

# FOR LEASE



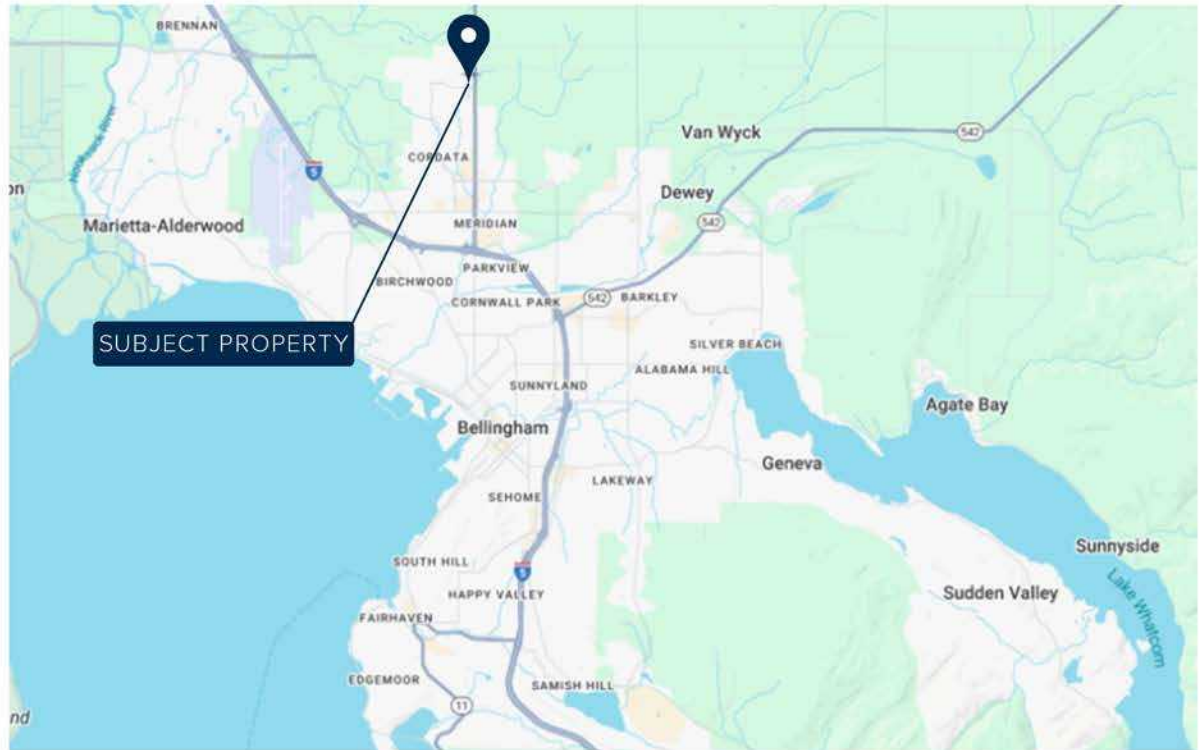
  
Windermere  
COMMERCIAL

4730 Guide Meridian  
Bellingham, WA 98226

# ASSET SUMMARY

<b>CITY:</b>	Bellingham
<b>COUNTY:</b>	Whatcom
<b>MARKET:</b>	North Counties
<b>STYLE:</b>	Commercial
<b># OF BUILDINGS:</b>	1
<b>ZONING:</b>	Light Impact Industrial
<b>LOT SIZE:</b>	4.21001 acres
<b>YEAR BUILT:</b>	2024
<b>TOTAL YARD SPACE SQFT:</b>	33,711 SF
<b>TOTAL WAREHOUSE SQFT:</b>	1,536 SF

**PRICE:** YARD: \$0.20 PSF/MONTH+NNN  
WAREHOUSE: \$0.85 PSF/MONTH+NNN



## PROPERTY OVERVIEW

4730 Guide Meridian,  
Bellingham WA 98226

An excellent leasing opportunity featuring a 1,536 SF shop with two private offices, complemented by approximately 33,711 SF of secured yard space. Ideally situated on Guide Meridian in Bellingham, WA, this centrally located property offers exceptional access and visibility, just minutes from an I-5 interchange.

Positioned in the heart of Bellingham, the site is well suited for a variety of service, contractor, or light industrial users seeking a combination of functional shop space and expansive outdoor storage or work area.

Available for occupancy April 1, 2026.



**Edit Measurements** ✕

- Click on a row to create or edit measurements on the map.

East lot and Building	29731.3	+		▼	✕
Driveway Easement	10498.07	+		▼	✕
Dependable Yardcare	9053.96	+		▼	✕
West lot	3979.54	+		▼	✕
Building	1536.18	+		▼	✕

**Add**

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Total sq ft      54799.05      **Save**

**Save Geofence**

- The measurement set as the geofence will no longer be calculated into the total sq ft.



