

# FOR SALEE

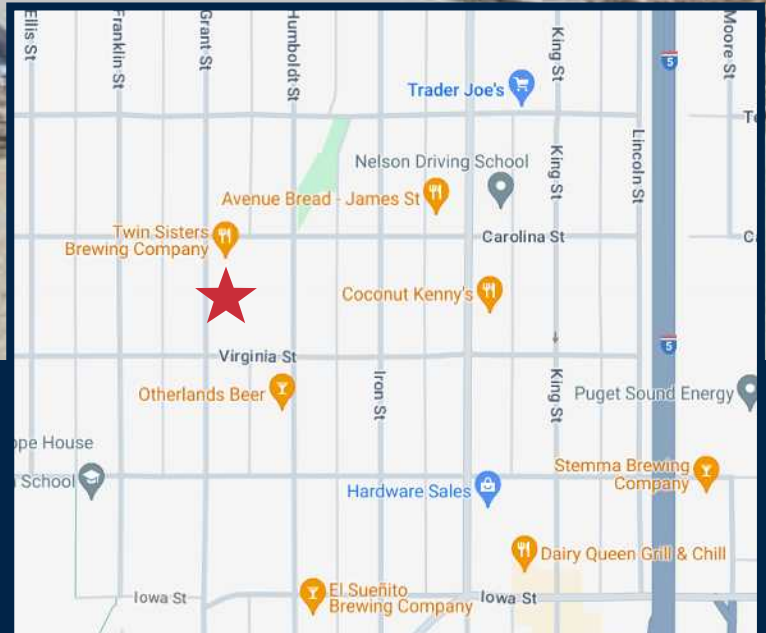
## \$1,600,000

2212 GRANT ST | BELLINGHAM, WA 98225



### 800 sf Office + 3200 sf Warehouse

- New Construction Pre-Sale
- 800 sf Office, Reception, Showroom
- Dedicated Parking Spaces
- Easy I-5 Access
- Prime Bellingham Location
- 2 Grade level 12 ft OH Doors
- 20 ft Ceilings (warehouse)
- Owner Financing Available



**RE/MAX**  
COMMERCIAL®

**MIGUEL BRIONEZ**

CELL: 360.393.7009

MIGUEL@BELLINGHAMPROPERTYSEARCH.COM

## THE OFFERING

# \$1,600,000



## 4,000 SF OFFICE/ WAREHOUSE | NEW CONSTRUCTION

Excellent location in the Sunnyland industrial zone with a central location and quick access to I-5. 4,000 sf building comprised of 3,200 sf office space and 800 sf warehouse space. This versatile space offers two grade level 12 ft roll up doors to each side of the warehouse, reception area, office space & bathrooms. . Excellent investment or owner occupied.

Owner financing available.

All information furnished regarding property or business for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or financing or withdrawal without notice. Buyer to verify all information herein and pertaining to the business, and/or real property including, but not limited to information furnished by broker. No liability of any kind is to be imposed on the broker herein.



Carolina St.

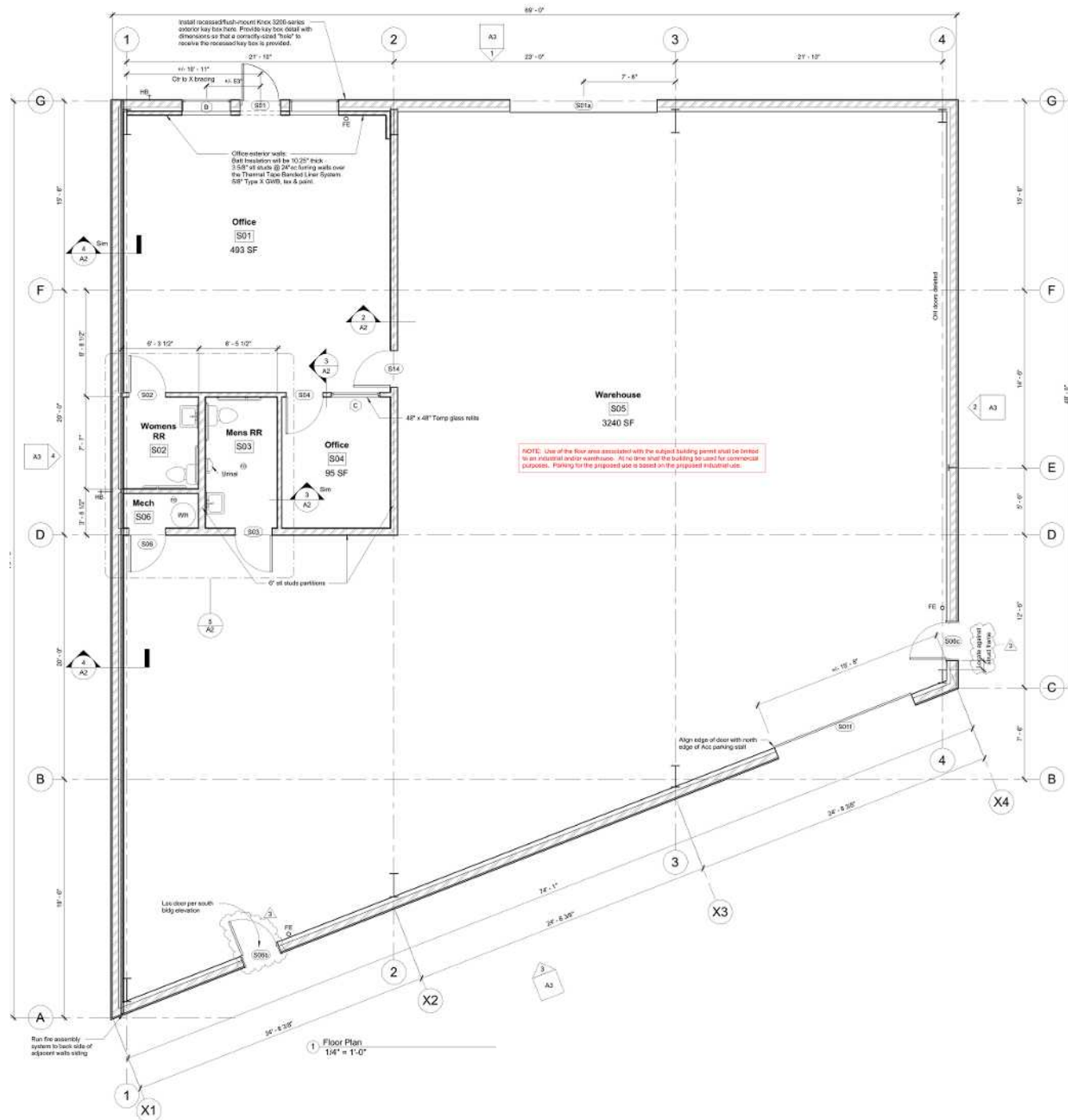
Grant St.

