

OFFERING MEMORANDUM

IRONGATE WAREHOUSE CONDO UNITS

3610 IRONGATE RD
#112 & #113
BELLINGHAM, WA

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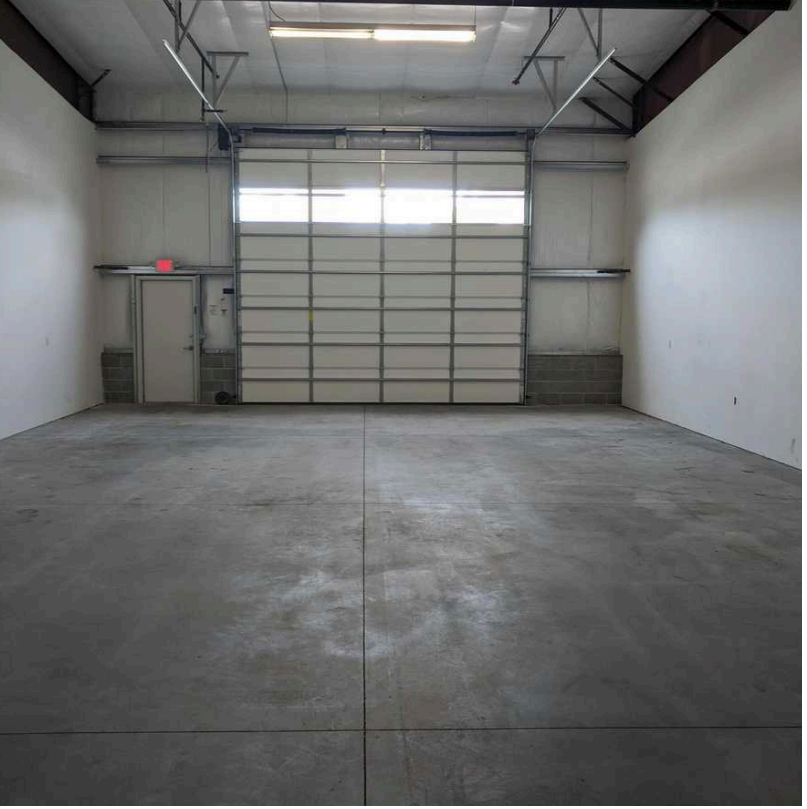




PROPERTY SUMMARY

Two warehouse condo units located in highly desirable Iron Gate area. Both units are currently leased, Tenant in Unit #112 is currently in M-M lease term, offering an opportunity for Owner-User to utilize one unit and have tenancy in #113.

Units can be sold individually or separate. Units have interior door to connect each other.

Each unit features 1,500 SF warehouse/storage space. Units include heating/ insulation, and are plumbed for restroom. Shared Restroom at end of building (shared with entire building).

100-amp three phase power. Thickened footing to accommodate 25′ x 20′ mezzanine if desired, and 16′ wide by 14′ roll up door. 30′ wide by 50′ deep, with an average ceiling height of 20′. Built in October 2017. Exclusive parking in front of unit(s).

Complex entry features Gated automatic security fence with code. Separately metered gas and electricity.

HIGHLIGHTS

- 1,500 SF (each unit)
- 3-Phase, 100-Amp Power
- 16' x 14' Roll Up Door
- Average Ceiling Height 20'
- Thickened footing to accommodate mezzanine
- 2017 Construction
- Gated & Secure Entry

