

FOR SALE 500 CAROLINA ST

Offerd At
\$3,000,000





.80 ACRES OF PRIME LIGHT INDUSTRIAL REAL ESTATE

Formerly home to Twin Sisters Brewing Co., this property features custom design and suited for a variety of future uses.

- 2 Buildings totaling 11,883 sq ft
- Building 1- 7,700 sq ft including mezzanine
- Building 2- 4,400 sq ft
- 34,825 sq ft Lot
- Larg Yard
- 40+ Dedicated Parking Spaces
- Custom designed space
- 20' roll up doors & roll up windows
- Close Proximity to Sought After Neighborhoods and Major Employers
- Light Industrial Zoning with a large variety of permitted uses



Parking

7,700 sq ft

4,400 sq ft

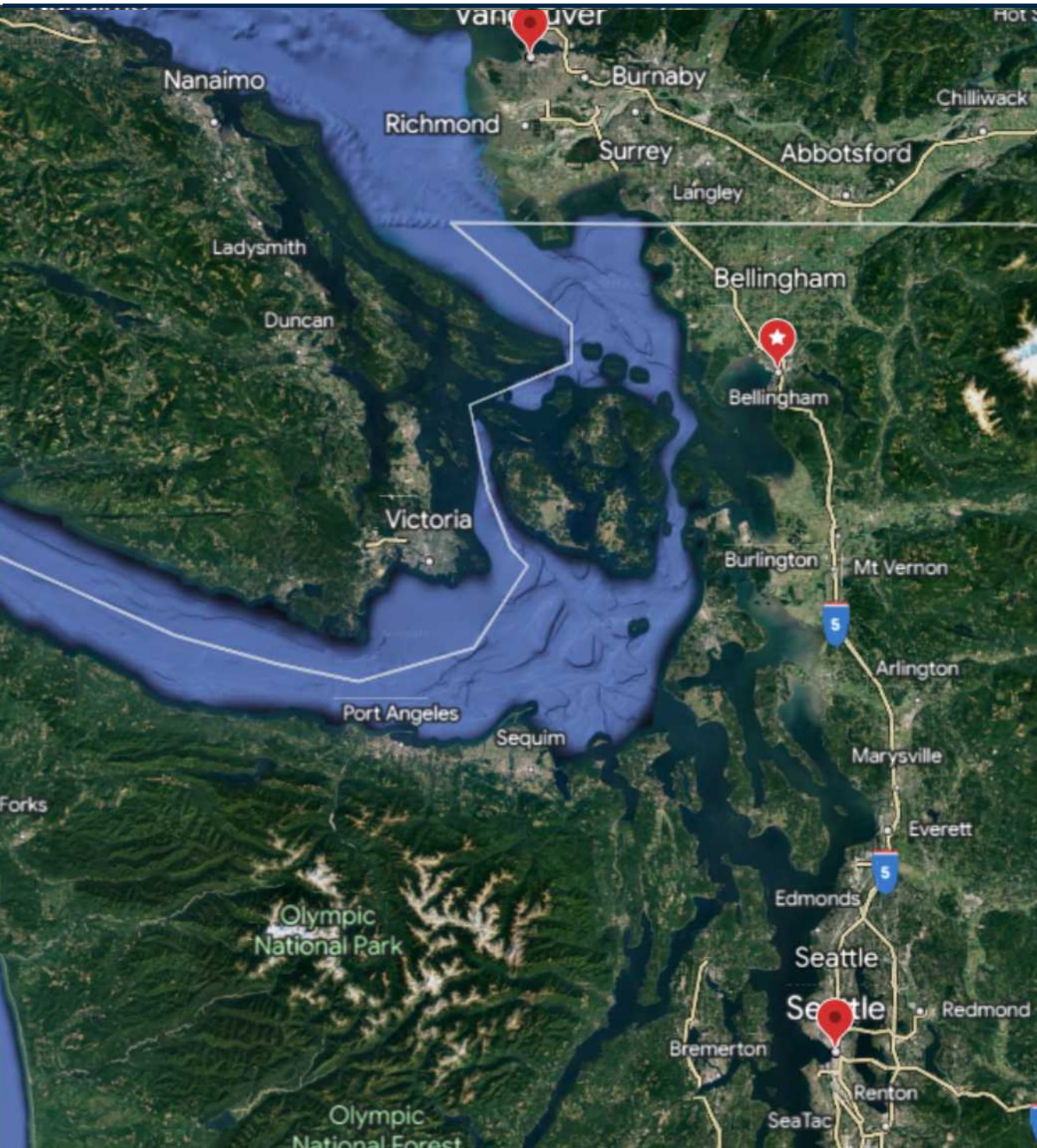
Yard

Parking

- 2 Buildings & Yard
- 11,800 sq ft building space
- 0.80 acre lot
- 40+ Designated Parking Spaces
- Zoned Light Industrial