2

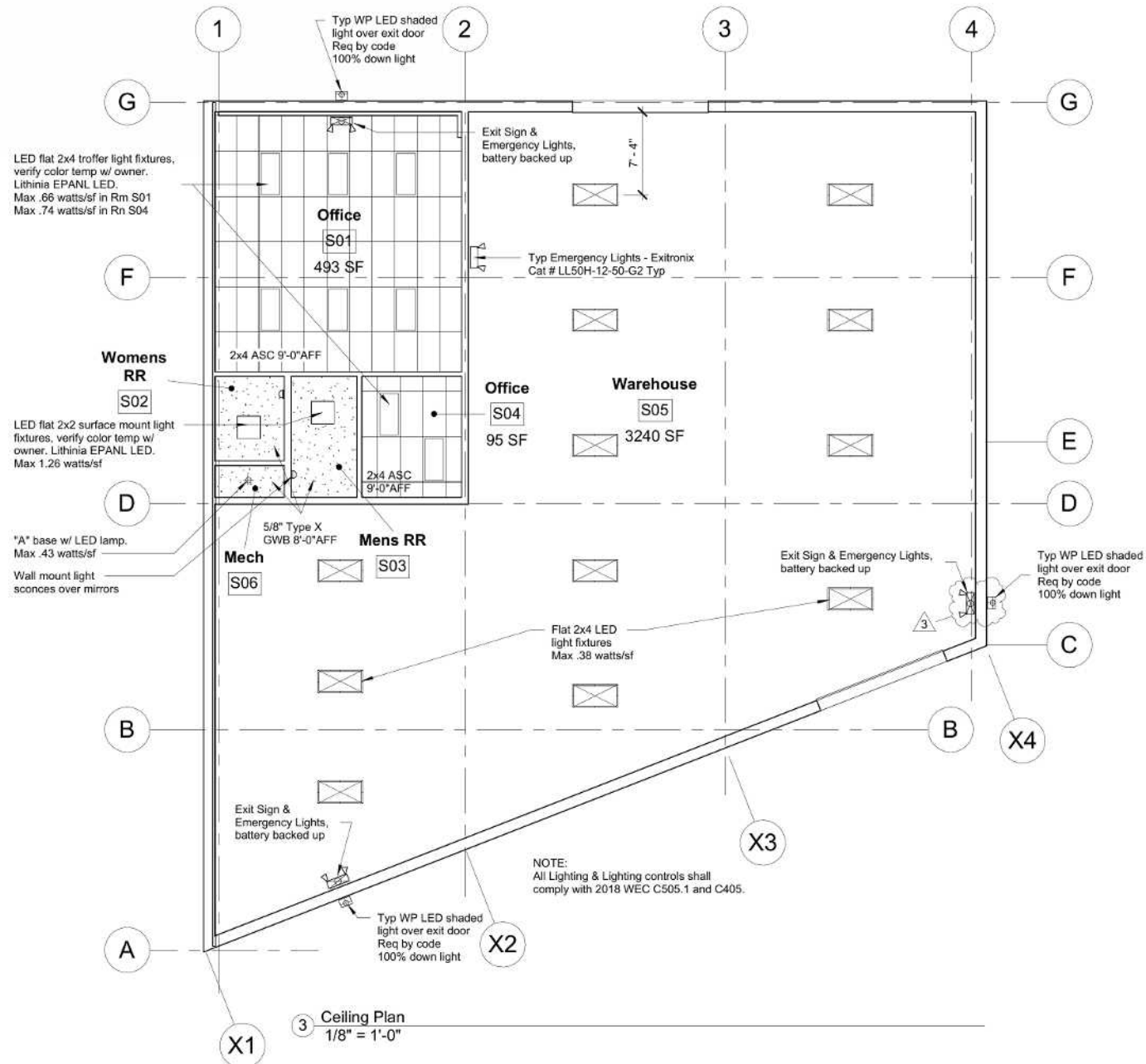




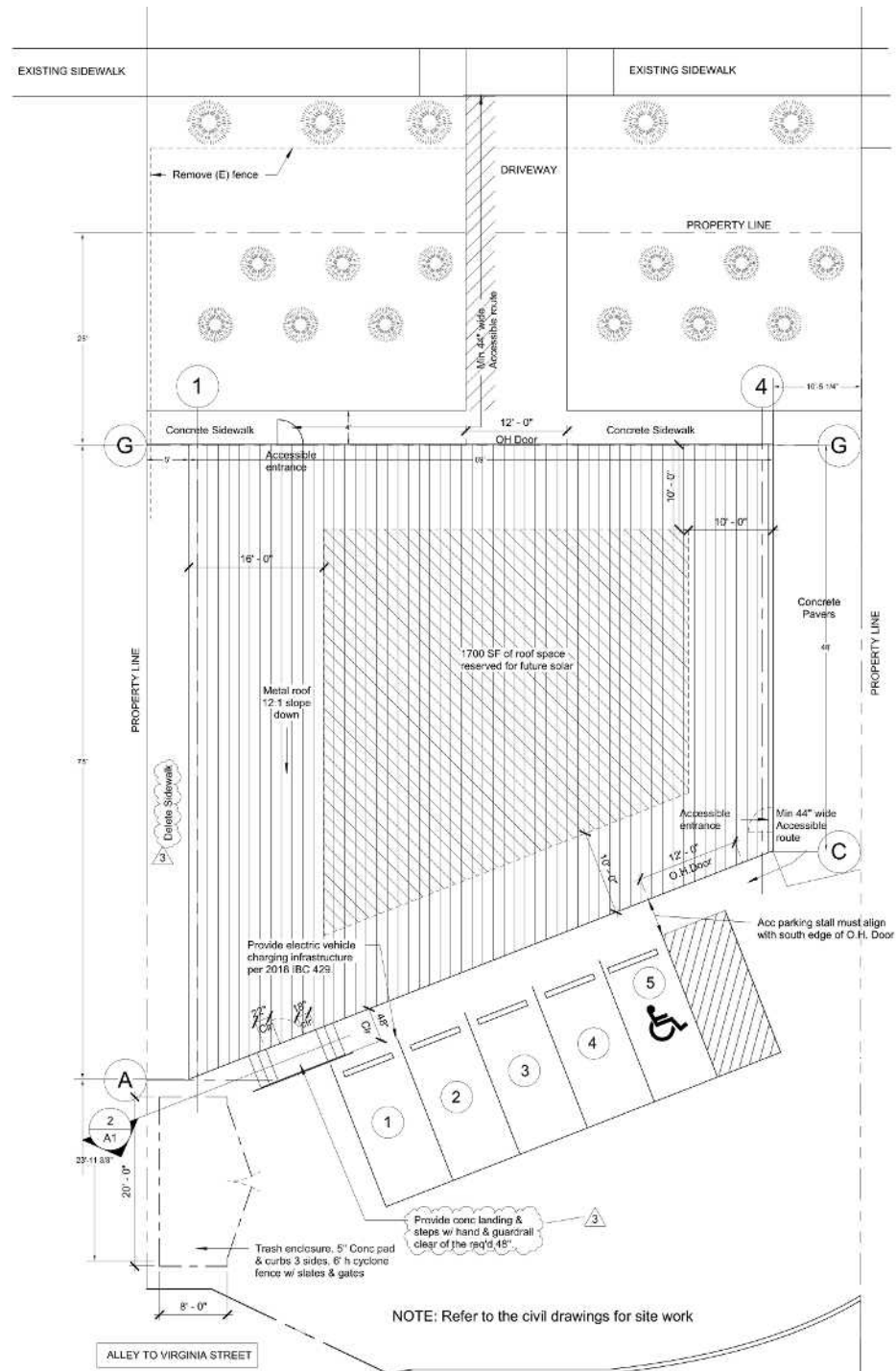
## PHOTOS



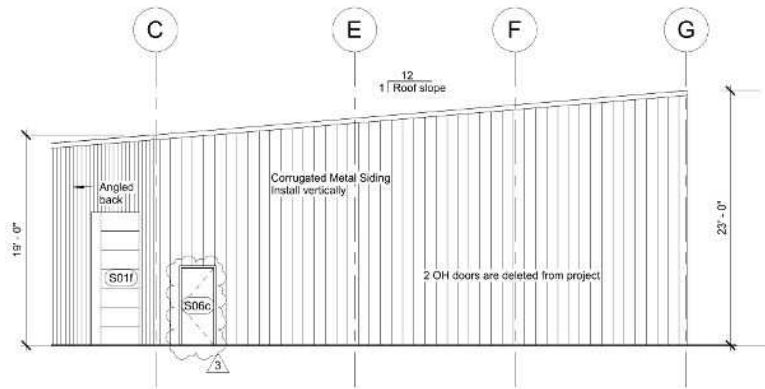
# PHOTOS



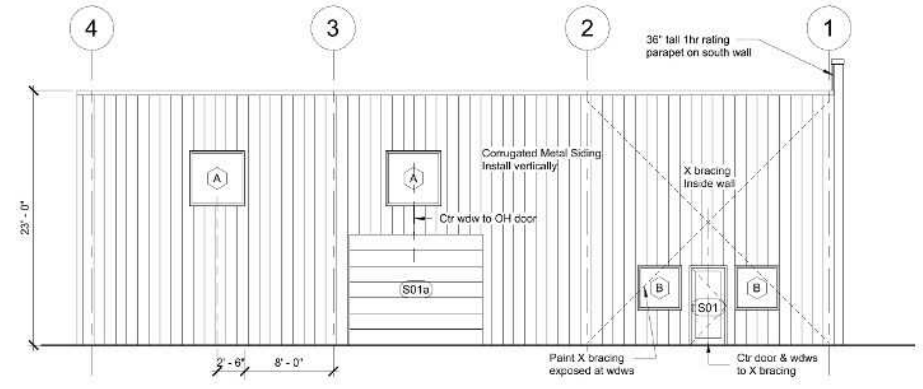
