

# FOR LEASE



## RETAIL/ SHOWROOM + FLEX SPACE

2219 JAMES ST.  
BELLINGHAM, WA

GREG MARTINEAU, CCIM  
BROKER/ OWNER  
GREG@GAGECRE.COM  
(360) 820-4645

TRACY CARPENTER  
BROKER/ OWNER  
TRACY@GAGECRE.COM  
(360) 303-2608

WWW.GAGECRE.COM



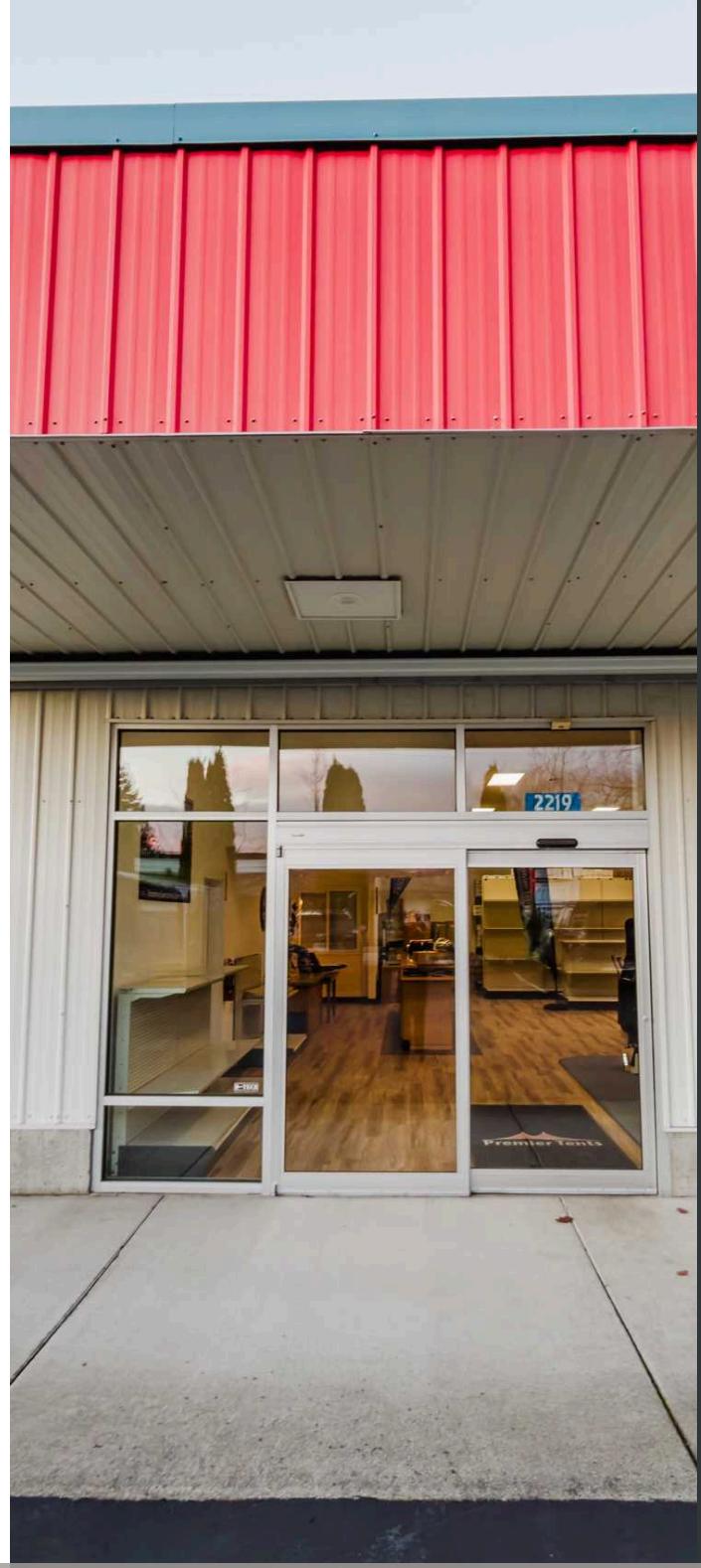
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# THE OFFERING

## 4,350 SF | RETAIL/ SHOWROOM + FLEX SPACE

Exceptionally well located and maintained stand-alone in the Sunnyland neighborhood, near Trader Joes. Excellent visibility with ease of access from James St. Rarely offered mix of Showroom/ Retail & Warehouse Flex space with fenced/secured parking lot area.

- 4,350 SF Total Building Size
  - 2,350 SF Warehouse/ Flex Space
  - 2,000 SF Office/ Showroom
- 6,500 SF Fenced Yard Space
- 10 Marked Parking Spaces

PROPERTY ADDRESS	2219 James St Bellingham WA 98225
SQUARE FEET	4,350 SF
LOT SIZE	0.33 Ac. (14,374 SF)
PARCEL NUMBER	380330536526, 380330535519
LEASE RATE	\$22/ SF / YR
NNN	\$9.90 SF/ YR.