BELLINGHAM, WA

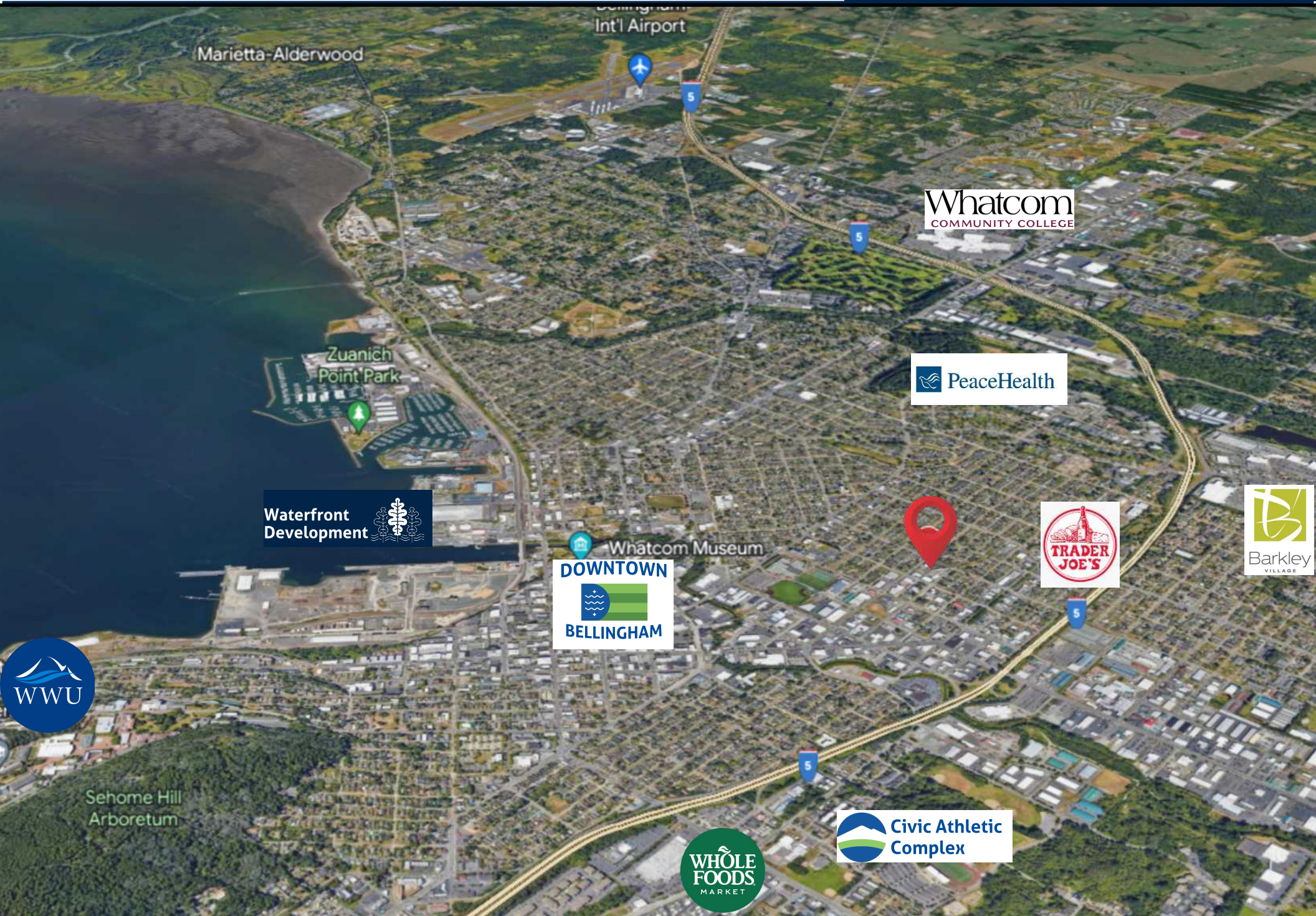
LOCATION



Situated just an hour and a half from both Seattle, WA and Vancouver, BC, Bellingham's convenient location attracts new residents and visitors alike. With access to world class mountain biking trails, over 100 miles of shoreline, and just a short drive to Mt. Baker & North Cascades National Park, Bellingham is a premier destination for natural resources, attractions, and outdoor recreation.

Bellingham's waterfront redevelopment project has added to the city's desirability. When complete, the project will have transformed over 100 acres of previously industrial property to community parks, trails, and mixed-use property.

Bellingham's unique feel, shops, arts, entertainment, and restaurants have put it on the map as one of the best places to live and visit in Washington State.