## PHOTOS



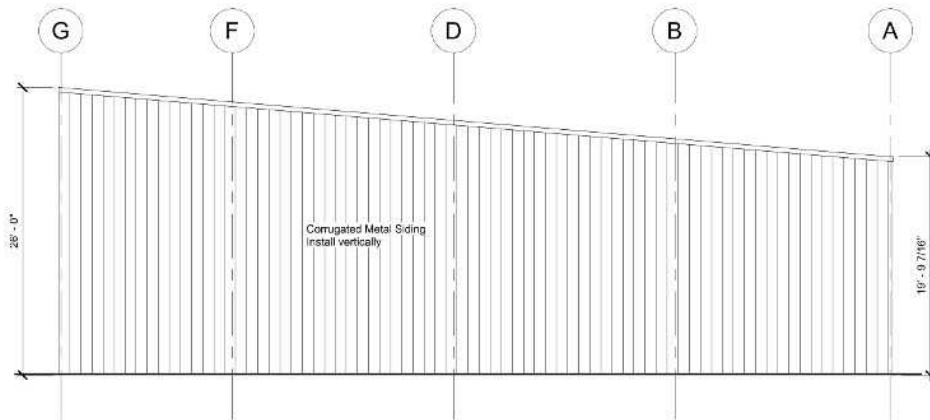
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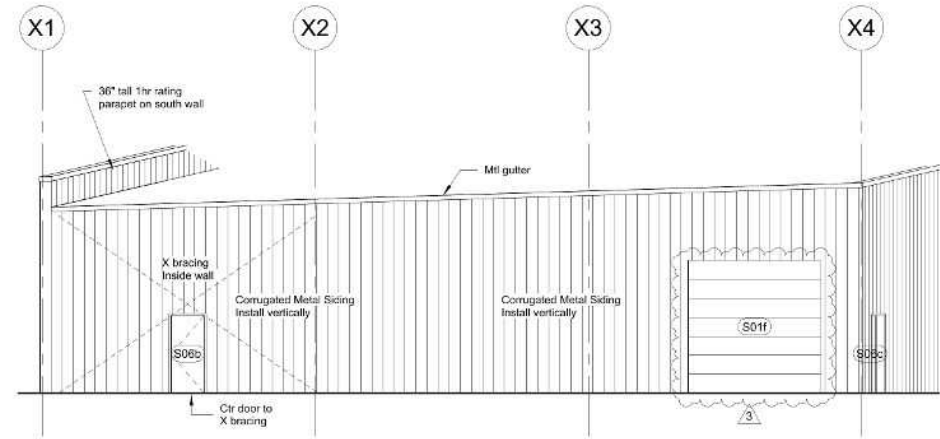
② North Building Elevation  
1/8" = 1'-0"



