LightIndustrialBuilding

3883IrongateRoad,Bellingham,WA98226

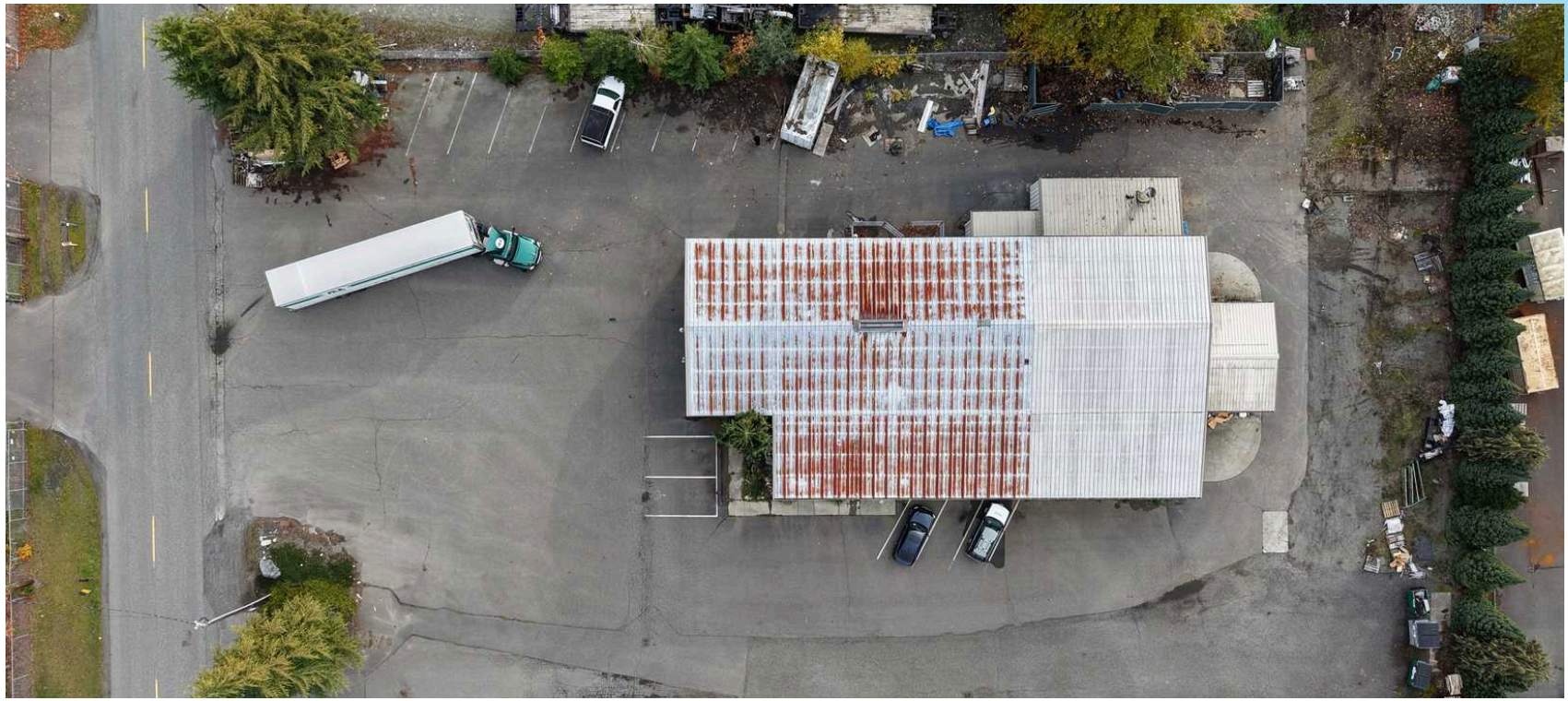


PACIFIC CONTINENTAL REALTY, LLC

KCCoonc,DesignatedBroker

(360)305-9977|KC@PCRnw.com

Overview



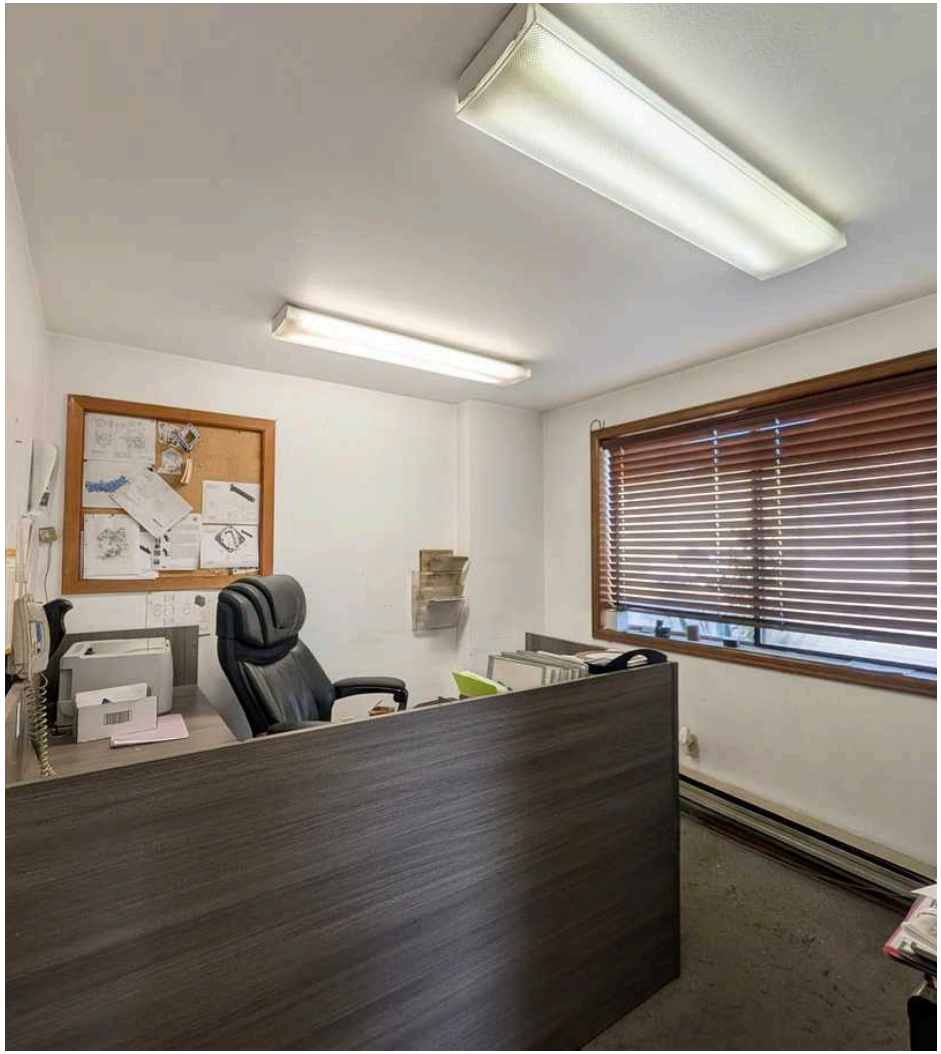
SalePrice:$1,500,000

8,082sqft,steelframe,lightindustrialbuildingsituatedona38,768sqftlotinBellingham'sIrongate Neighborhood.Currentuseisamachineshopwithradiantgasheatworkarea.Themachineshopisclosingand thereismachineandmillingequipmentthatcanbeincludedorpurchasedseparately.Officespacewithstorefront, tworestrooms,employeebreakroomwithtwosectionsofwarehousespacethatcouldbeopeneduptocreatea largerproductionarea.Easyaccessallaroundthebuildingforemployeeparkingandshippingandreceiving.400 ampsof3phasepower.