Marietta-Alderwood

Int'l Airport



Whatcom
COMMUNITY COLLEGE

PeaceHealth

Zuanich
Point Park



Waterfront
Development



Whatcom Museum

DOWNTOWN
BELLINGHAM



TRADER
JOE'S

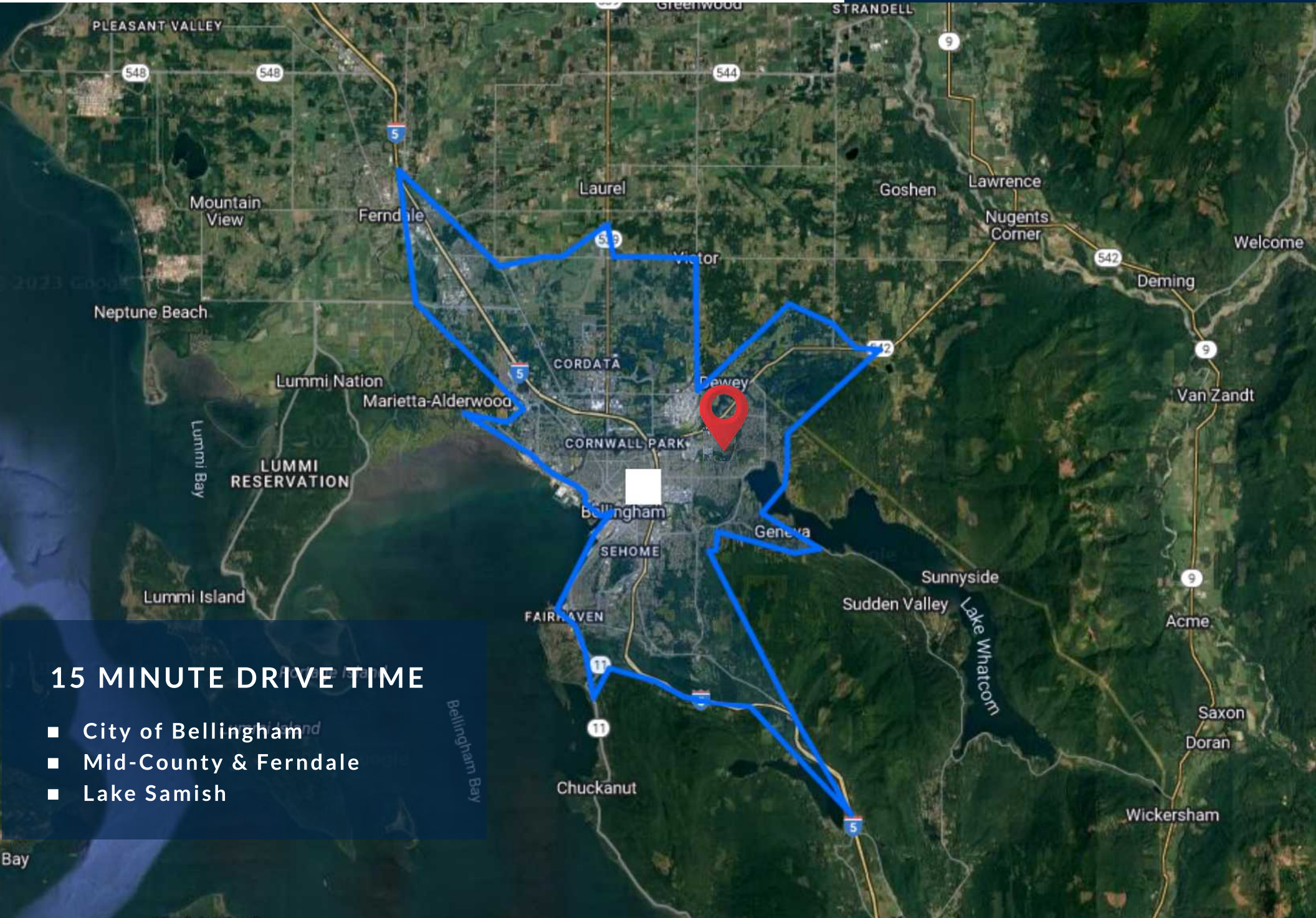
Barkley
VILLAGE

WWU

Sehome Hill
Arboretum

WHOLE
FOODS
MARKET

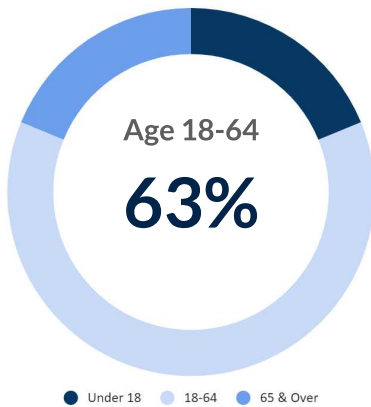
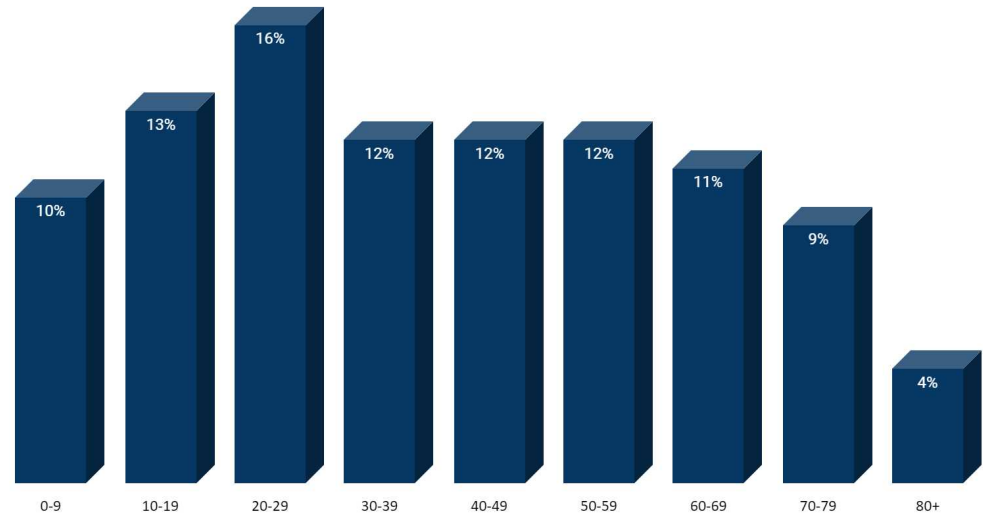
Civic Athletic
Complex