① West Building Elevation  
1/8" = 1'-0"



④ South Building Elevation - 1 Hr Rated  
1/8" = 1'-0"



③ East Building Elevation  
1/8" = 1'-0"



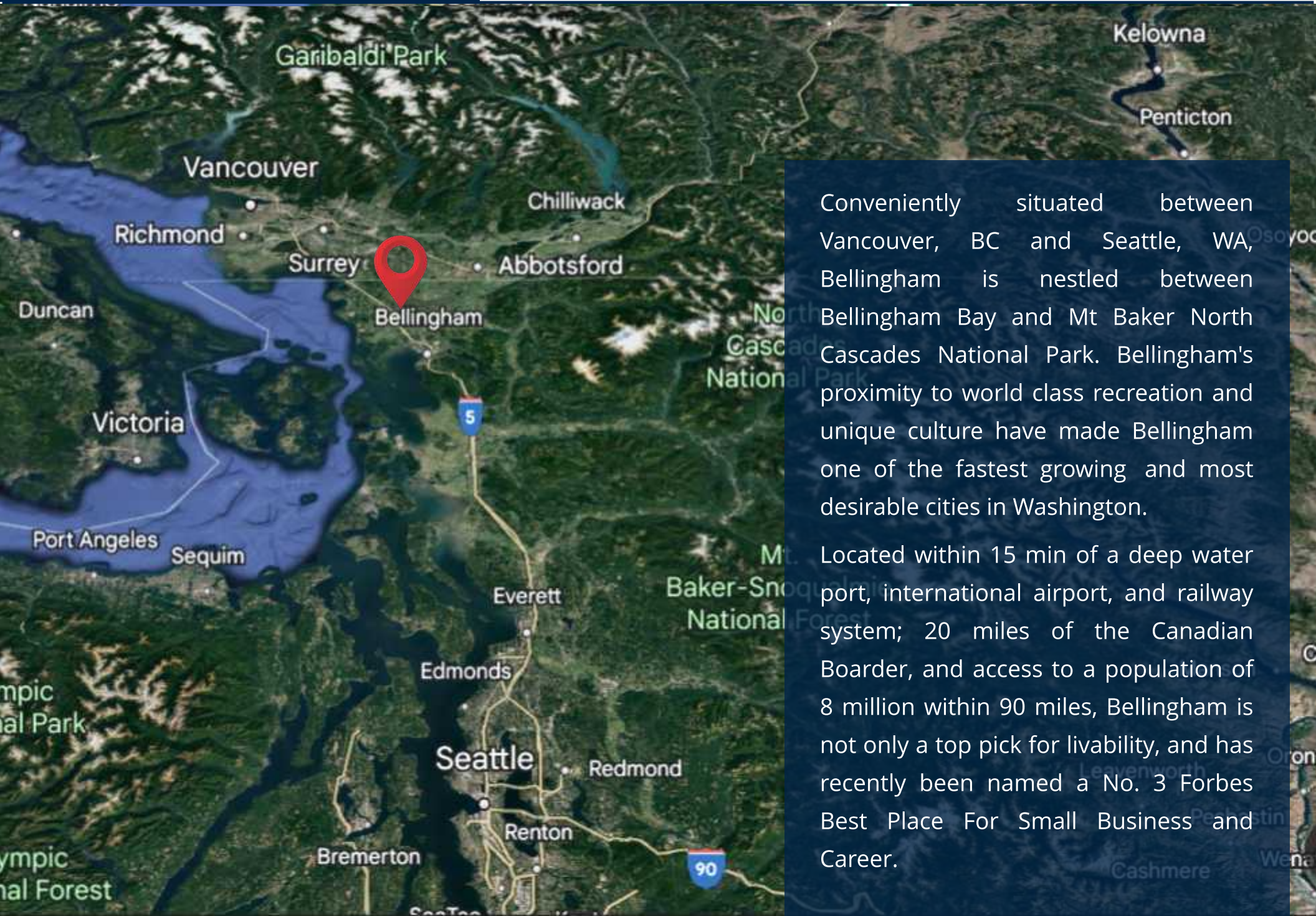
# PHOTOS





## LOCATION

## BELLINGHAM, WA



Conveniently situated between Vancouver, BC and Seattle, WA, Bellingham is nestled between Bellingham Bay and Mt Baker North Cascades National Park. Bellingham's proximity to world class recreation and unique culture have made Bellingham one of the fastest growing and most desirable cities in Washington.