Pleasecontactlistingbrokerfortour.

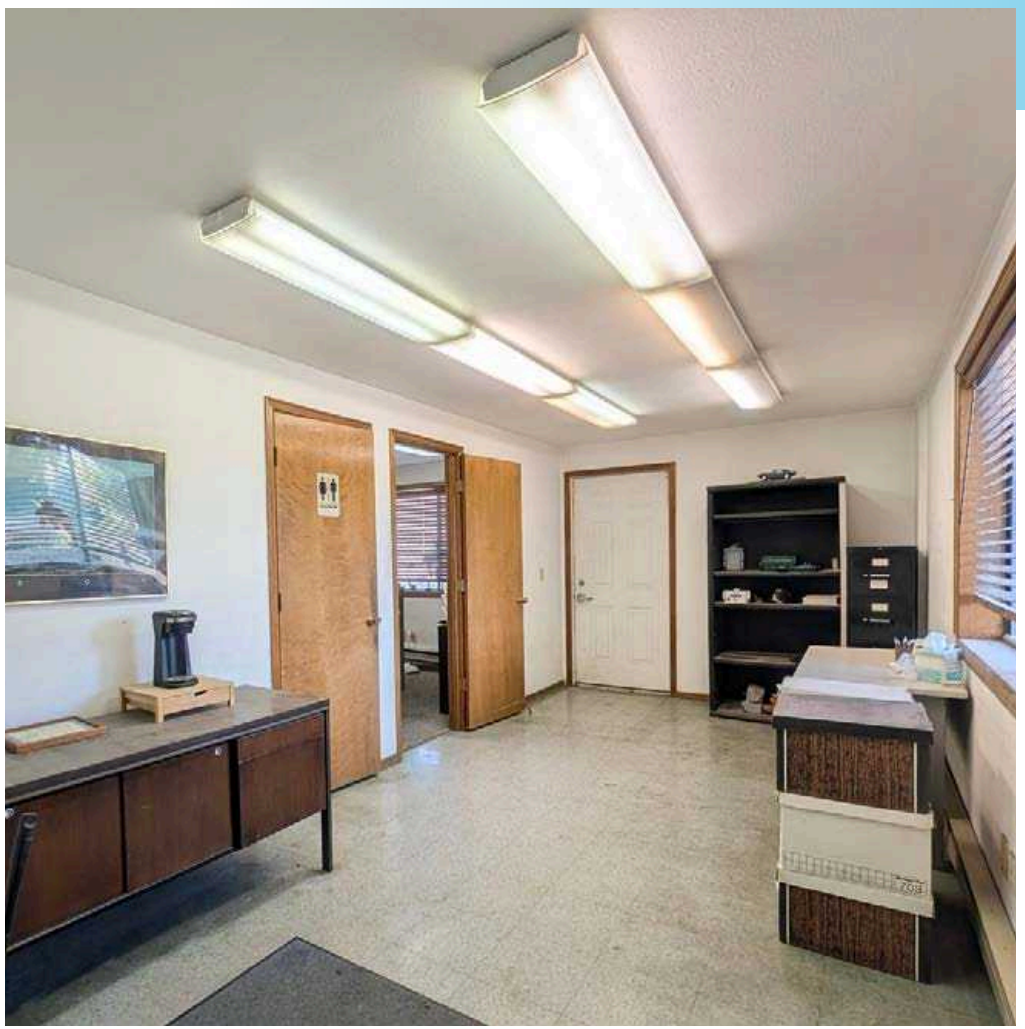
Informationcontainedhereinhasbeenobtainedfromsourcesthatwedeemreliable.Wehavenoreasontodoubtitsaccuracy,butwedonotguaranteeit.