THE OFFERING

3610 IRONGATE RD #112

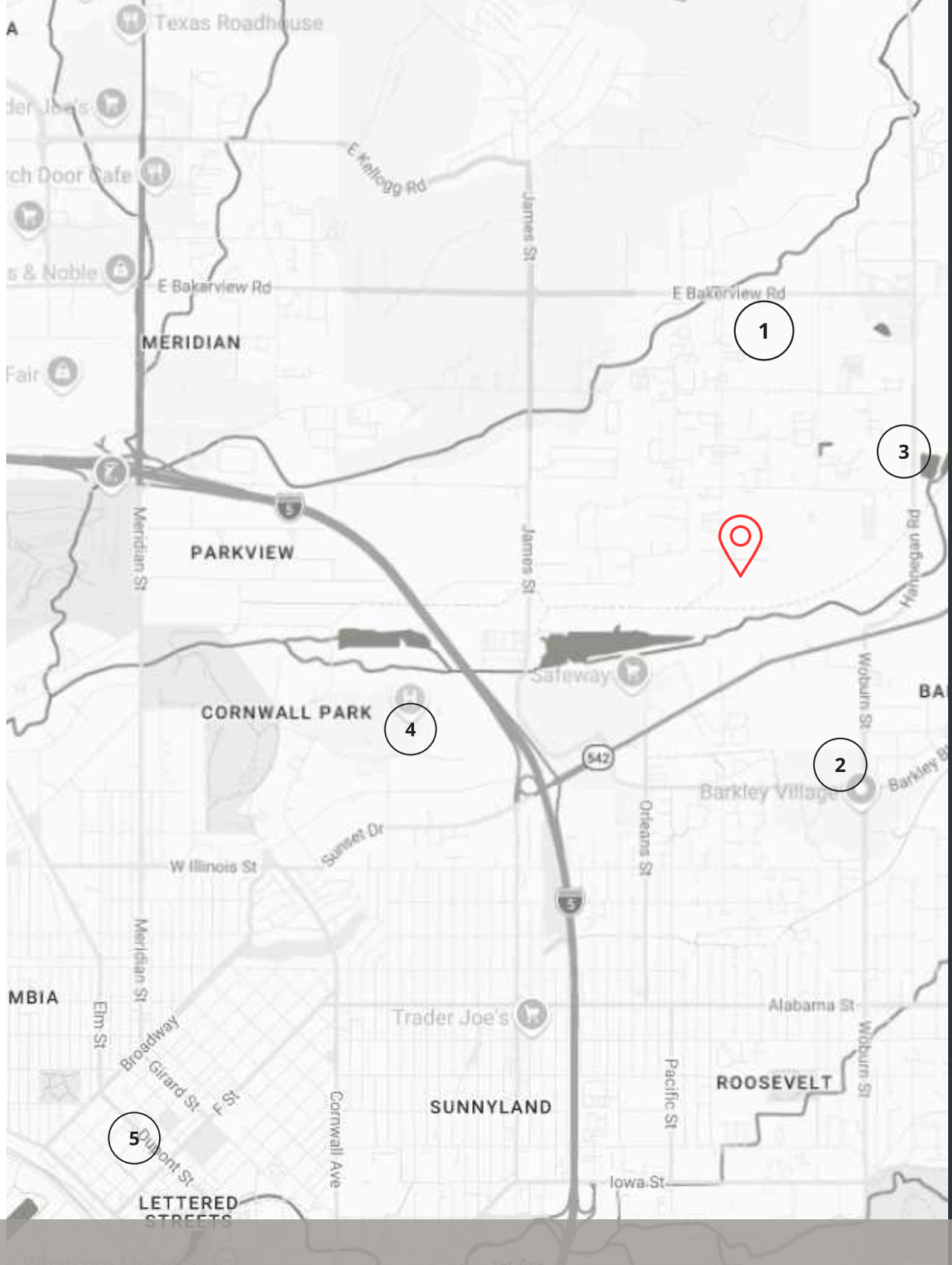
PROPERTY ADDRESS	3610 Iron Gate Rd, #112 Bellingham WA 98225
SQUARE FEET	1,500 SF
PARCEL NUMBER	3803173371460034
ASKING PRICE	$319,500
RENT SCHEDULE	M - M

3610 IRONGATE RD #113

PROPERTY ADDRESS	3610 Iron Gate Rd, #113 Bellingham WA 98225
SQUARE FEET	1,500 SF
PARCEL NUMBER	3803173371460035
ASKING PRICE	$319,500
GROSS SCHEDULED RENT (2026)	$18,540.00
LEASE EXPIRATION:	Nov. 30th, 2028
ANNUAL INCREASES:	3% Annual
OPTIONS TO EXTEND:	Two, 5-year Options
CAP RATE:	5.7%