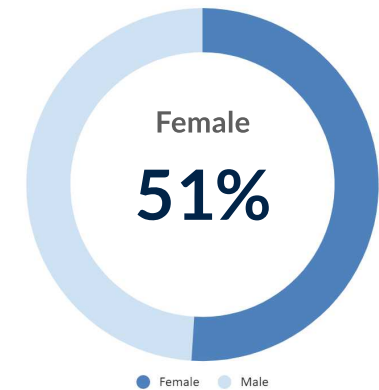
15 MINUTE DRIVE TIME

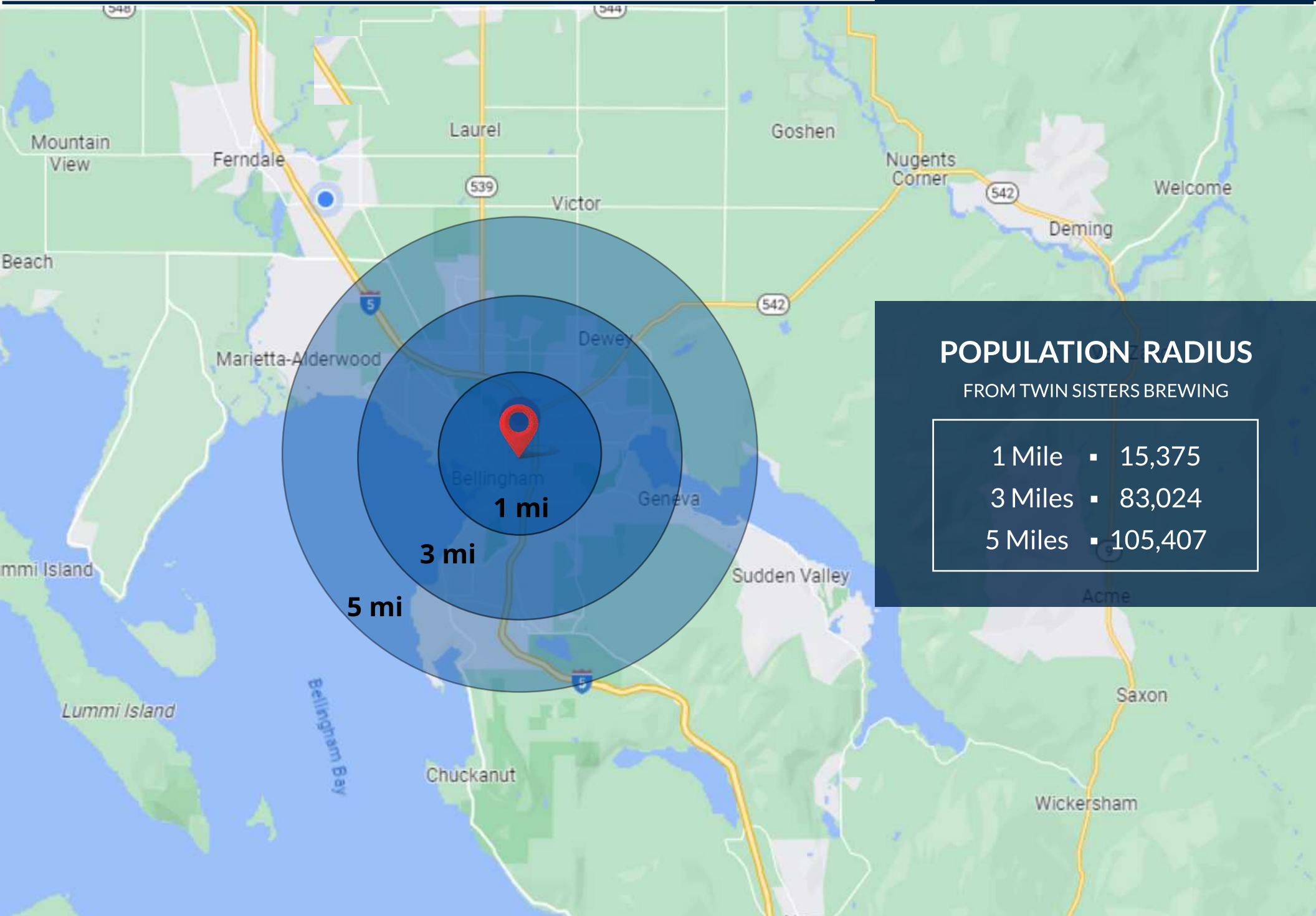
- City of Bellingham
- Mid-County & Ferndale
- Lake Samish

