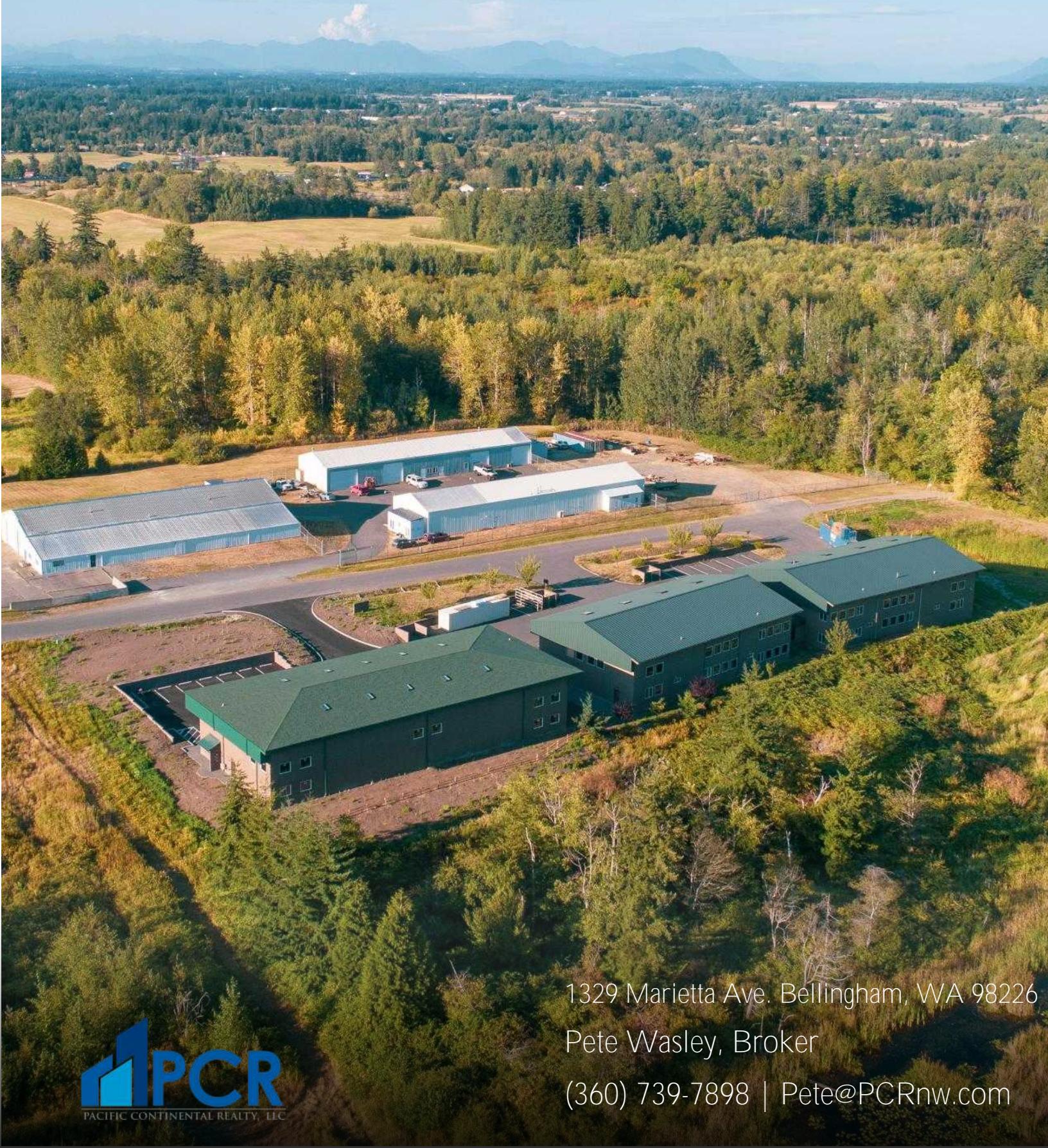


MARIETTA INDUSTRIAL BUILDING



1329 Marietta Ave. Bellingham, WA 98226
Pete Wasley, Broker
(360) 739-7898 | Pete@PCRnw.com

OVERVIEW



Building Size: 8,400 SF

Base Rent: \$0.95 SF/M

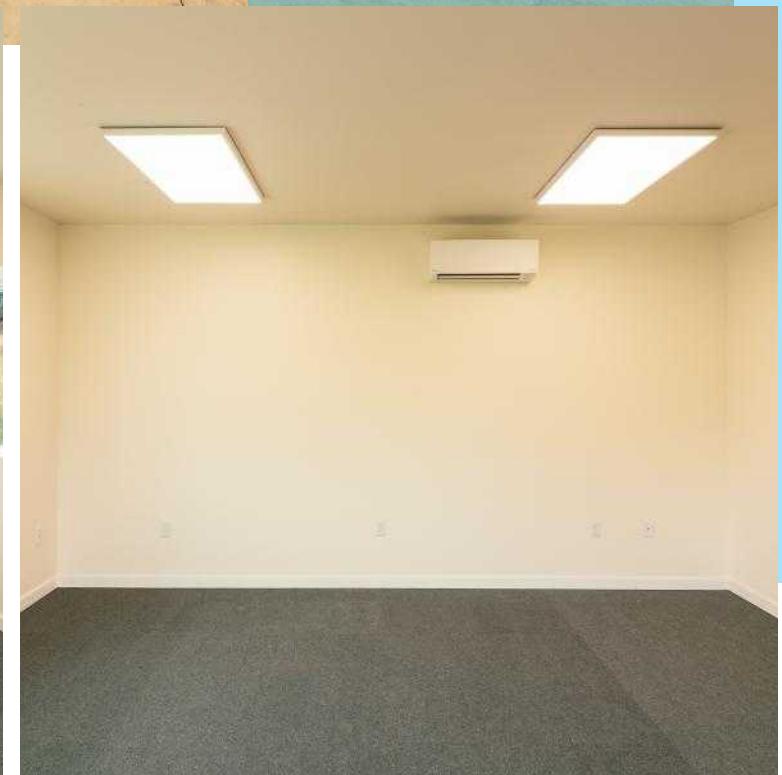
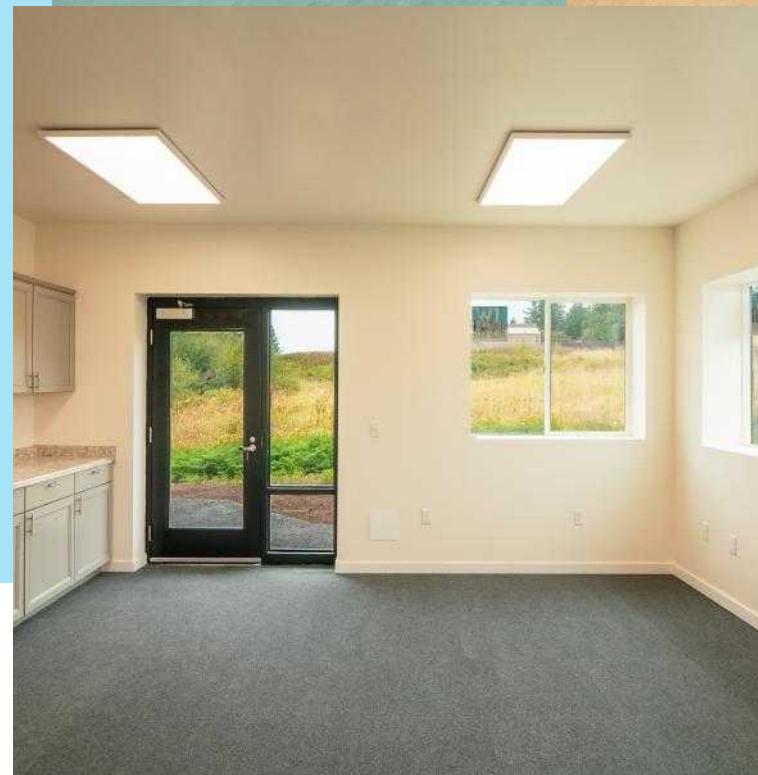