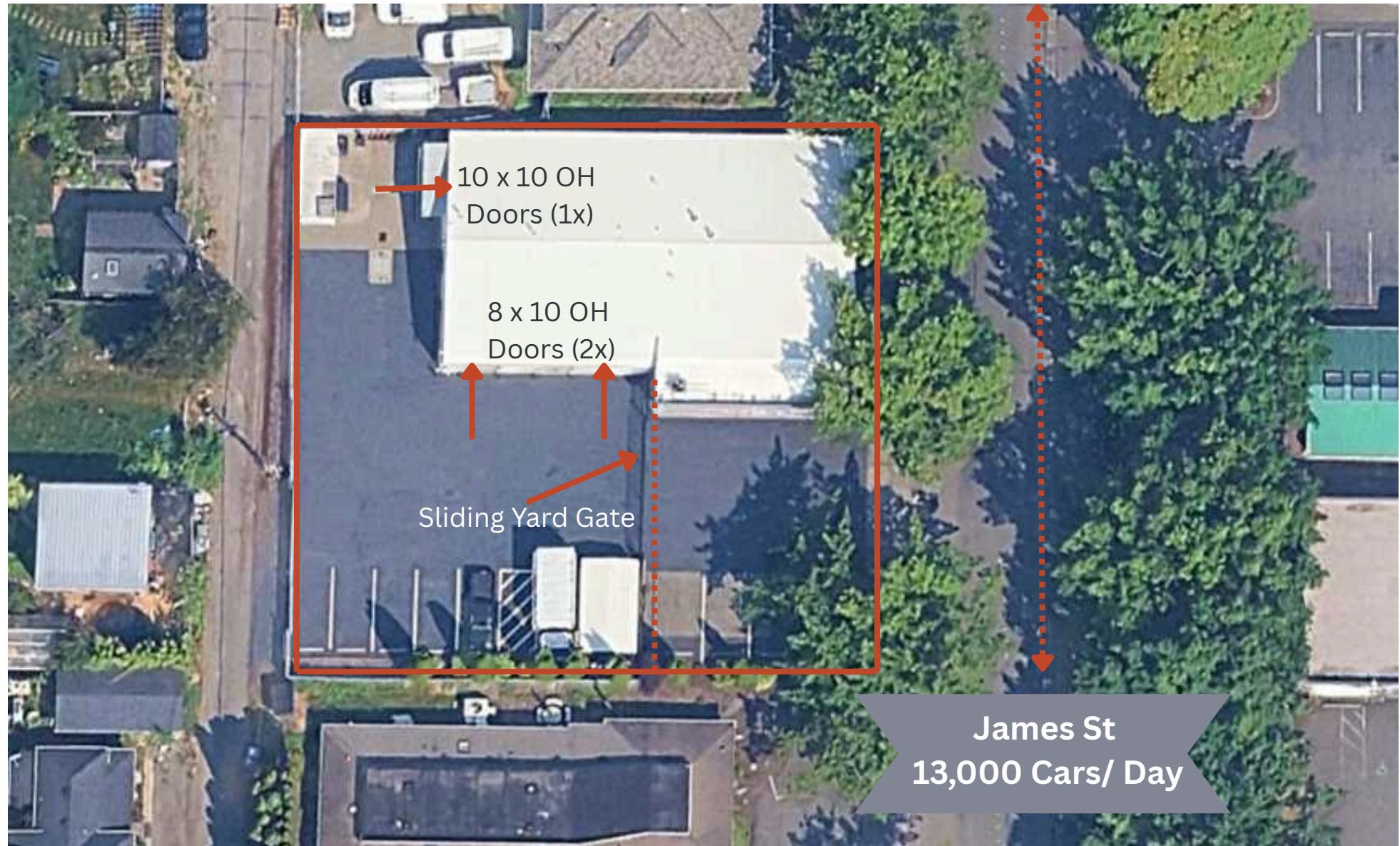


# HIGHLIGHTS

- 4,350 SF Total Building Size
  - 2,000 SF Retail/ Showroom
  - 2,350 SF Warehouse/ Flex Space
    - 2x 8x 10 OH Doors
    - 1x 10x10 OH Door
- Approx. 6,500 SF Fenced/ Secure Yard Space
- 10 Marked Parking Spaces
- Vehicle Washing Station
- Warehouse space plumbed for pneumatics
- Station for Fork Lift charging
- Additional Mezz. level storage

