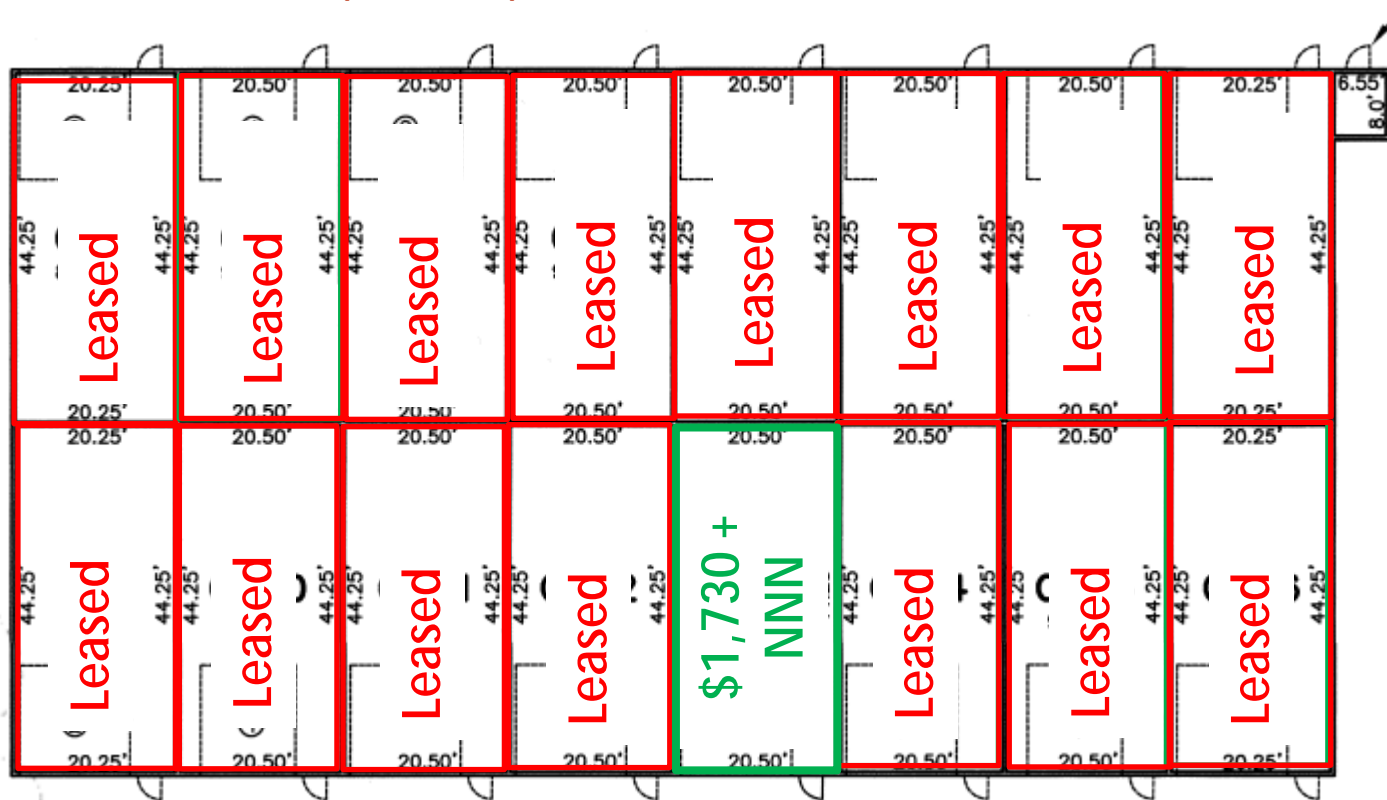


PROPERTY SUMMARY

CAROLINA BUSINESS PARK - Centrally Located in Whatcom County

Built in 2022, the Carolina Business Park offers a modern solution to fit your business needs. High quality construction, built with steel and wood framed partition walls. High ceilings, featuring 14ft. Clear height to Mezz, and 8-10 SF clear height above mezz. Bathroom in unit with full ADA shower, pedestal sink, toilet, and hot water. Roll-up + man door entry. Gated and secure facility, with intercom access, and additional Comcast signal boosters added for minimal signal loss

AVAILABLE UNITS (MAPPED)



PROPERTY OVERVIEW

Address(s):

1700-1708 Carolina St, Bellingham WA 98229

Unit SF: 1,302 (945 SF Ground Floor + 357 SF Mezz.)