InteriorPhotos



Front Office

Lobby / Entryway



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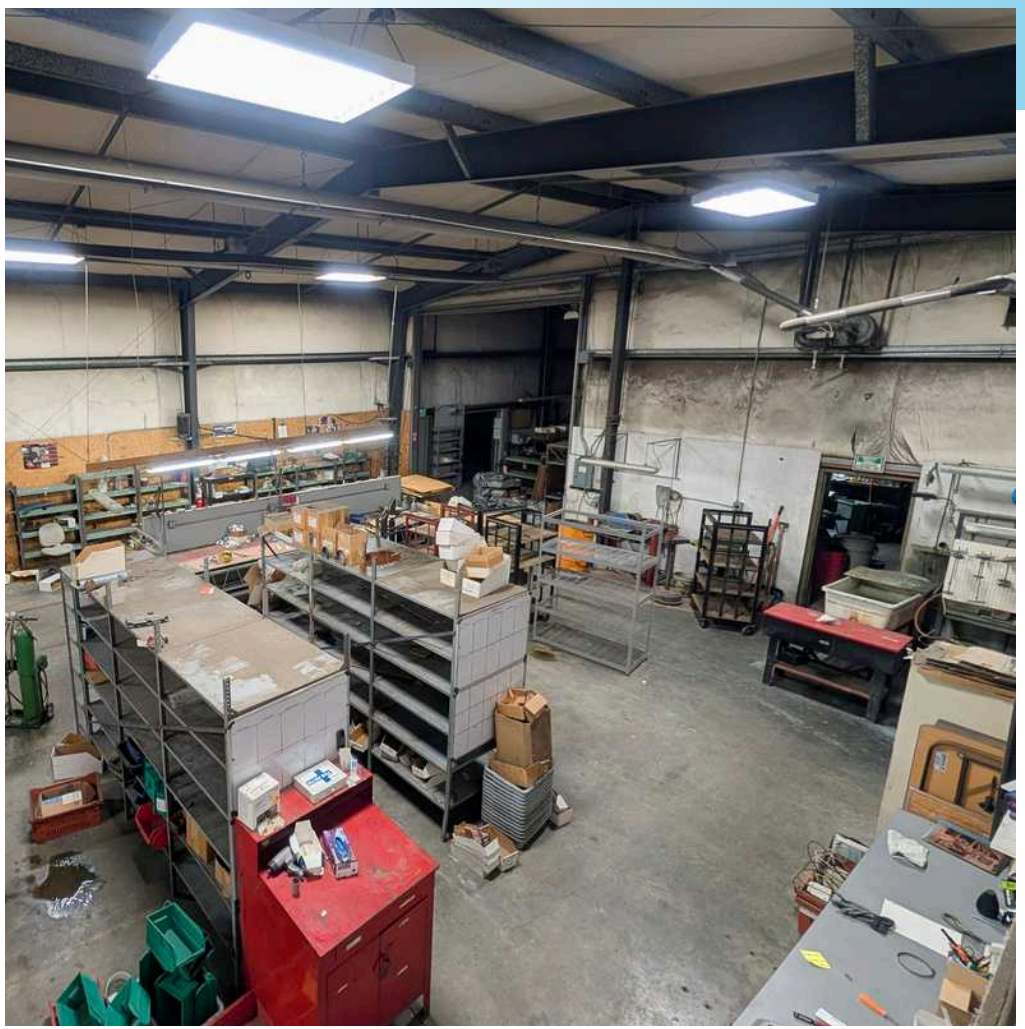
InteriorPhotos



Main Warehouse (From Loft)

Main Warehouse (From Loft)