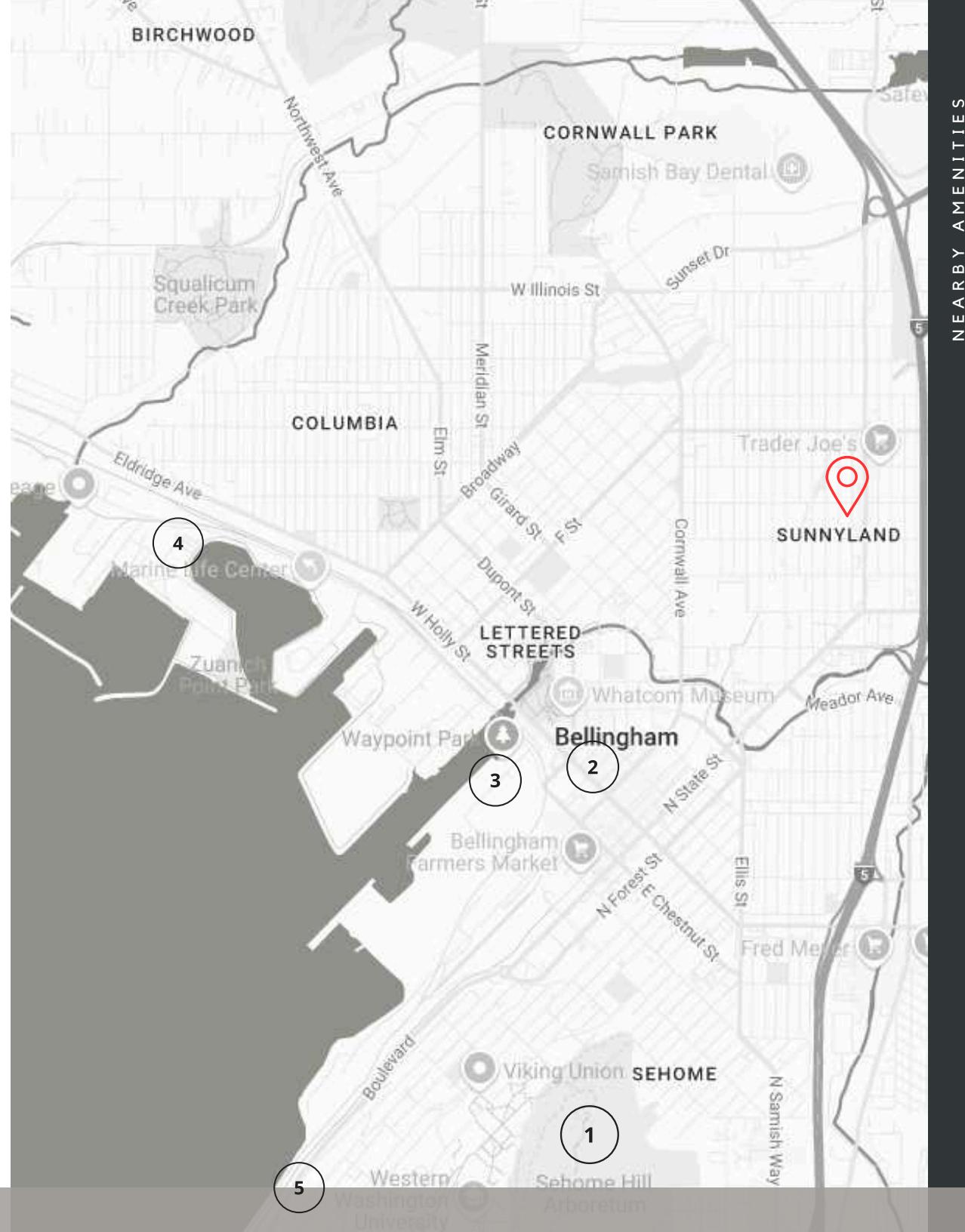


# SITE AERIAL



# NEARBY AMENITIES

- 1 Western Washington University
- 2 Bellingham Downtown
- 3 Bellingham Waypoint Park
- 4 Bellingham Harbor
- 5 Fairhaven