# Location Facts & Demographics

Bellingham, WA 98226 based on data from CoStar acquired from the U.S. Census



CITY, STATE

**BELLINGHAM, WA**

POPULATION

**170,114**

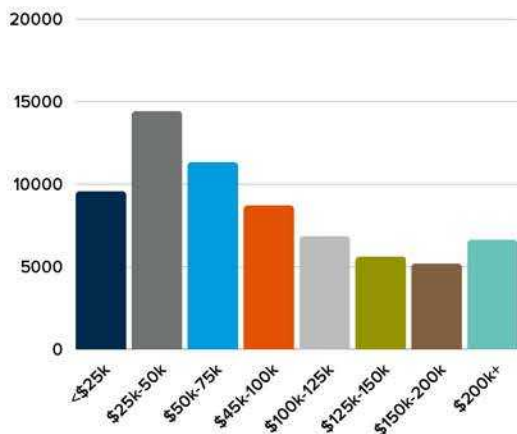
MEDIAN HH INCOME

**\$72,043**

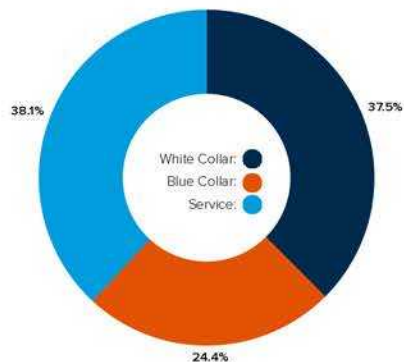
AVG. HH SIZE

**2.4**

INCOME BY HOUSEHOLD



EMPLOYMENT



**60.2%**  
Employed

**3.5%**  
Unemployed

RACE & ETHNICITY

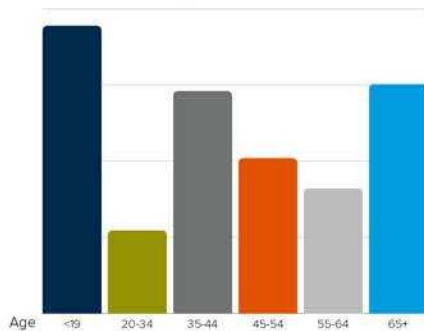
- White: **76.3%**
- Asian: **5.41%**
- Native American: **.93%**
- Pacific Islanders: **.26%**
- African-American: **1.25%**
- Hispanic: **6.42%**
- Two or More Races: **9.43%**

EDUCATION

- High School Grad: **19%**
- Some College: **31%**
- Associates: **8%**
- Bachelors: **23%**
- Advanced Degree: **13%**

GENDER & AGE

**51.5%**  **48.5%** 



HOME OWNERSHIP

Renters: **52%**

Owners: **48%**

AVG. HH SPENDING



Housing

**\$31,440**



Daycare/Education

**\$14,544**



Grocery

**\$8,844**



Transportation

**\$5,628**



Entertainment

**\$5,333**



Utilities

**\$4,392**



Apparel

**\$1,642**

# LOCATION & DEMOGRAPHICS



## BELLINGHAM, WA

Situated between Seattle and Vancouver, BC, Bellingham and its surrounding cities are booming with commerce and industry. As the northern-most continental region on the west coast, Whatcom County provides key transportation amenities to the greater northwest area. Interstate 5, the main north-south roadway between Mexico and Canada, runs through the center, leading to four border crossings into Canada, the outset of the Mount Baker Highway, the departure port of the Alaska State Ferry, and Bellingham International Airport. Whatcom County's natural beauty, prime location, and diverse population are a great attraction for business and leisure.

Bellingham has a population of approximately 170,000 residents, and the greater Whatcom County population is about 232,000. Western Washington University, Whatcom Community College, and Bellingham Technical college provide a wide range of continuing education opportunities and attract students from near and far.

Retail, agriculture, manufacturing, medical, education, transportation, and technology industries are all firmly rooted and growing in Bellingham. Due to its close proximity to both Seattle and Vancouver, paired with generally lower overhead costs, Whatcom County is a haven for new businesses and those looking to expand into new markets. Featuring an international airport, deep water marine port, railway line, and Interstate 5, Bellingham is an excellent place to start, continue, and grow a business, whatever industry it may be.



Located on Bellingham Bay with Mount Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. It's 85 miles north of Seattle and 50 miles south of Vancouver, B.C. Named a "Best Place To Play Year Round" and "Adventure Town USA," Bellingham is best known for its outdoor recreation (from the Cascade Mountains to the Salish Sea), world-class brews, and a community that favors locally sourced entertainment, food, and experiences.



## NEARBY ATTRACTIONS:

- Galbraith Mountain
- Ski to Sea
- Downtown Bellingham
- Bellingham Farmer's Market
- Historic Fairhaven
- Boulevard Park
- 70 Miles of Parks and Trails
- Bellingham Bay
- Lake Padden
- Chuckanut Drive
- Mount Baker
- Vancouver, B.C.



EXCLUSIVELY LISTED BY:



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GALLAGHER**

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