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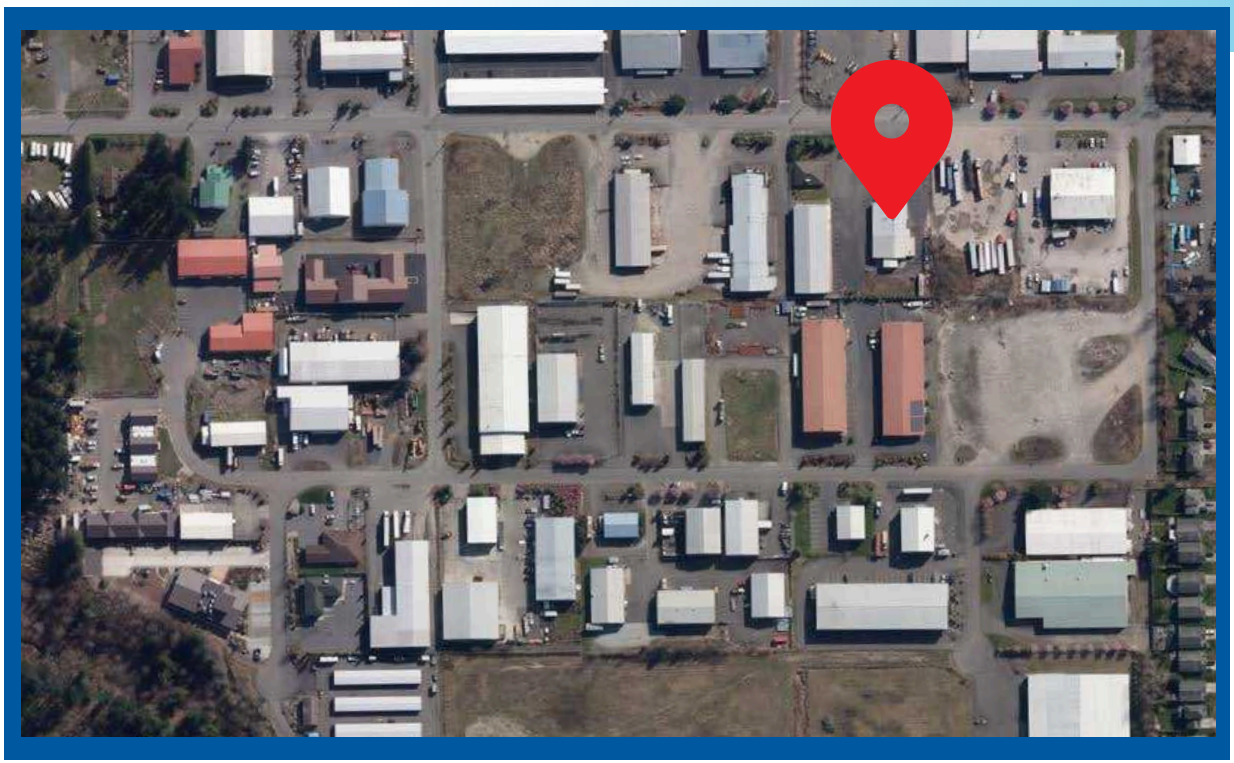
IrongateNeighborhood

Located in the northeastern corner of Bellingham, Irongate is a prime location for businesses seeking a well established space supporting a diverse concentration of manufacturing, fabrication, warehousing, distribution, and commercial service businesses

Irongate is one of Bellingham's principal industrial districts and is supplied by Whatcom County's substantional regional workforce. It offers centralized access to the Bellingham area, as well as easy connection to the US-Canada border via Hannegan Road and Guide Merdian (SR 539)