POPULATION
228,831



MEDIAN AGE
38.8





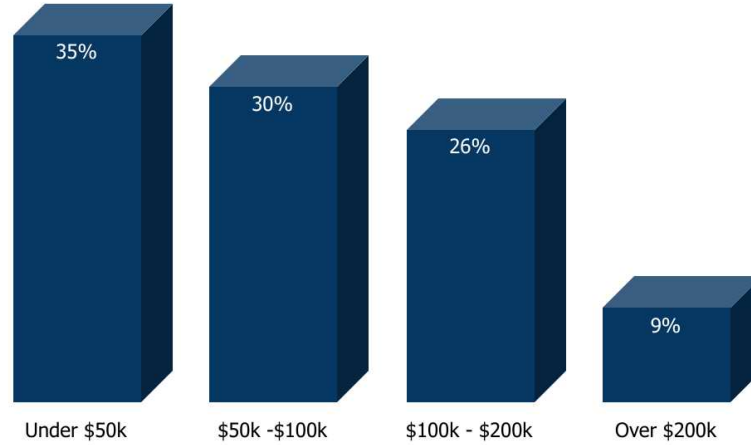
POPULATION RADIUS

FROM TWIN SISTERS BREWING

1 Mile	▪	15,375
3 Miles	▪	83,024
5 Miles	▪	105,407

MEDIAN INCOME

\$72,055

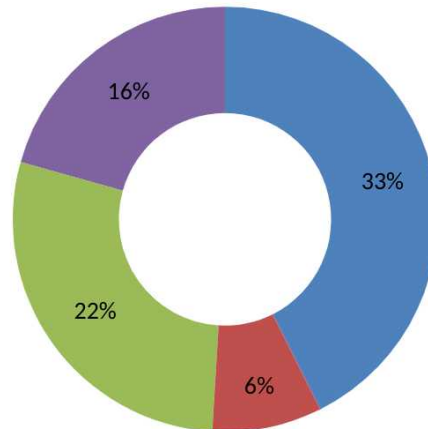


PER CAPITA INCOME

\$39,035

HIGH SCHOOL GRADUATES

94%



BACHELOR'S DEGREE OR HIGHER

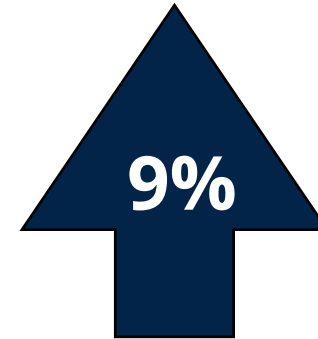
38%

Some College Associate's degree Bachelor's degree Post Grad

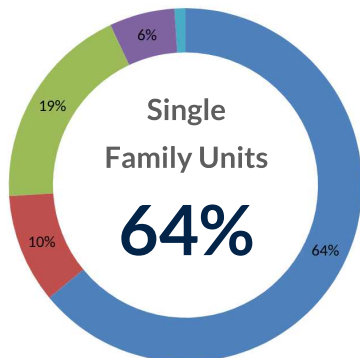
AVERAGE HOME PRICE

\$716,000

LAST 12 MONTHS



AVERAGE HOME PRICE UP FROM 2022



● Single Family ● 1-4 Units ● 5+ Units ● Mobile Home ● Other

NUMBER OF HOUSING UNITS

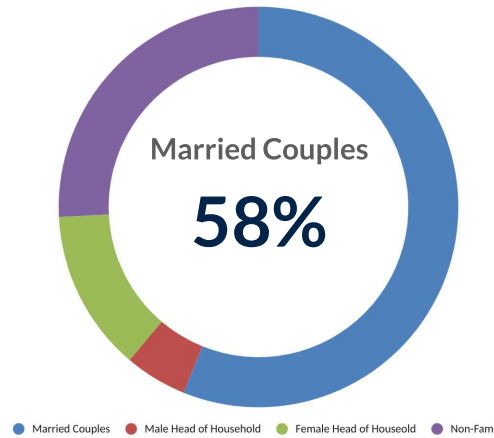
101,865



● Owner occupied ● Renter occupied

NUMBER OF HOUSEHOLDS

92,219



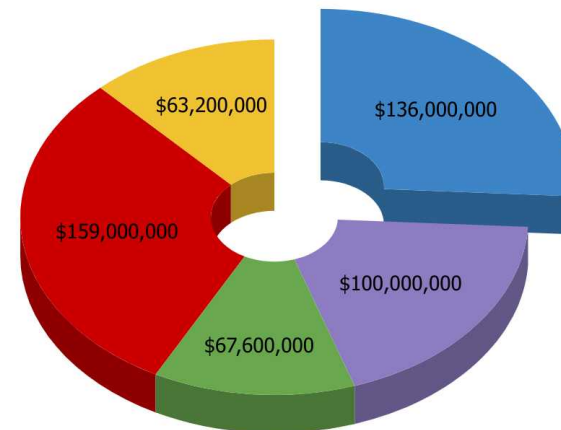
PERSONS PER HOUSEHOLD

2.4

TRAVEL SPENDING

\$527,400,000

2021, 95% of pre-pandemic level spending



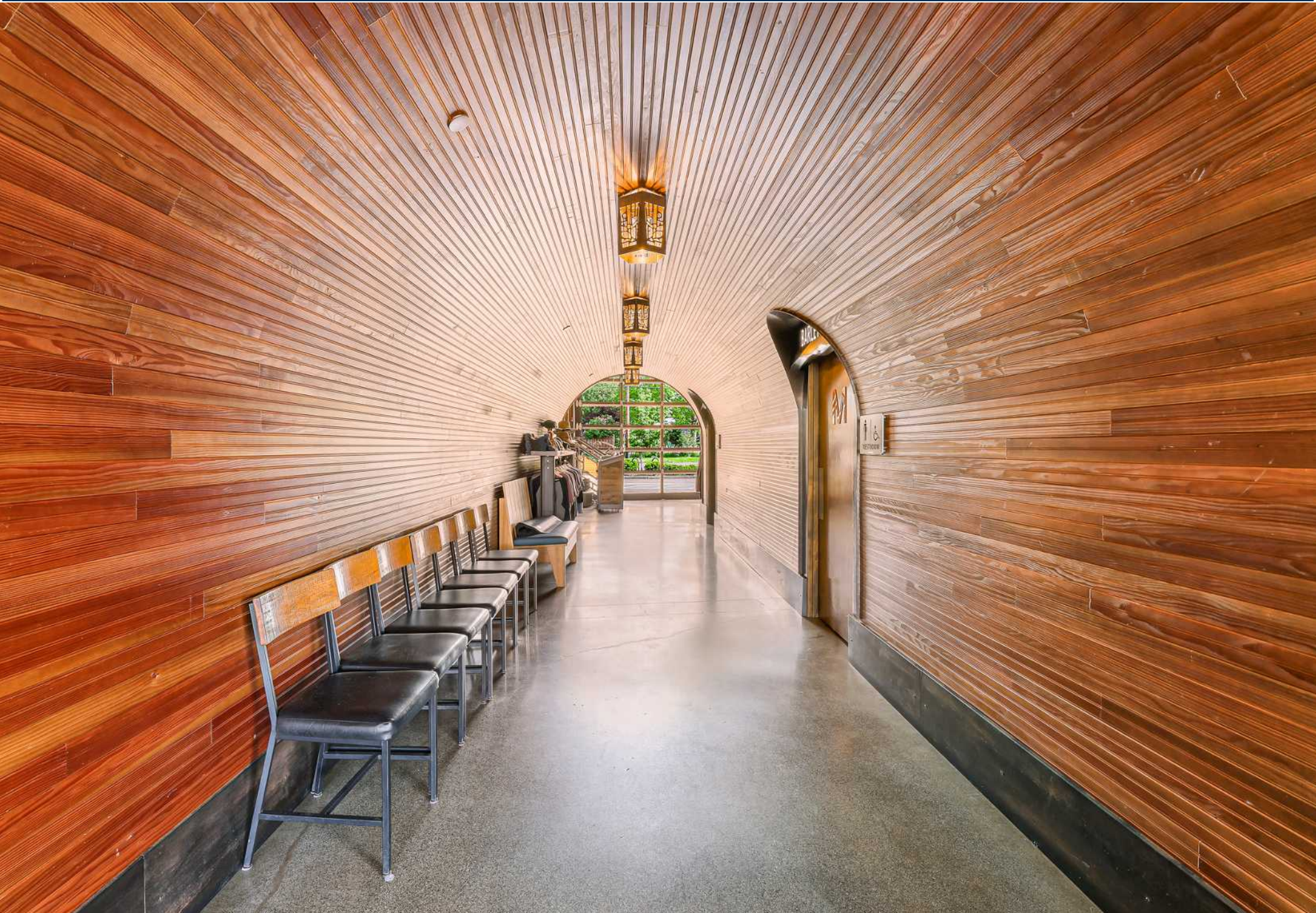
● Food & Beverage ● Retail Sales ● Transportation ● Accommodations ● Recreation & Entertainment

