

FOR SALE

BELLINGHAM INDUSTRIAL & EXCESS LAND

4350 PACIFIC HWY | BELLINGHAM, WA 98226



KIDDER.COM

EXCLUSIVELY LEASED BY

REMAX
WHATCOM COUNTY

km Kidder
Mathews

BELLINGHAM INDUSTRIAL & EXCESS LAND

PROPERTY HIGHLIGHTS

TOTAL LAND AREA	8.26 AC (6.83 AC Usable)
TOTAL BUILDING SF	30,000 SF
GROSS LEASABLE SF	33,330 SF (Including Mezz)
OFFICE SF	3,330 SF
MEZZANINE SF	3,330 SF
DOCK DOORS	5 - 29" Bays; 1 - 48" Bay
DRIVE IN DOORS	1 - 12'x16'
CLEAR HEIGHT	28' - 33'
COLUMN SPACING	25'
PARKING	±19 Spaces
ZONING	I-Industrial
SIGNAGE	Pylon Sign with Digital Display
SALE PRICE	\$5,500,000

\$5.5M

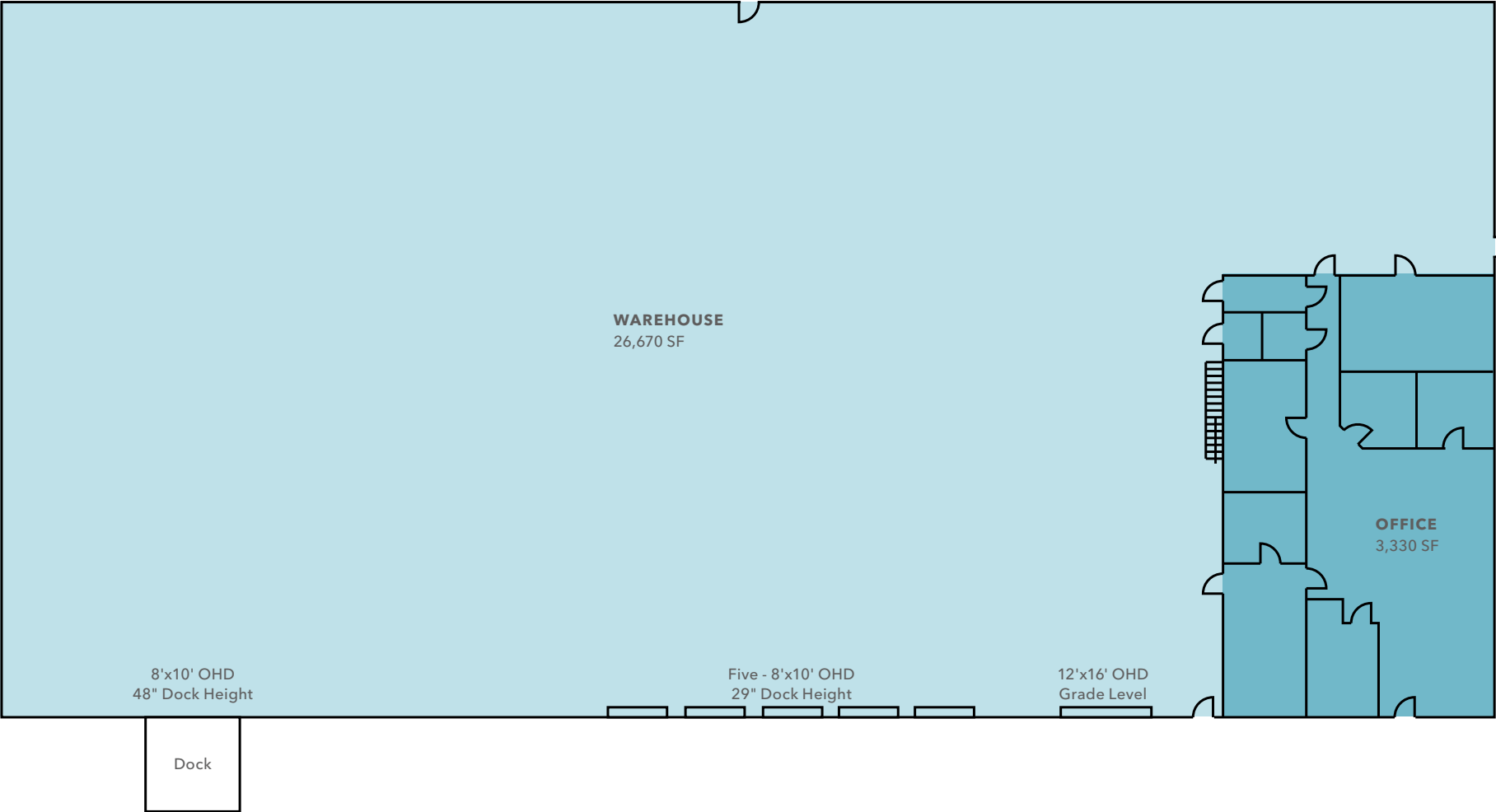
SALE PRICE

33K SF

AVAILABLE



FLOOR PLAN



km Kidder Mathews

REMAX
WHATCOM COUNTY

SUBJECT PROPERTY

PACIFIC STORAGE COMPANY

Holiday Inn

COSTCO WHOLESALE

BELLINGHAM AIRPORT

Best Western

LA QUINTA INNS & SUITES

Starbucks

Jack in the box

Fred Meyer

HOME 2

SPRINGHILL SUITES

BELLIS FAIR

PANDA EXPRESS

AMERICAN EAGLE

ASHLEY

Ben Bridge

Target

BUFFALO WILD WINGS

CAPIPOLE

H&M

SUBWAY

JCPenney

macy's

OLD NAVY

Walmart

Whatcom COMMUNITY COLLEGE

Olive Garden

Walgreens

ROSS DRESS FOR LESS

Shari's

Guitar Center

DOLLAR TREE

MERIDIAN VILLAGE

THE HOME DEPOT

Public Storage



Exclusively listed by

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