NEARBY AMENITIES

1 Iron Gate Industrial Area
2 Barkley Village
3 Builder's Alliance
4 Peacehealth St. Joseph
5 Downtown Bellingham



AERIAL

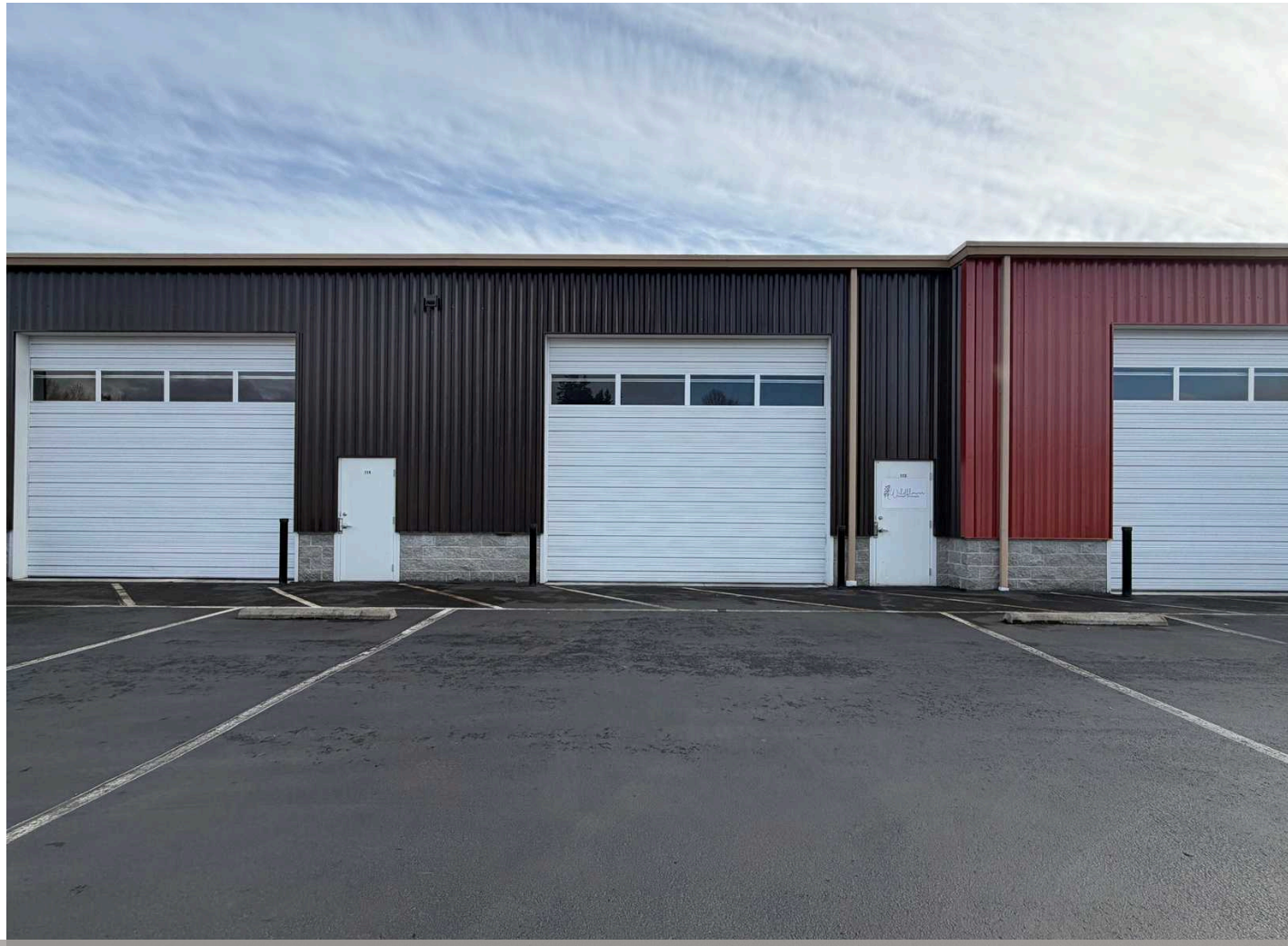



INSTALLATION • SERVICE • SALES
Walls & Windows
EXTERIOR SUN SCREENS
RETRACTABLE AWNINGS
STORM/SECURITY SHUTTERS




Walls & Windows





AREA OVERVIEW

BELLINGHAM, WA

On the shores of Bellingham Bay with Mount Baker as its backdrop, Bellingham is historically one of the Top 100 places to live in the Nation, and the last major city before the Washington coastline meets the Canadian border. The City of Bellingham, which serves as the county seat of Whatcom County, is at the center of a uniquely picturesque area offering a rich variety of recreational, cultural, educational and economic activities.

Quick Facts:
•Population: 90,620
•Area: 30.1 square miles
•Travel distances
•Canadian border: 21 miles
•Vancouver, B.C: 52 miles
•Seattle: 90 miles
•Miles of bike lanes: 61.1
•Miles of trails: 68.7





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