# AERIAL



AERIALS & MAPS

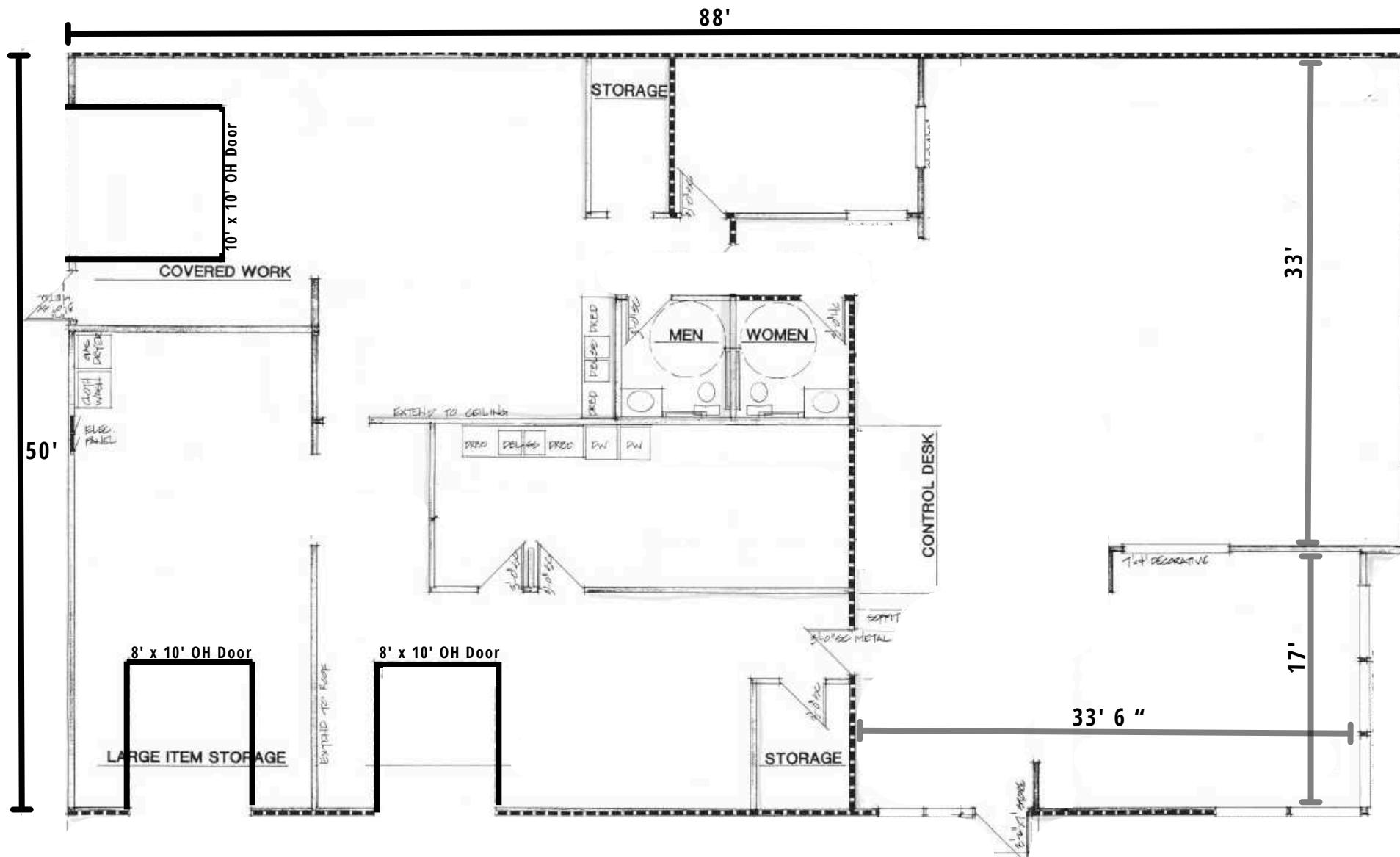
2219 JAMES ST  
BELLINGHAM



2219 JAMES ST, BELLINGHAM WA

Image © 2023 Airbus

# FLOOR PLAN





2219 JAMES ST, BELLINGHAM WA



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# AREA OVERVIEW

## BELLINGHAM, WA

On the shores of Bellingham Bay with Mount Baker as its backdrop, Bellingham is historically one of the Top 100 places to live in the Nation, and the last major city before the Washington coastline meets the Canadian border. The City of Bellingham, which serves as the county seat of Whatcom County, is at the center of a uniquely picturesque area offering a rich variety of recreational, cultural, educational and economic activities.

### Quick Facts:

- Population: 90,620
- Area: 30.1 square miles
- Travel distances
- Canadian border: 21 miles
- Vancouver, B.C: 52 miles
- Seattle: 90 miles
- Miles of bike lanes: 61.1
- Miles of trails: 68.7





## CONTACT

Greg Martineau, CCIM  
Broker/ Owner  
360-820-4645  
[Greg@gagecre.com](mailto:Greg@gagecre.com)

Tracy Carpenter  
Broker/ Owner  
360-303-2608  
[Tracy@gagecre.com](mailto:Tracy@gagecre.com)



Gage Commercial Real Estate, LLC | 809 W Orchard Dr, Ste 7, Bellingham, WA |  
360-483-0508 | [greg@gagecre.com](mailto:greg@gagecre.com), [tracy@gagecre.com](mailto:tracy@gagecre.com)  
[www.GageCRE.com](http://www.GageCRE.com)