CanadianInternationalBorder
30Minutes

BellinghamInternationalAirport
10Minutes

I-5Exits255and256
10Minutes

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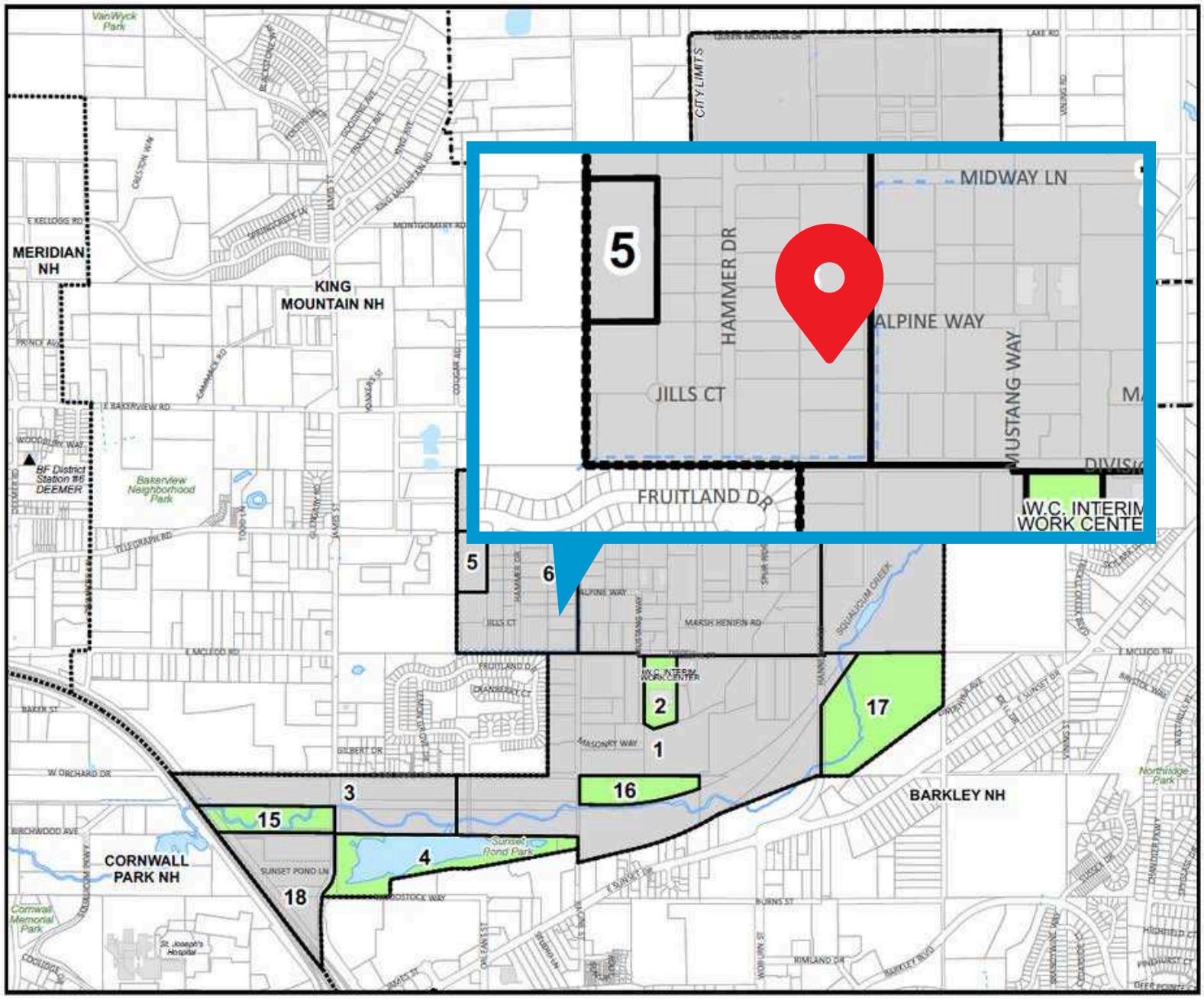
SiteMap



IRONGATE NEIGHBORHOOD ZONING

AREA	ZONING DESIGNATION
1	Industrial, Light/Planned
2	Public, Govt. Srvcs.
3	Industrial, Light/Planned
4	Public, Open Space/Park
5	Industrial, Light
6	Industrial, Light
7	Industrial, Heavy
8	Commercial, Neighborhood
9	Industrial, Planned
10	Industrial, Planned
11	Industrial, Planned
12	Industrial, Planned
13	Industrial, Planned
14	Industrial, Planned
15	Public, Open Space/Trail
16	Public, Open Space
17	Public, Open Space
18	Industrial, Light
19	Industrial, Planned