PERMITTED USES FOR LIGHT INDUSTRIAL ZONED PROPERTY

- Food Processing & Manufacturing
- Fabrication
- Manufacturing
- Printing
- Processing and packaging of drug, pharmaceuticals, perfumes and cosmetics.
- Rail, truck and freight terminals
- warehousing and storage
- parcel delivery service
- freight forwarding
- inspection weighing services
- packaging and crating
- Boat building and repair
- Communications
- Business firm headquarters and professional offices
- Construction contractors' business offices and storage and equipment yards
- Wholesale trade or storage of durable and nondurable goods
- Building material yards
- Eating establishments, convenience grocery stores, cafes and gas stations
- Bottling plants
- Churches
- Public uses and community facilities
- One one-story detached accessory storage building per lot
- Trails, trailheads, restroom facilities and associated parking areas
- Kennels
- Type 2 cannabis production facilities
- Cannabis processing facilities
- Battery energy storage systems
- Self-service storage facilities
- Other uses similar in nature to the uses listed above which are consistent with the purpose and intent of the district, have similar effects on surrounding land uses, and can meet the performance standards for this district

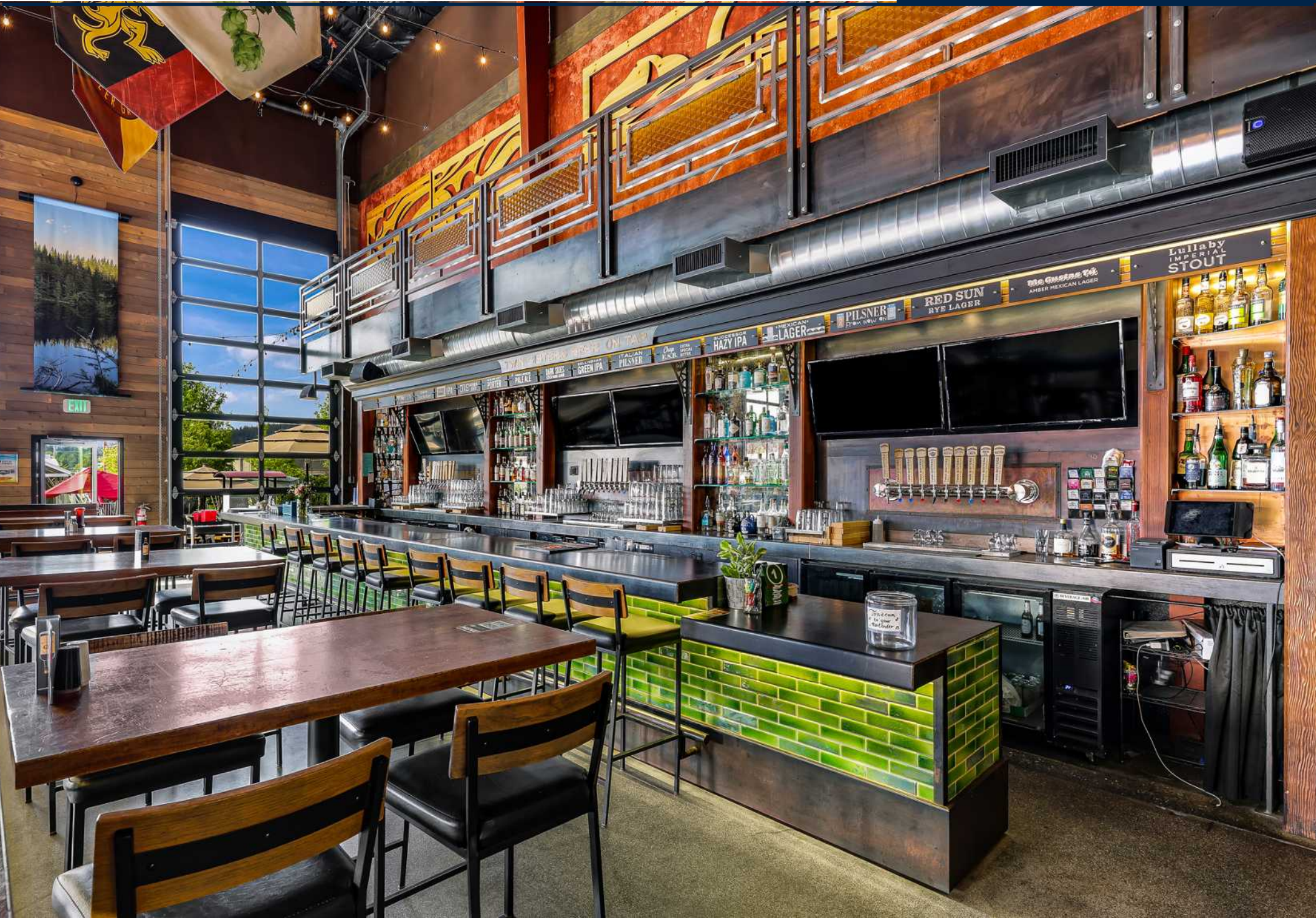
































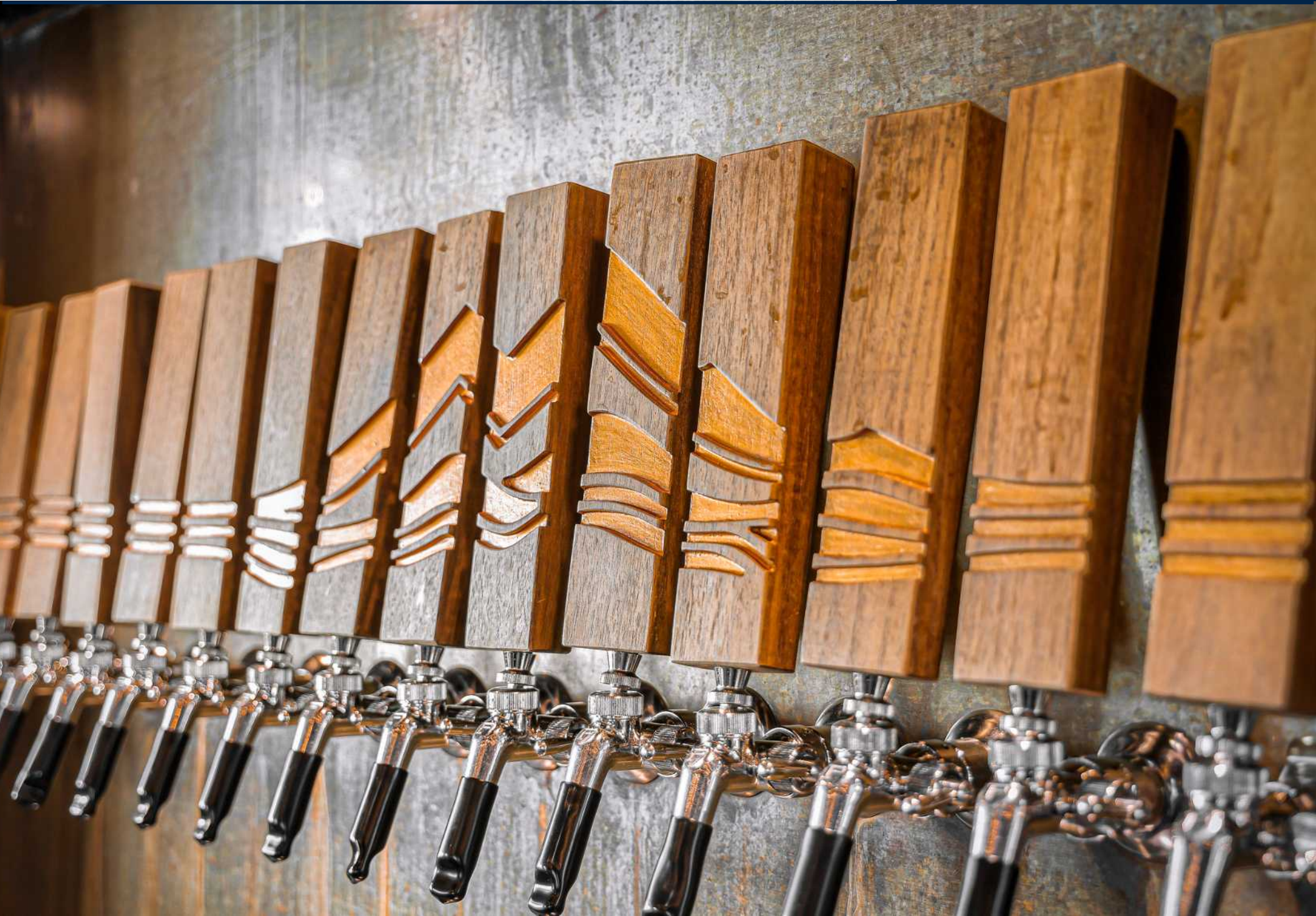


Successor IPA	HAZY	Italian Pilsner
Bellingham Green IPA	WEST COAST	Mexican Lager
Sure Shot - CITRA IPA		Pilsner From Now On
Precursor	PALE ALE	Dark Skies - Czech Dark Lager
InFLUX	WEST COAST IPA	Me Gustas Tu Amber Mexican Lager
Red Sun Rye Lager		Lullaby - Imperial Stout
Strawberry Zwickelbier		Holdfast Porter
Distant Relations	Cold IPA Chuckanut	Mountain Top Pale Ale
Honey Moon Cider: Fruited	or Dry Cider Head	LOCAL GUEST TAPS