Year Built: 2022

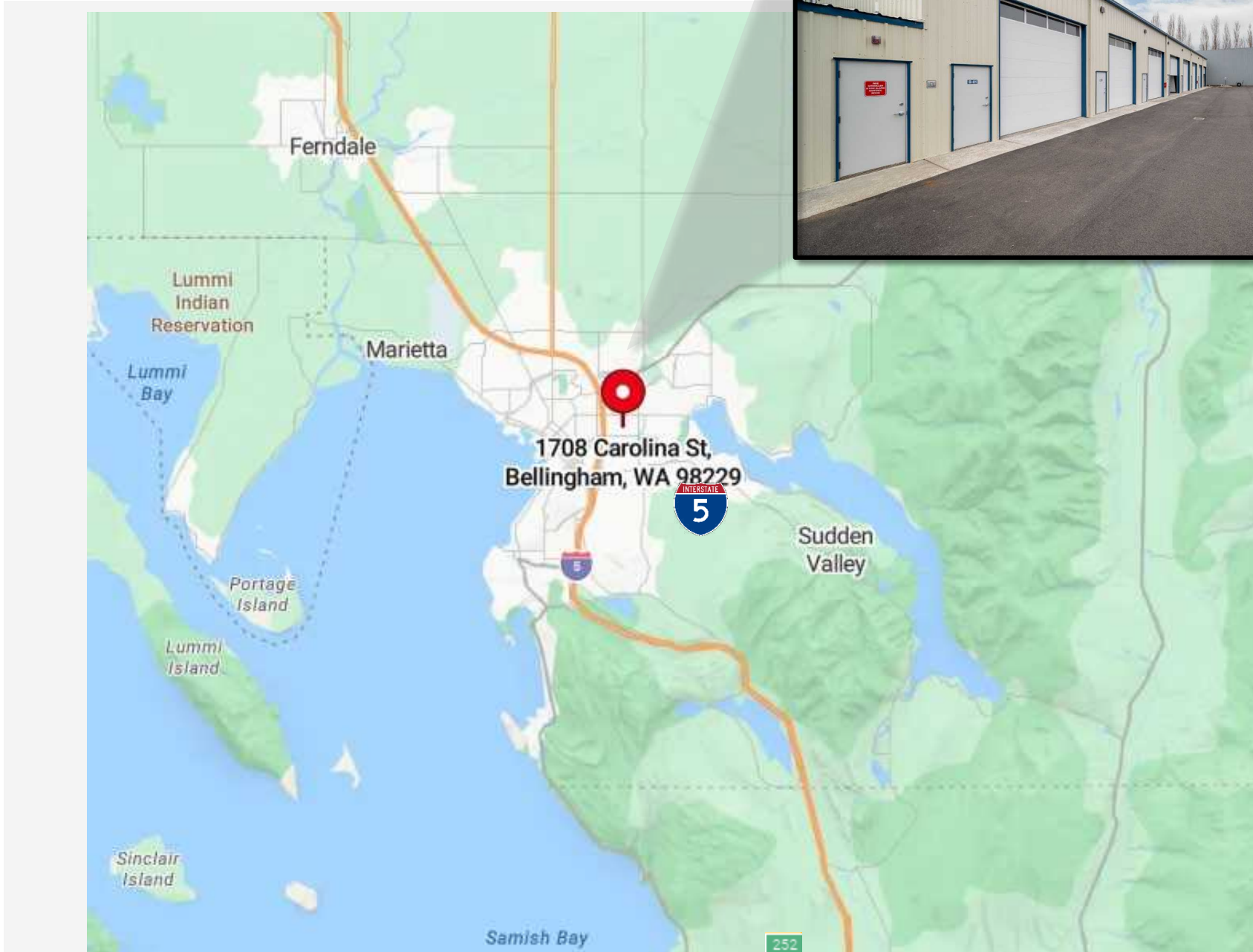
Construction: Steel w/ wood framed partition walls

Power: 3 Phase Power (120/208, 125 A PANEL)

PROPERTY SPEC - WAREHOUSE

Construction Year Built:	2022 (High efficiency construction built to new energy code)	Exterior	Metal
Unit Size Available:	1,302 SF (945 SF Ground Floor + 357 SF Mezz)	Electrical	Three Phase 120/208 (125 Amp Panel)
Interior Finishes			
Walls:	Sheetrocked & Primed		
Floors:	Concrete		
Roofing:	Metal For Long Life	Communications	Signal booster added by Comcast for minimal signal loss.
Door Sizes:	12' X 14' & 14 X 14 (Manual Chain)		
Plumbing:	Sewer, Water (City of Bellingham)	Utilities	Separately metered electric. Water is Sub-metered.
Lighting:	LED Throughout		
Heat:	High-efficiency Electric Wall Heaters (5 total) controlled with thermostat(s).		
Insulated:	Yes (R-19 in demising walls, R-11 in bathroom walls/ ceiling)		
Fire Suppression:			
Private Bathroom:	Sprinklered Each Unit. Includes ADA Shower		

MAP



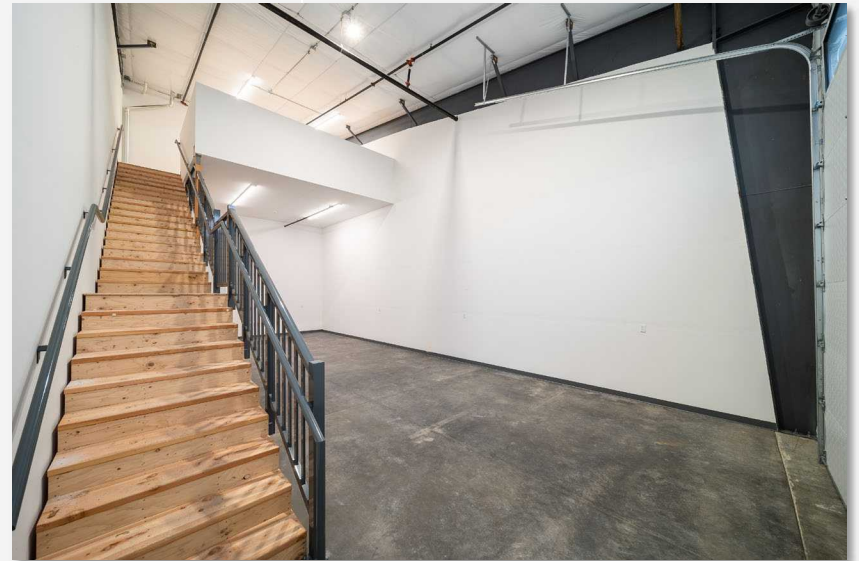
PHOTOS



PHOTOS- "B" BUILDING- UNIT W/ MEZZANINE



PHOTOS- "C" BUILDING- NO MEZZANINE





FOR MORE INFORMATION

PLEASE CONTACT:

TRACY CARPENTER

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.303.2608

TRACY@GAGECRE.COM

GREG MARTINEAU, CCIM

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.820.4645

GREG@GAGECRE.COM