N

0 600 1,200 1,800 2,400 Feet

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3/7/2023, knewell

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WHATCOMCOUNTY LIGHTIMPACT INDUSTRIALZONE(LII)

20.66.050 Permitted uses.

Unless otherwise provided herein, permitted and accessory uses shall be administered pursuant to the applicable provisions of Chapter 20.80 WCC (Supplementary Requirements), Chapter 20.84 WCC (Variances, Conditional Uses and Appeals) and Chapter 20.86 WCC (Procedures for Light and Heavy Impact Industrial District Applications), the Whatcom County SEPA Ordinance, the Whatcom County Subdivision Ordinance and the Whatcom County Shoreline Management Program.

.051 The manufacturing and processing of food of a nature that meets the purpose and performance standards of this district excluding primary processing of meat and fish products.

.052 Fabrication of office, computing and accounting machine.

.053 Manufacture of miscellaneous textile goods and fabrication of apparel including clothing, hats, caps, millinery fur products; and miscellaneous fabricated textile products.

.054 Fabrication of furniture and fixtures including household, office and public building furniture; and partitions, shelving and lockers.

.055 Fabrication of paper products including paperboard containers, boxes, carrion boxes and paper containers.

.056 Printing and publishing newspapers, periodicals and books; commercial printing; book binding; and manufacture of manifold business forms and greeting cards.

.057 Fabrication of leather products including belting; packing; cut stock and findings for shoes and boots; shoes; footwear; gloves and mittens; luggage; personal leather goods and handbags.

.058 Fabrication of glass products including glass products from prepared materials; stone cutting; and monuments.

.059 Processing and packaging of drug, pharmaceuticals, perfumes and cosmetics.

.060 Fabrication of electrical equipment including industrial apparatus and household appliances, radio and television sets; communications equipment; electrical components and accessories; and electric lighting equipment and lamps.

.061 Fabrication of instruments, photographic goods, optical goods, watches and clocks, and including engineering, scientific, surgical, medical, dental and ophthalmic products.

.062 Manufacture and fabrication of jewelry, silverware, plated ware, musical instruments and parts, toys, sporting and athletic goods; pens, pencils and other office and artistic supplies; novelties, buttons and notions; and miscellaneous manufacture.

.063 Rail, truck and freight terminals; warehousing and storage; parcel delivery service; freight forwarding; inspection weighing services; and packaging and crating.

.064 Boat building and repair.

.065 Communications including telephone exchanges, and radio and television broadcasting stations and transmitting towers.

.066 Business firm headquarters and professional offices.

.067 Construction contractors' business offices and storage and equipment yards.

.068 Wholesale trade or storage of durable and nondurable goods including automobile parts and supplies; tires and tubes; furniture and home furnishings; lumber and other construction materials; sporting goods, toys and hobby goods; metal service centers and offices; electrical goods; hardware, plumbing and heating equipment; machinery equipment and supplies; jewelry, watches and precious stones; other durable goods; paper and paper products; drugs, proprietaries and sundries; apparel, piece goods and notions; groceries and related products; beer, wine and distilled beverages; waste bottles; waste boxes; rags; waste paper; wiping rags and miscellaneous nondurable goods; provided, however, that trade, storage or processing of sulphur shall be prohibited.

.069 Building material yards, if screened by a fence and/or vegetation as specified in WCC 20.80.355; provided that screening shall not be required between two contiguous yards where the operator of each yard agrees that such screening is unnecessary

Permitted uses. (Cont.)