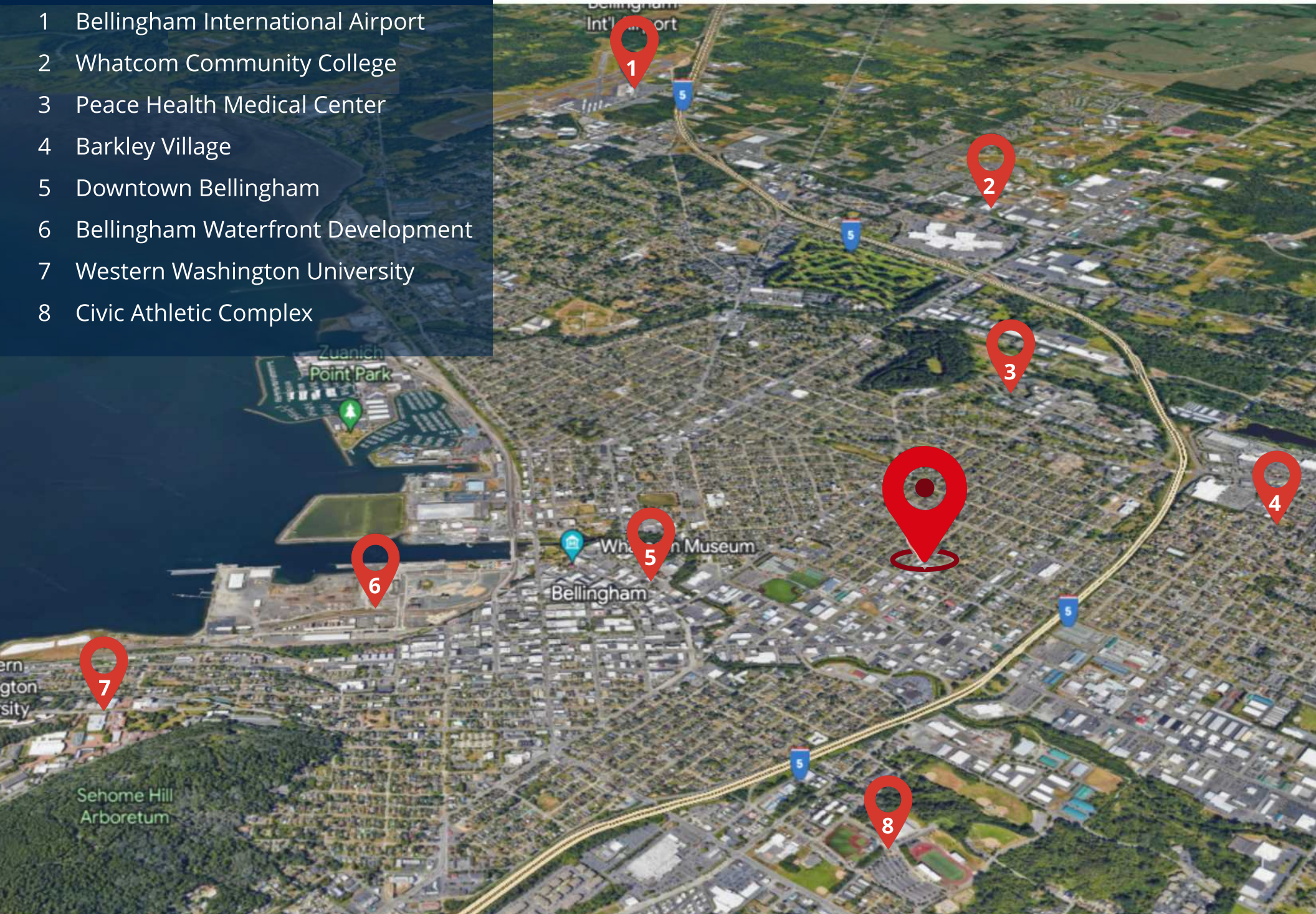
Located within 15 min of a deep water port, international airport, and railway system; 20 miles of the Canadian Boarder, and access to a population of 8 million within 90 miles, Bellingham is not only a top pick for livability, and has recently been named a No. 3 Forbes Best Place For Small Business and Career.



## LOCATION

- 1 Bellingham International Airport
- 2 Whatcom Community College
- 3 Peace Health Medical Center
- 4 Barkley Village
- 5 Downtown Bellingham
- 6 Bellingham Waterfront Development
- 7 Western Washington University
- 8 Civic Athletic Complex