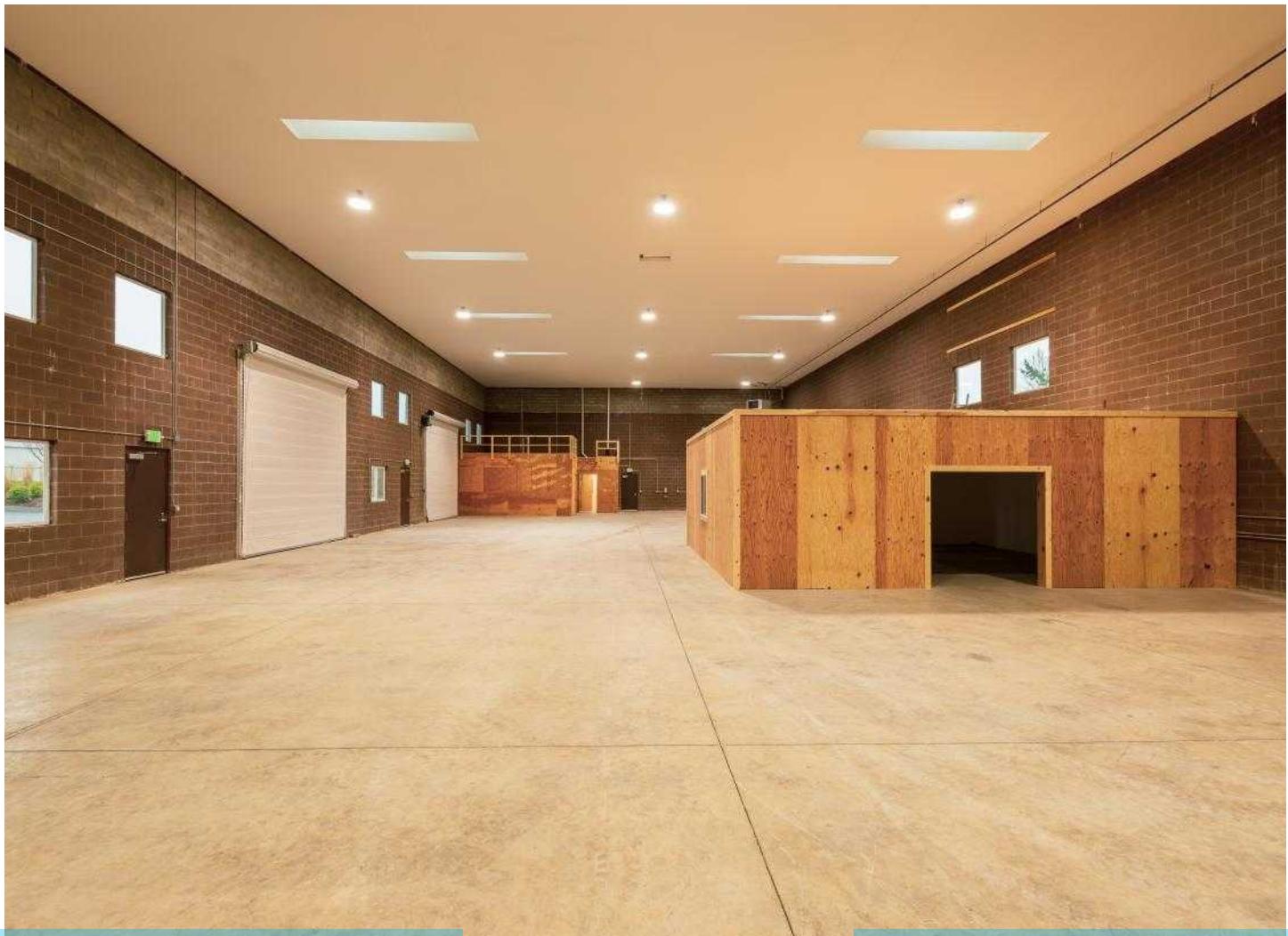
Est. NNN: \$0.18 SF/M

Base Rent + NNN = \$9,492 Per Month

CBA #: 43338944

8,400 sq ft concrete block building with easy truck access off exit 260 onto Slater Road. Clear height is 24' with 3 – 16' truck doors, 400 amps of 240 volt 3-phase power, high windows daylighting warehouse, plus ample parking. The building dimensions are 60' deep by 140' wide designed with two separate 334 sq ft offices and restrooms on opposite sides of the building for separation of front-line office staff from production office. Whatcom County light industrial zoning with City of Bellingham water.

