

LIGHT INDUSTRIAL SUITE



4051 Hammer Dr. Bellingham, WA 98225

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OVERVIEW



Suite 4501: 6,458 SF

Base Rent: \$1.00 SF/M

Est. NNN: \$0.15 SF/M

Est. NNN + Base = \$7,466 Per Month

CBA #: 43009750

I-502 approved Light industrial zoned warehouse for lease in Irongate Business Park. This well laid out 6,458 Square Foot Cannabis facility has Four Flower rooms, Veg room, areas for processing and drying, a walk-in freezer, LED grow lighting system throughout, camera system and more. This facility is very close to turnkey, perfect for an experienced I-502 operator. There are currently two Licenses and a fully operational state-of-the-art Extraction Lab which will be negotiated separately above the base rent if they are utilized. Owner will consider a sale as well as leasing.

LOCATION



Canadian International Border

30 minutes

22.7 miles

Bellingham International Airport

16 minutes

4.8 miles

I-5 Exits 255

10 minute

2.4 miles



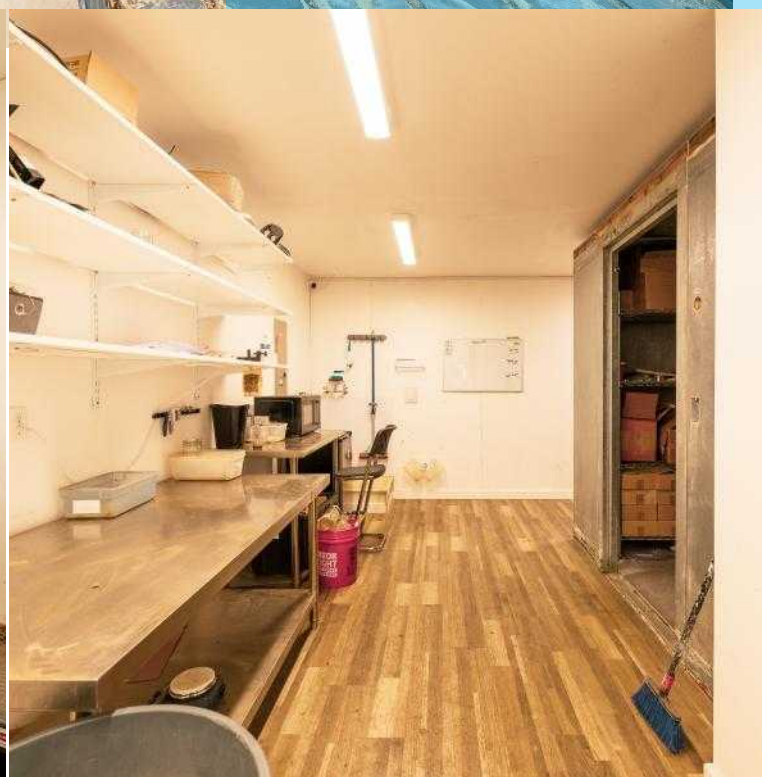
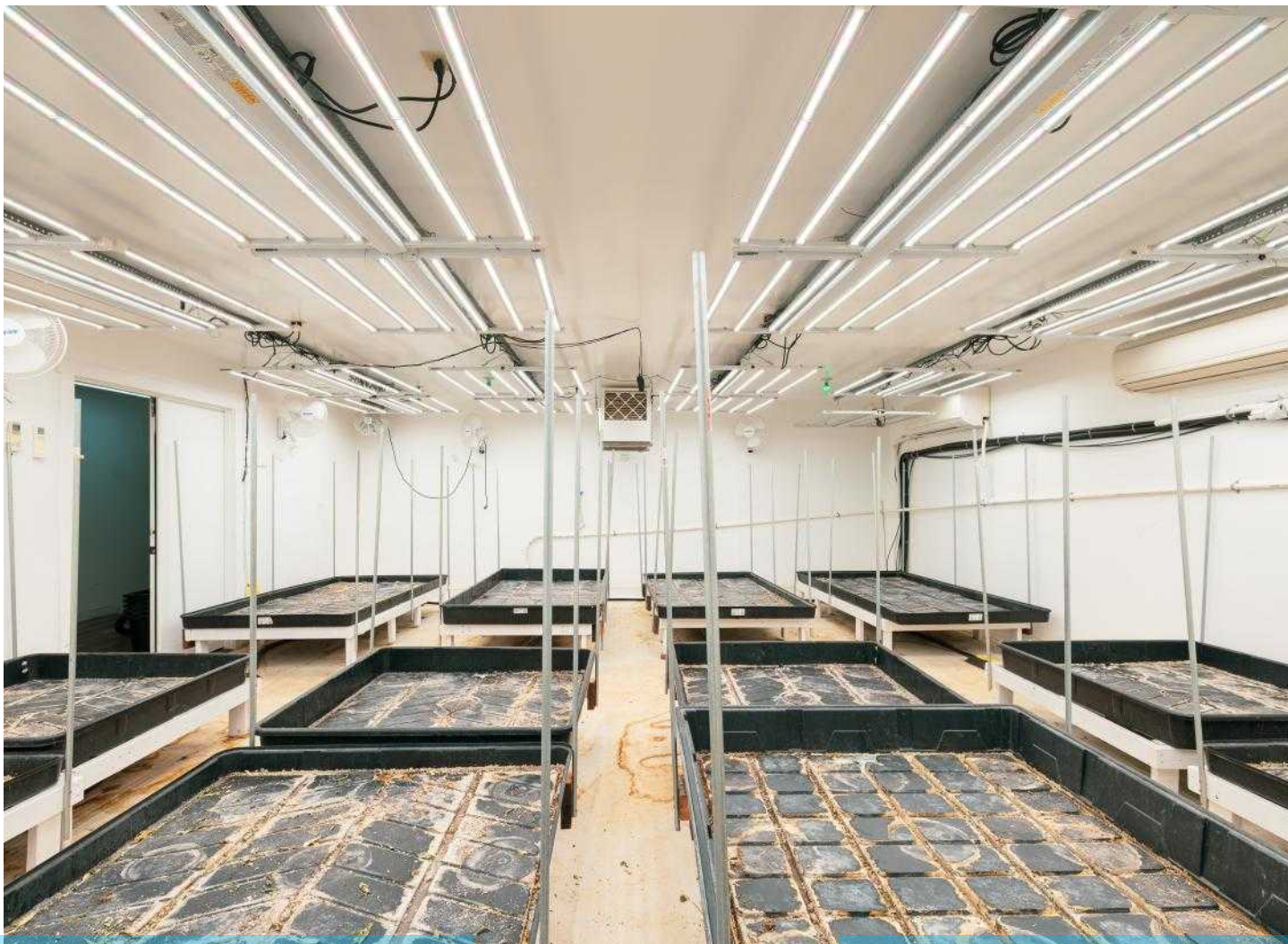
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PHOTOS