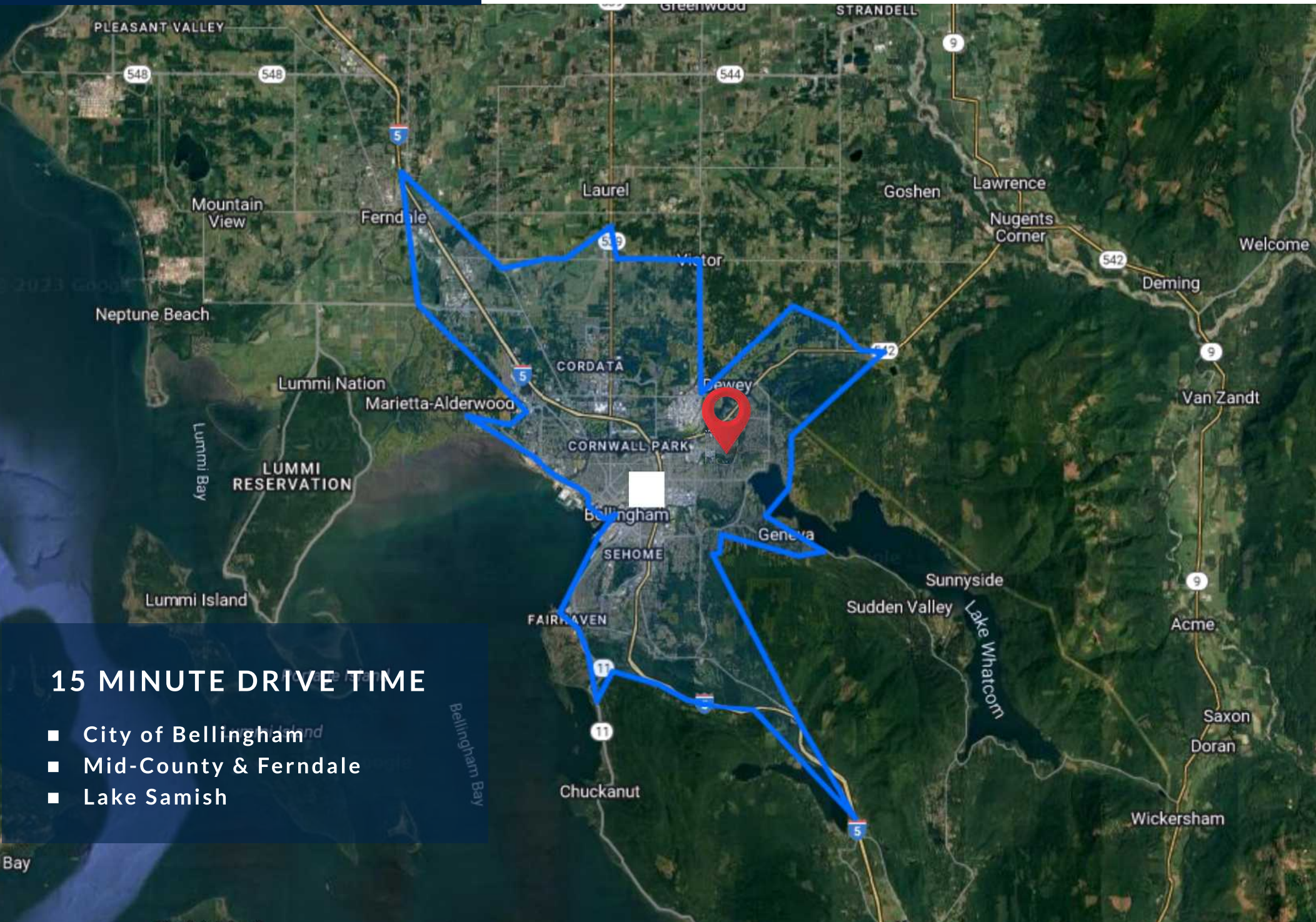
## BELLINGHAM, WA





## LOCATION

## BELLINGHAM, WA



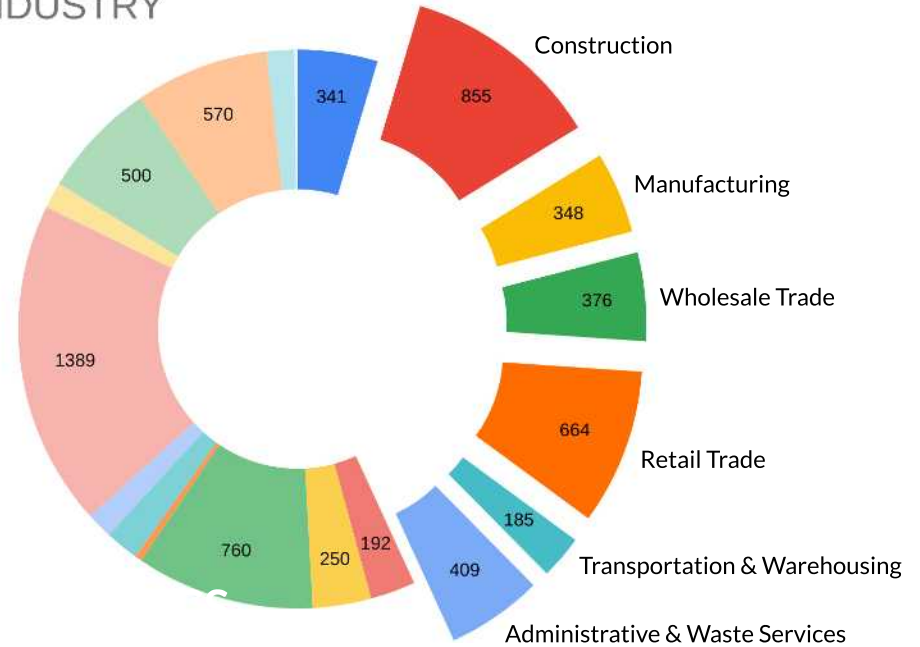
### 15 MINUTE DRIVE TIME

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

GDP  
**\$16,036,428**  
 Whatcom County 2021

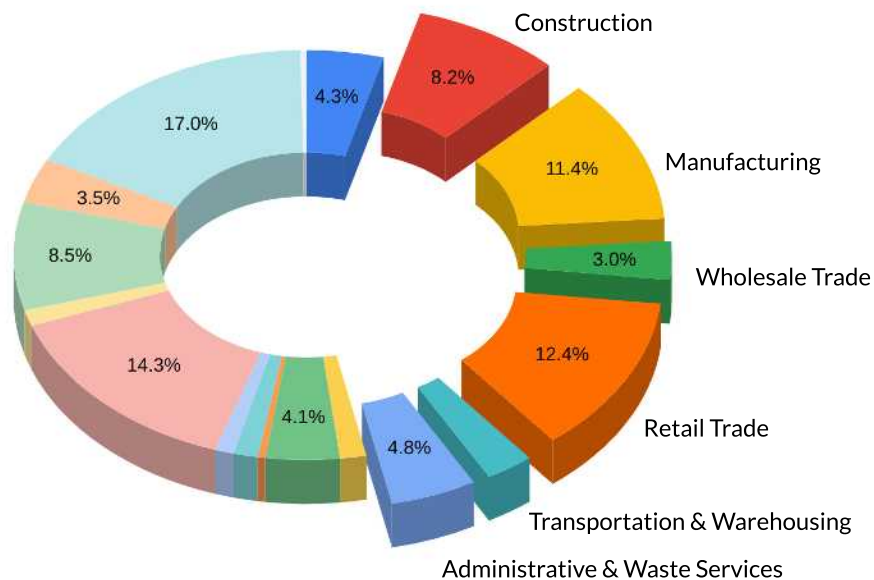
## TOTAL FIRMS BY INDUSTRY

- Agriculture, Forestry, Fishing
- Construction
- Manufacturing
- Wholesale Trade
- Retail Trade
- Transportation & Warehousing
- Administrative & Waste Services
- Finance & Insurance
- Real Estate, Rental, Leasing
- Professional & Technical Services
- Management of Companies
- Information
- Educational Services
- Health & Social Services
- Arts, Entertainment & Recreation
- Accommodation & Food Services
- Other Services
- Government
- Other



## Percent of Employment by Industry

- Agriculture, Forestry, Fishing
- Construction
- Manufacturing
- Wholesale Trade
- Retail Trade
- Transportation & Warehousing
- Administrative & Waste Services
- Real Estate, Rental, Leasing
- Professional & Technical Services
- Management of Companies
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- Educational Services
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- Other Services
- Government
- Other



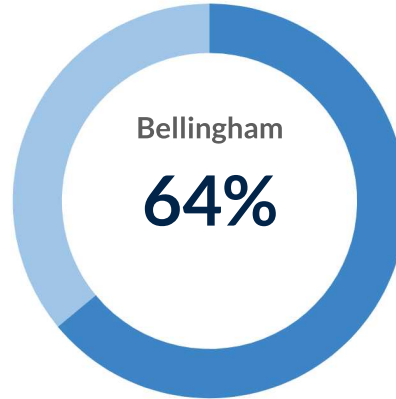
POPULATION  
 WITHIN 90 MI  
**8 million**



