

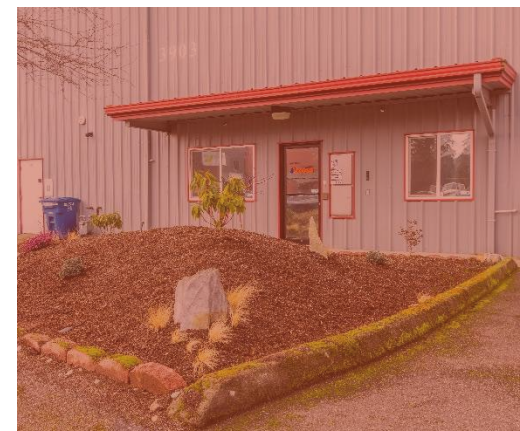
LARGE STAND-ALONE WAREHOUSE IN PREMIER LOCATION

2000 Kentucky St, Bellingham WA 98225



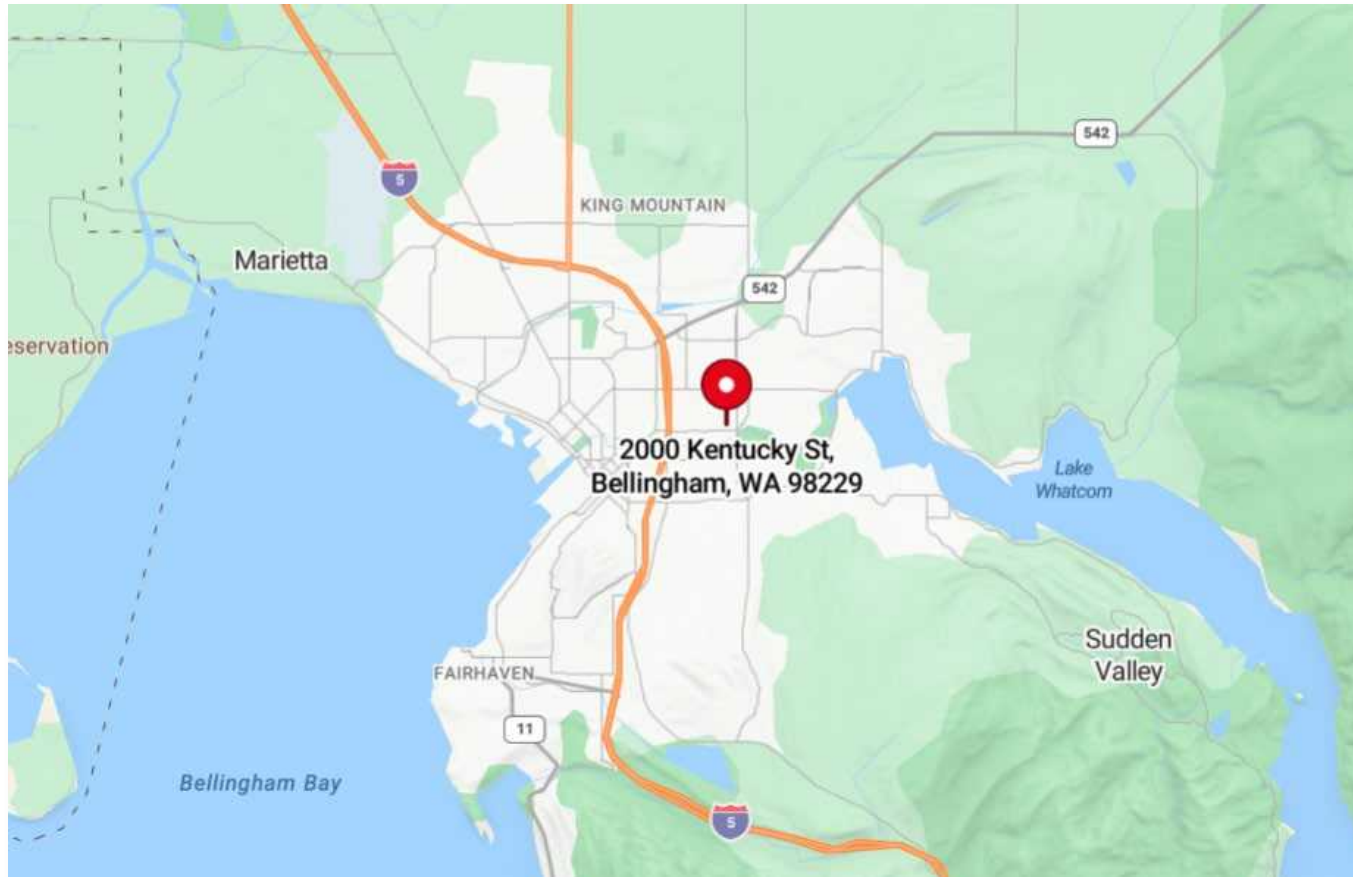
FOR SALE \$10,450,000

- 57,510 SF AVAILABLE
 - 24,300 SF WAREHOUSE
 - 30,960 SF OFFICE (TWO FLOORS)
 - 2,250 SF COVERED LOADING DOCK
- FULLY SPRINKLERED
- HEAVY POWER (480V, 1,600A)
- PRICED SUBSTANTIALLY BELOW REPLACEMENT COST



PROPERTY SUMMARY

Premier location near I-5 in central Bellingham. 57,510 SF building with 24,300 SF Warehouse, 30,960 SF Office (Ground and Mezzanine) and 2,250 SF of covered loading dock. Large paved parking lot with approx. 70 parking spaces. Property is fully fenced, with entrance onto Kentucky St. Heavy Power in the building (480V, 1,600 Amp). Elevator on South wing. Warehouse space is plumbed throughout with pneumatics. Covered loading dock has two truck wells.