PHOTOS – WAREHOUSE



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.

BUILDING HIGHLIGHTS

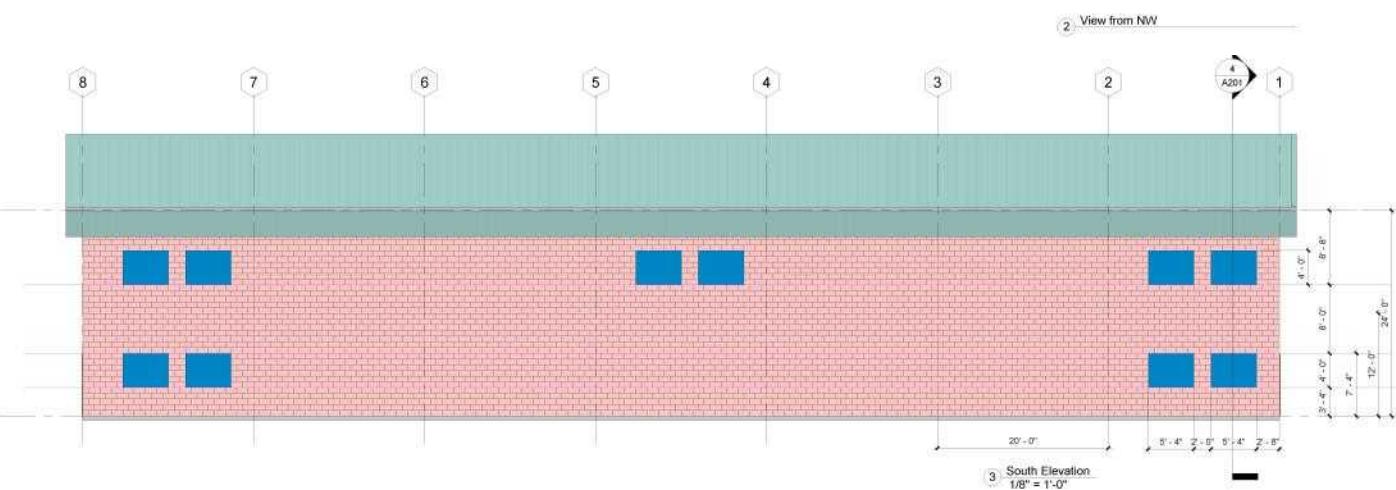
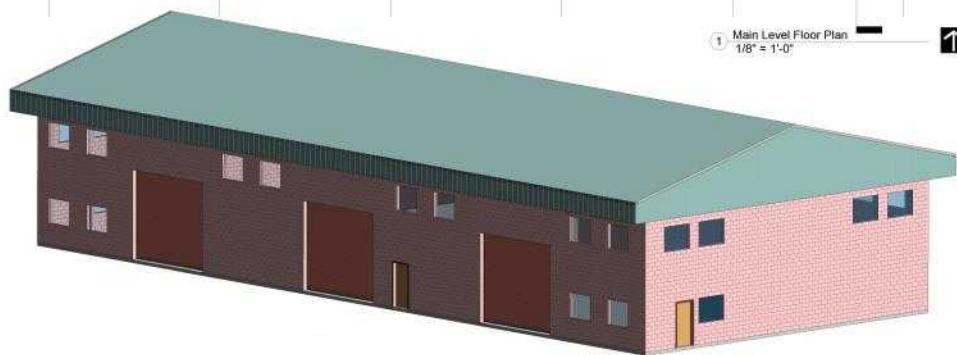
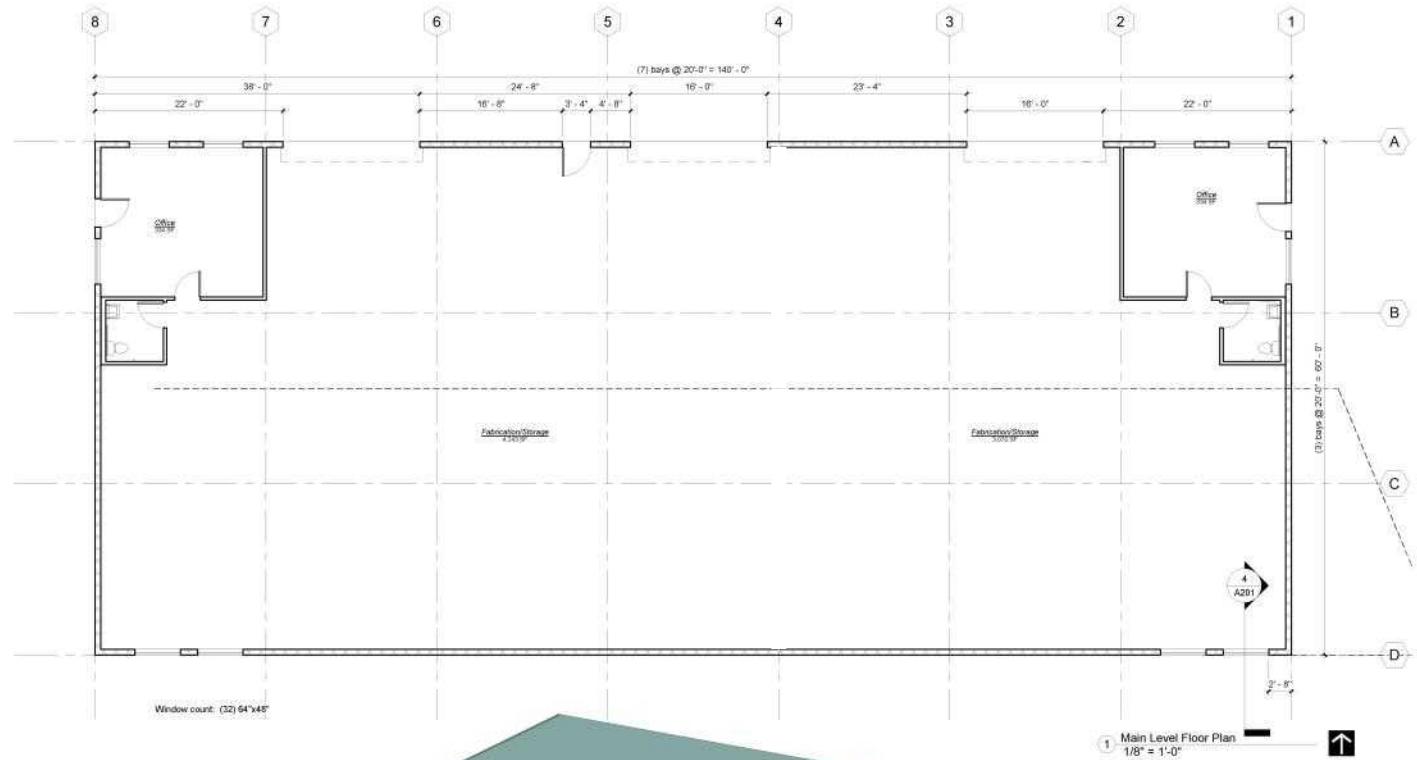
- Premium Location by I-5 Freeway
- Heavy power, sewer and water available
- Paved parking
- 16' Bay Doors
- Two Separate Offices
- City of Bellingham Water Access
- Light Industrial Zoning
- Great ingress and egress



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FLOOR PLAN

Easy truck access with ample onsite employee parking.



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LOCATION



Canadian International Border

25 minutes

21 miles

I-5 Exits 260

3 minutes

1 mile

5 Mile Ring

Population: 23,104

Households: 17,299

Median Age: 35



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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.

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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