INDUSTRIAL  
ZONED LAND

**4%**

Of Bellingham's  
Total Acreage



● Bellingham ● Outlying Cities

WHATCOM COUNTY  
EMPLOYEMENT BY  
LOCATION

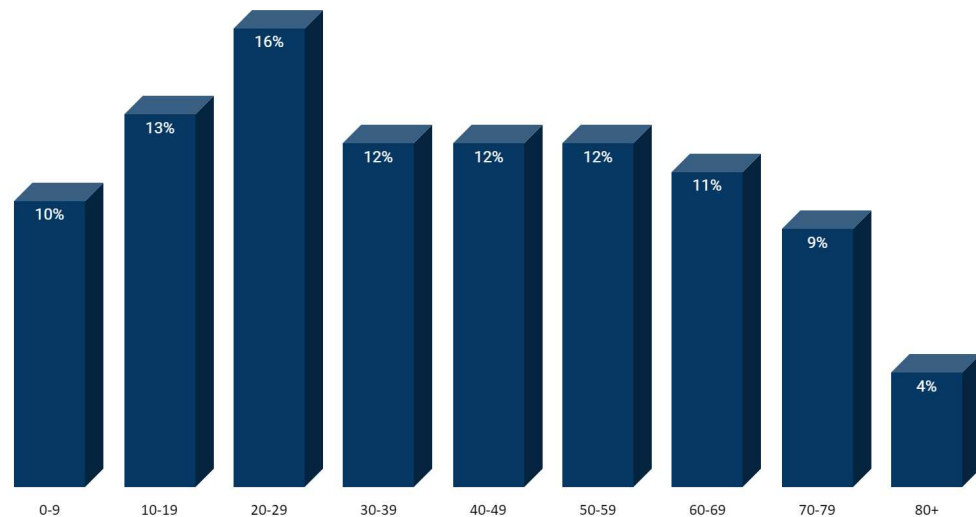
UNEMPLOYMENT  
RATE

**3.1%**

May 2023

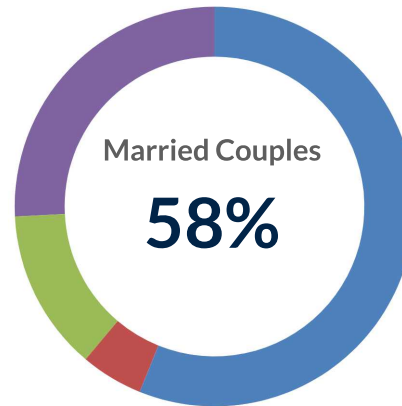
POPULATION

**228,831**



NUMBER OF  
HOUSEHOLDS

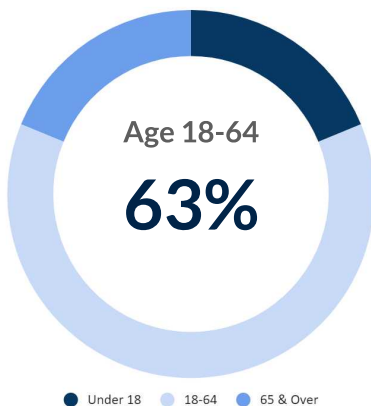
**92,219**



Married Couples Male Head of Household Female Head of Household Non-Family

PERSONS PER  
HOUSEHOLD

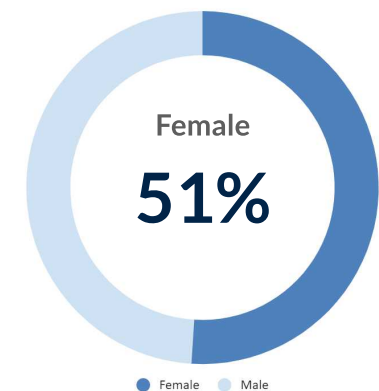
**2.4**



Under 18 18-64 65 & Over

MEDIAN AGE

**38.8**

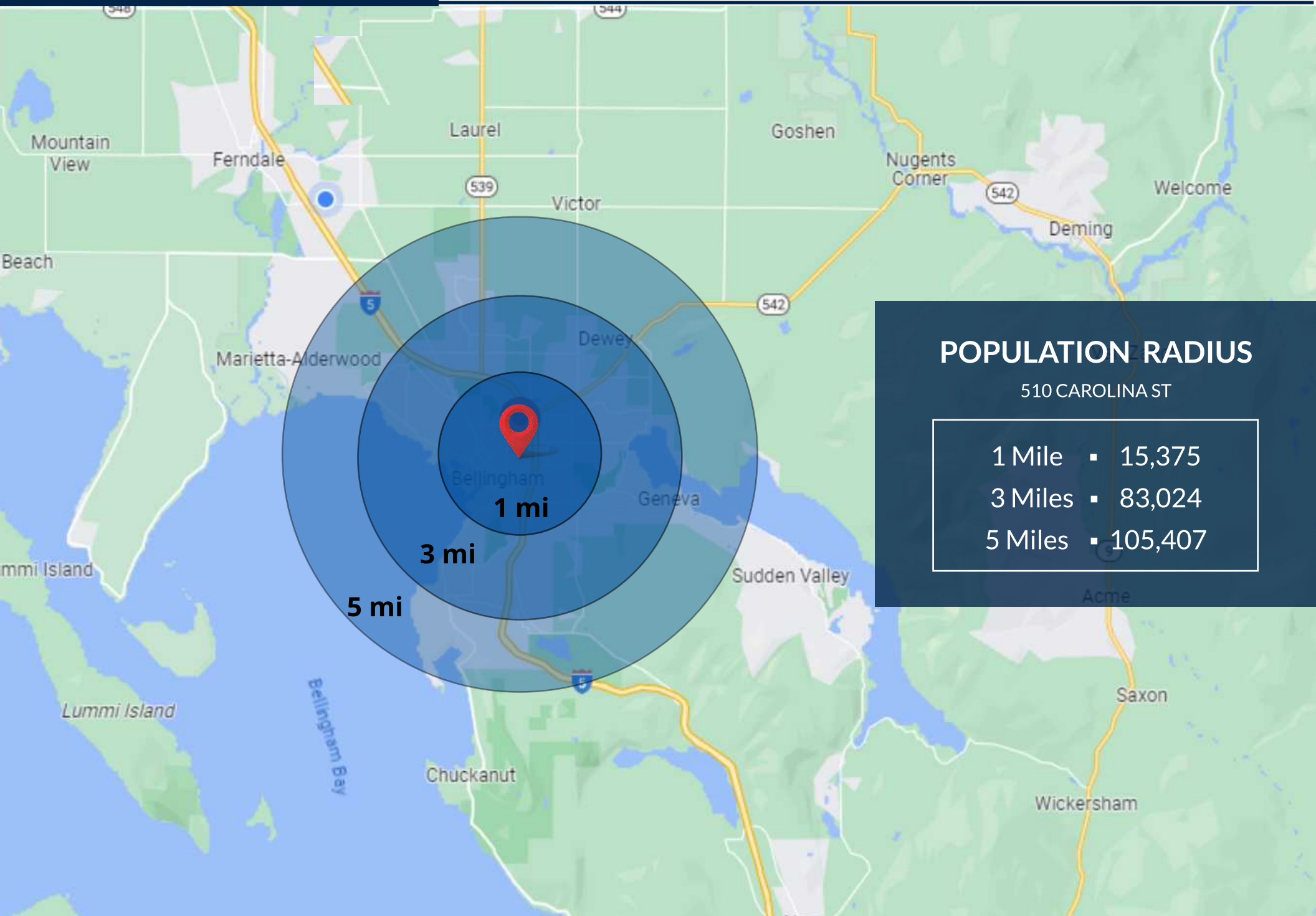


Female Male



## DEMOGRAPHICS

## BELLINGHAM METRO AREA



### POPULATION RADIUS

510 CAROLINA ST

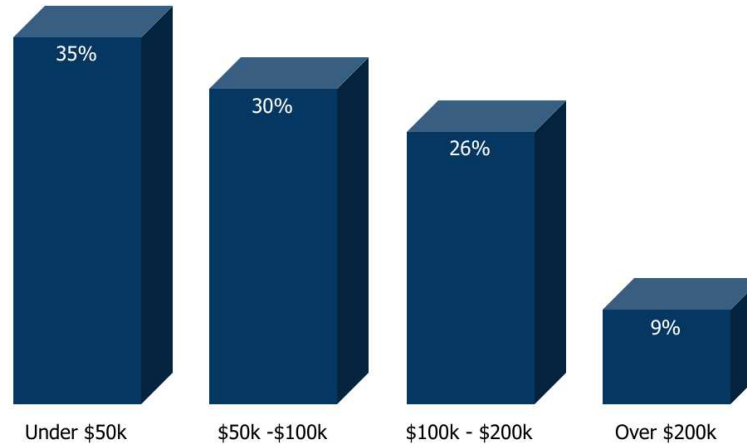
1 Mile ▪ 15,375

3 Miles ▪ 83,024

5 Miles ▪ 105,407

MEDIAN INCOME

**\$72,055**

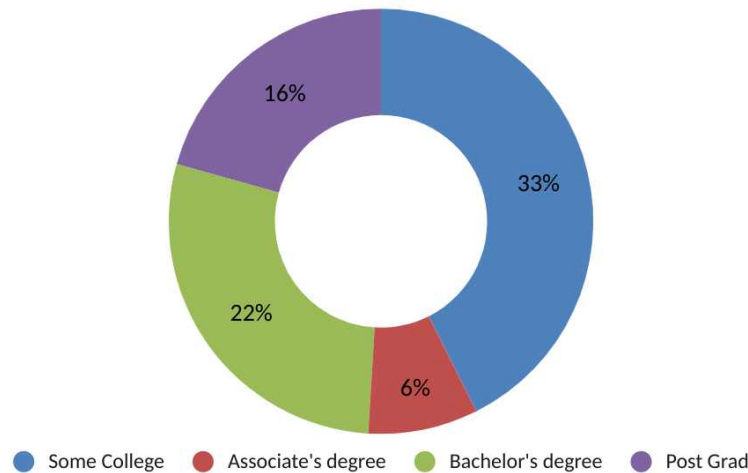


PER CAPITA INCOME

**\$39,035**

HIGH SCHOOL GRADUATES

**94%**



BACHELOR'S DEGREE OR HIGHER

**38%**



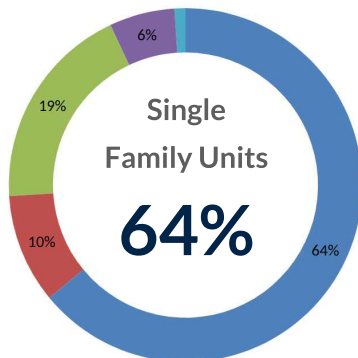
### AVERAGE HOME PRICE

**\$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

# ZONING

## LIGHT INDUSTRIAL PERMITTED USES

- Warehousing and wholesaling establishments: excluding the storage and handling of explosives, ammonia, chlorine, and any other similarly dangerous or toxic substances.
- Manufacturing and assembly of any product or material, not prohibited hereunder, is permitted. The manufacture, compounding, processing, refining, and treatment of significant quantities of the following materials, products or operations is prohibited. For the purpose of this section, “significant quantities” consists of a barrel or more at a single time.
  - Acetylene; Distillation of alcohol; Asphalt and tar; Brick, tile, terra cotta; Concrete, cement, lime, gypsum, and plaster of paris; Fats, oils and soap; Fertilizer, garbage, offal, bones, and the reduction of dead animals.; Forging or smelting of metal; Lampblack, stove and shoe polish; Lumber and planing mills; Oilcloth and linoleum; Paint, shellac, turpentine, lacquer and varnish; Paper and pulp; Petroleum processing and storage; Any explosive or highly inflammable material; Slaughtering and processing of meat or fish products.; Tannery and curing of raw hides; Chemicals such as acid, ammonia, bleach, chlorine, dye stuff, glue, gelatin and size; Automotive wrecking, or junkyards