PROPERTY OVERVIEW

Address: 2000 Kentucky ST,
Bellingham WA 98225

APN: 3803294534460000 &
3803294784320000

Total SF: 57,510

Site Area: 1.97 Acres (86,753 SF)

Year Built: 1984

Office HVAC: Heat Pump
Warehouse Heating: Reznor
Heating, Partial A/C in Warehouse

Sprinklered: Yes

Elevator: Yes

Power: 480V, 1,600 Amps

Parking: 70 Marked Spaces

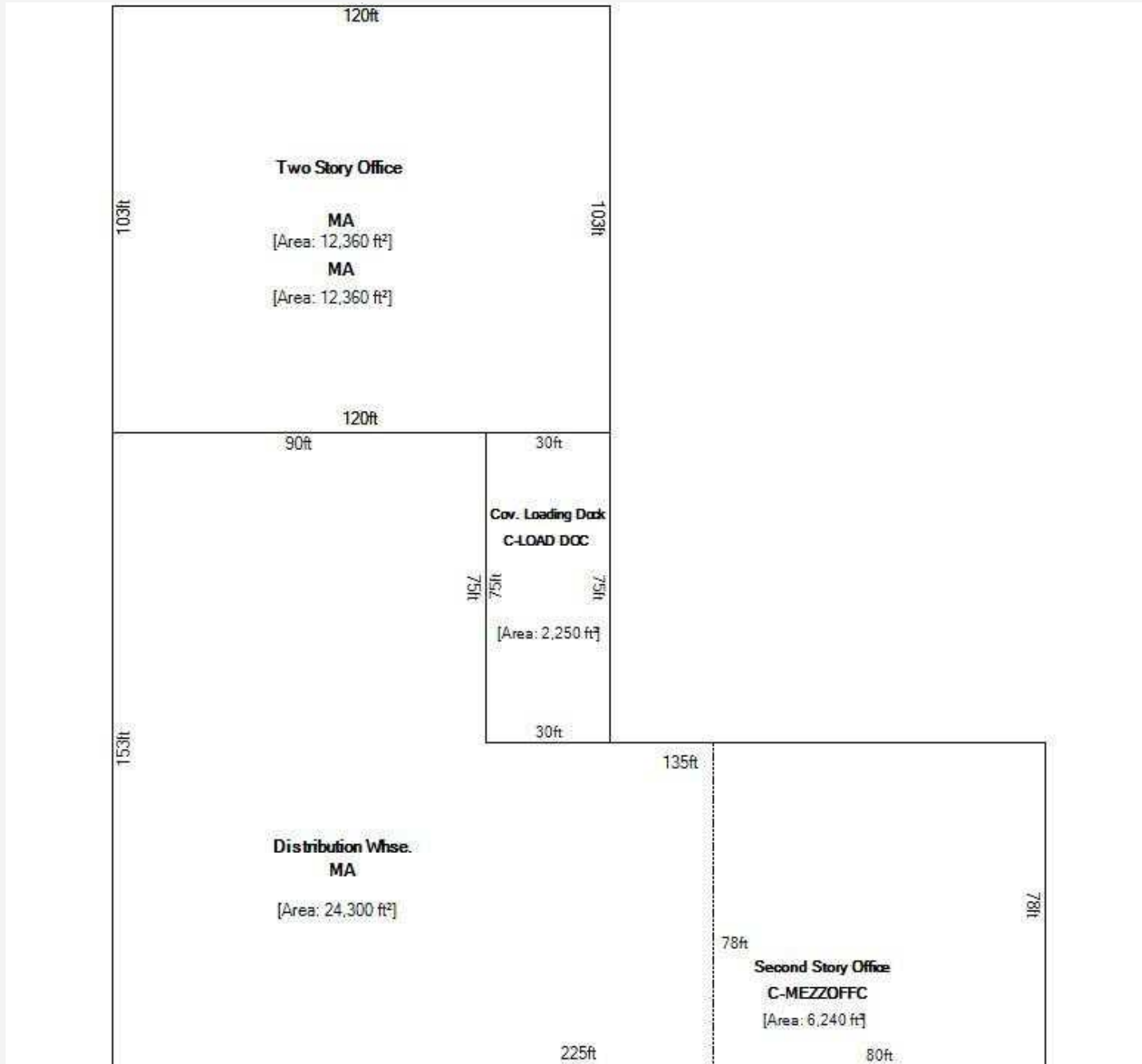
SITE AERIAL





SITE PLAN & FLOOR PLANS

FLOOR PLAN





PROPERTY PHOTOS

EXTERIOR PHOTOS



INTERIOR PHOTOS





FOR MORE INFORMATION

PLEASE CONTACT:

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