BEER TO GO SOLD HERE
CANS, GROWLERS, CROWLERS

KEGS FOR SALE
10L - \$35
20L - \$65
50L - \$150

WE RESERVE THE RIGHT TO REFUSE SERVICE TO ANYONE















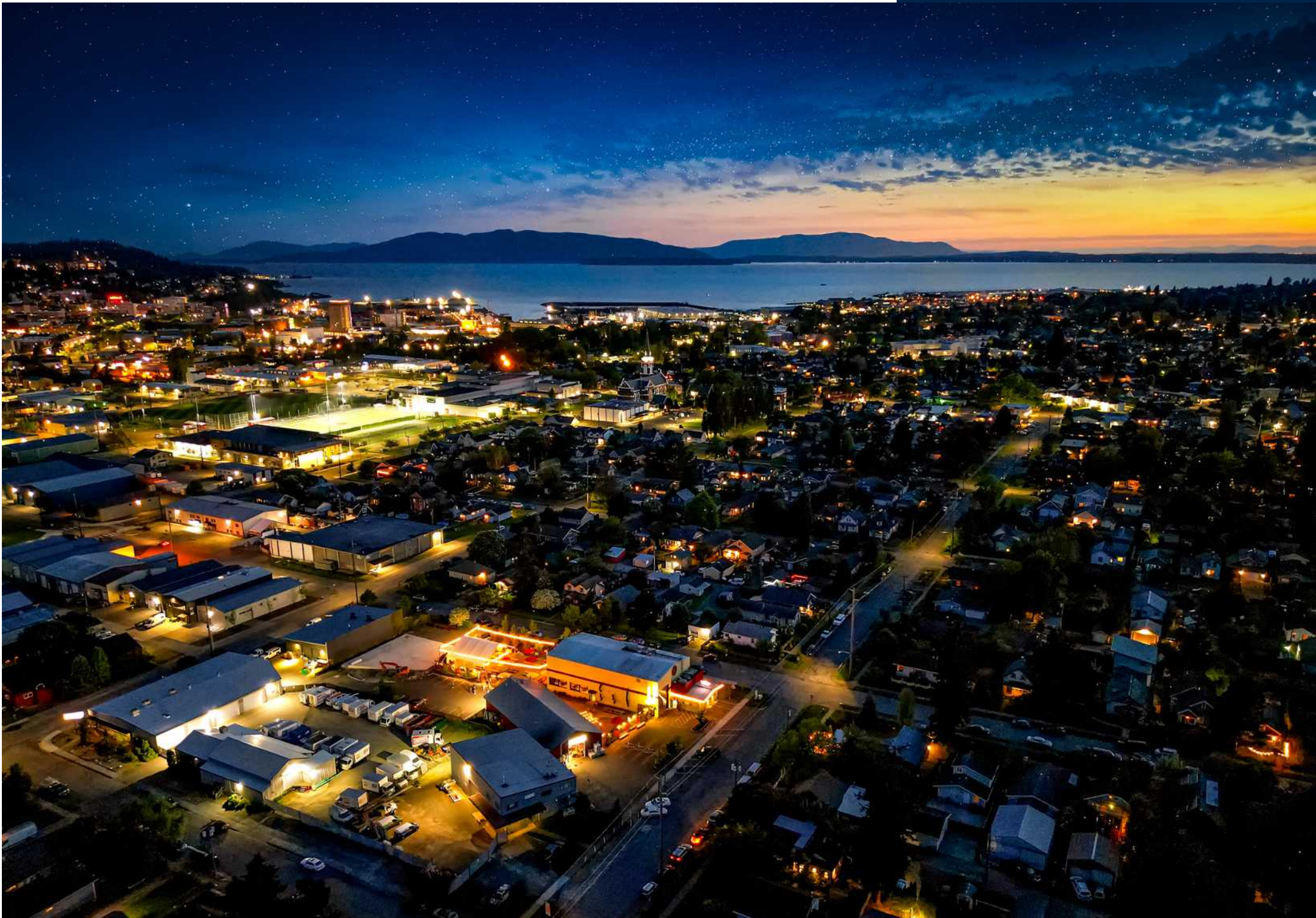




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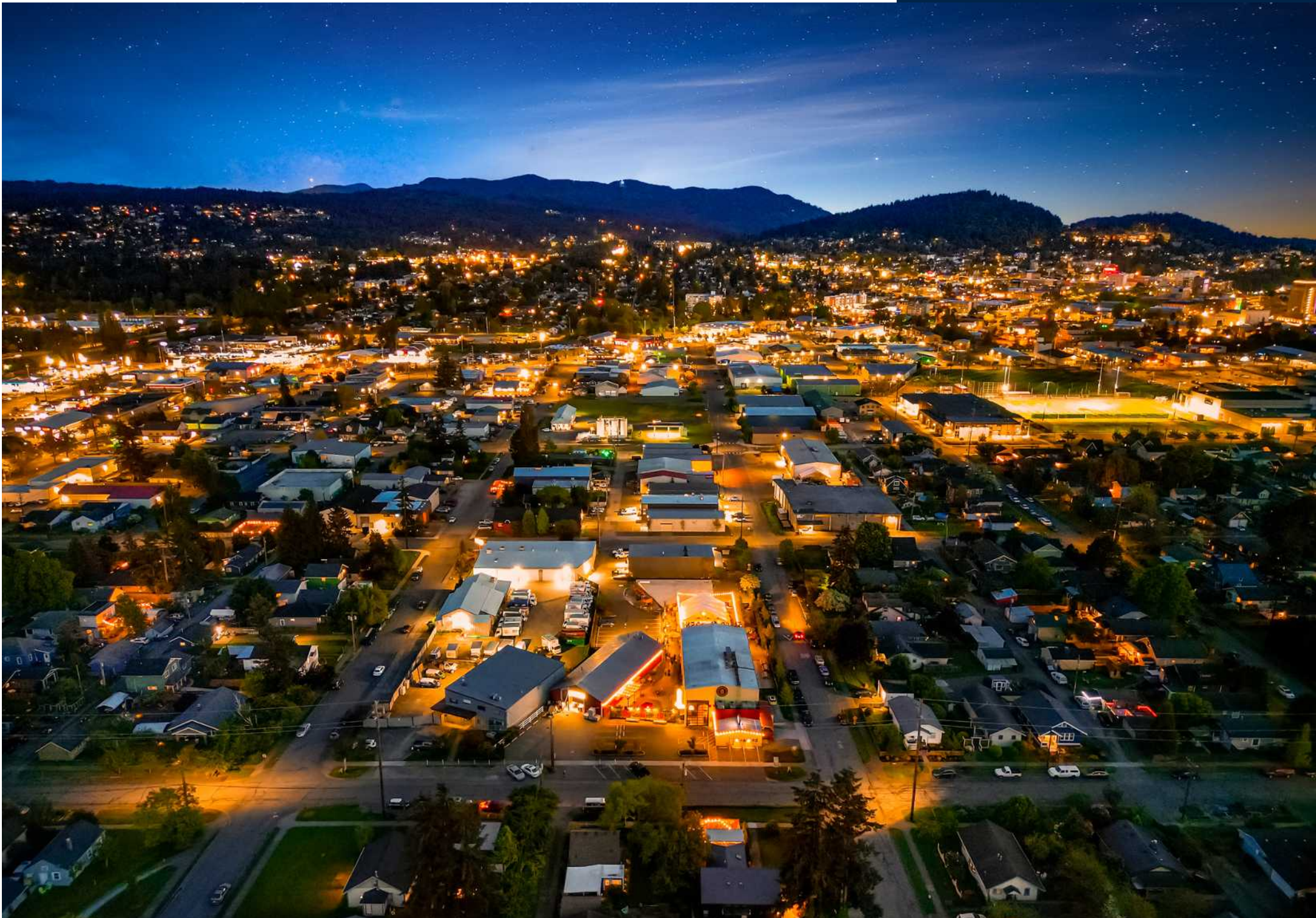
PHOTOS





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