- Retail sales of all types except those listed in the conditional use section;
- Offices.;
- Eating and/or drinking establishments;
- Service establishments dealing with the following:
  - Personal services (such as beauty and barber shops, shoe repair shops and laundry facilities);
  - Business services (such as advertising agencies, collection agencies, janitorial services, computer service and consulting);
  - Automotive repair, services and garages.
- Miscellaneous repair services (such as radio, TV, watch, clock, and furniture repair).
- Commercial recreation.
- Medical and dental laboratories.
- Institutions of higher education.
- Membership organizations.
- Small animal care shops (keeping of three or fewer animals overnight is permitted as an accessory use if animals are kept in an enclosed structure).
- Miscellaneous services (such as engineering, architectural and surveying services).
- Agricultural nurseries.
- Advertising devices.
- Animal hospitals, small.
- Transportation and public utilities (such as freight operations, terminals, communication services, utility transmission systems, and utility generation systems only as provided in BMC20.36.030(C)).
- Construction businesses (such as construction offices and storage yards).
- Uses similar to the above; however, adult entertainment uses shall be prohibited in the light industrial district.
- Billboards, subject to the provisions of this chapter, and only within the billboard overlay zones delineated by BMC20.08.020, Figure 15.
- Wireless communication facilities, subject to the provisions of Chapter20.13BMC.
- Community public facilities.
- Art schools.
- Temporary homeless shelters, per Chapter20.15BMC.
- Recycling collection and processing center, subject to additional standards per BMC20.16.020(L)(2).
- Certain interim housing, per Chapter20.15ABMC