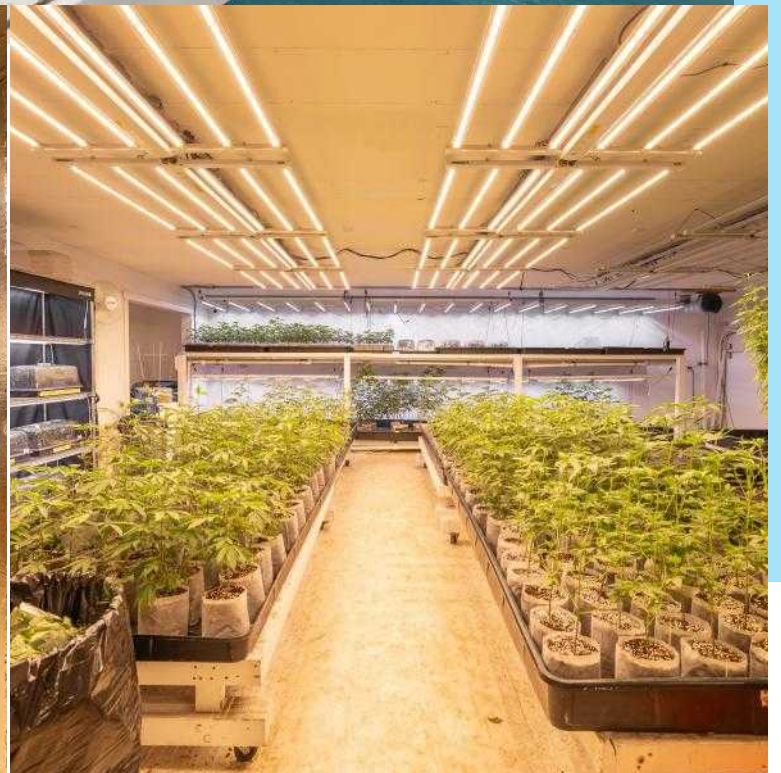
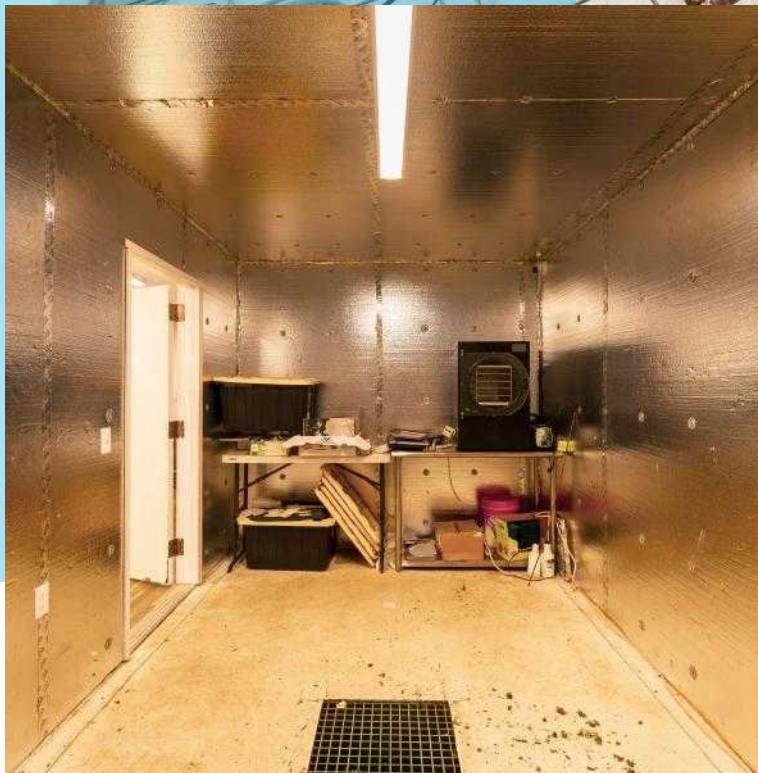
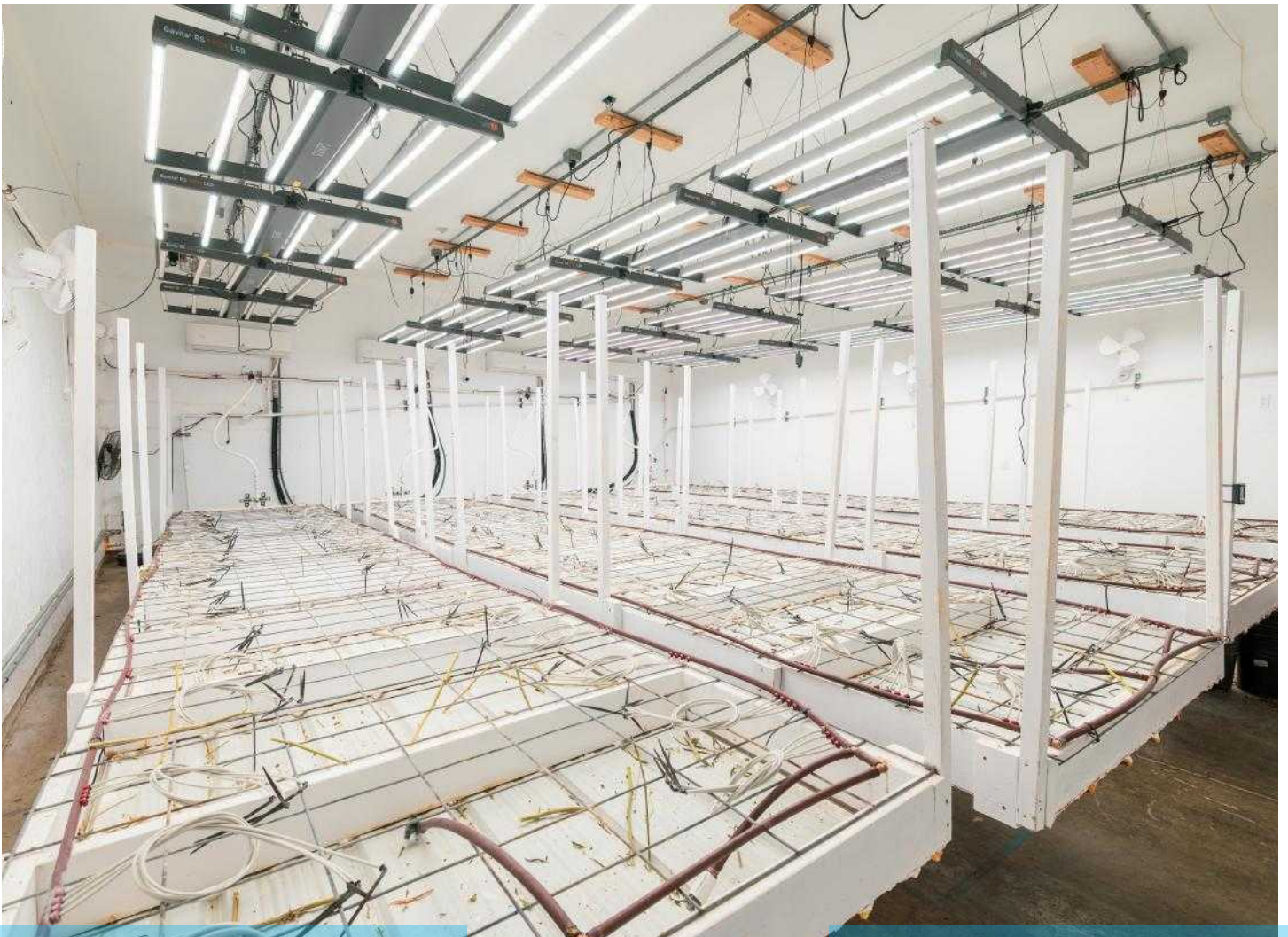
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MARKET AREA

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