.070 Eating establishments, convenience grocery stores, cafes and gas stations operating primarily for the convenience of employees, clients and customers of the district; providing the following criteria are met:
(1) Maximum floor area is 3,000 square feet per use;
(2) No more than two pump islands for each gas station;
(3) Centrally located within the district to primarily serve the industrial uses of this district and not to primarily serve adjacent nonindustrial uses.
.071 Manufacture, processing, treatment or fabrication of metal products and machinery; provided that smelters and remelting mills, and the manufacturing of turbines, oil machinery, mining machinery, industrial process ovens, paper, and textile or rolling mill machinery shall be prohibited.
.072 Manufacture, processing, treatment and fabrication of lumber, millwork, mobile homes, travel trailers, campers, miscellaneous wood products and other buildings, roofing and construction materials; provided that all odor and noise producing processes shall be conducted within an enclosed structure equipped with such scrubbing, filtering equipment or noise reduction equipment as is necessary to mitigate the odor and/or noise produced.
.073 Fabrication of rubber products from finished rubber only and manufacture of miscellaneous plastic products from purchased resins only.
.074 Manufacture of glass, glass products, pottery and related products, and cutting and shaping of stone products.
.075 Bottling plants.
.076 Churches.
.077 Public uses and community facilities including police and fire stations, libraries, community centers, recreation facilities and other similar noncommercial uses.
.078 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. (Ord. 96-056 Att. A § P1, 1996; Ord. 94-056, 1994; Ord. 91-075, 1991; Ord. 89-117, 1989; Ord. 88-13, 1988; Ord. 87-12, 1987; Ord. 87-11, 1987; Ord. 86-56, 1986; Ord. 84-38, 1984).20.66.100 Accessory uses.
.101 Employee recreation facilities and play areas.
.102 Temporary buildings for construction purposes for a period not to exceed the duration of such construction.
.103 Testing and experimentation in connection with a principally permitted use.
.104 Other accessory uses and buildings, including security and caretaker residences, customarily appurtenant to a principally permitted use.
.105 Retail sales of merchandise manufactured, assembled or stored on the site and consistent with the definition of accessory uses as defined in Chapter 20.97 WCC (Definitions).
.106 On-site treatment and storage facilities for hazardous wastes associated with outright permitted uses or approved conditional uses subject to the most current siting criteria under Chapter 173-303 WAC. (Ord. 89-10, 1989; Ord. 87-12, 1987; Ord. 87-11, 1987; Ord. 84-38, 1984).
20.66.150 Conditional uses.
.151 Manufacture of hydraulic cement; concrete gypsum and plaster products; and abrasive asbestos and miscellaneous nonmetallic mineral products.
.152 Manufacture of sands.
.153 Repair, service and accessory sales for motor vehicles, boats and farm implements provided:
(1) The use or uses are not expected to generate significantly more traffic than that which would ordinarily be expected by an industrial use of comparable intensity; and
(2) It can be established that sufficient undeveloped, usable property zoned LII is available for the outright permitted uses within the planning subarea for the projected life of the plan as determined by the planning department. Applicant will be responsible for furnishing necessary information.

Permitted uses. (Cont.)

154 Solid waste disposal facilities and sites of a permanent nature including, but not limited to, landfills, incinerators, and transfer stations, excluding sewage sludge permitted by the Whatcom County department of public health in accordance with WAC 173-304-300; provided that the hearing examiner determines that the proposed facility or site meets the following conditions:

(1) The facility or site will not be located within any area identified in an adopted critical areas ordinance or 100-year floodplain unless outside of the floodplain and at least three feet in elevation higher than the floodway elevation;

(2) Filling or excavation, structures, or nonmobile machinery for all facilities except inert, demolition, and wood waste landfills will not be located within 1,000 feet of any zone district other than Agriculture or Industrial Zoning Districts, nor any public park, recreation area, wildlife refuge, archaeological and historic areas, shoreline under the jurisdiction of the Shoreline Management Program, unless temporary and of less than 12 months duration; structures used for offices, storage areas for equipment, and weigh scales may be located within 1,000 feet, but no closer than 100 feet or the district setbacks, whichever is greater, if impacts on the adjoining use are shown to be in keeping with the existing and permitted uses in the area;

(3) Inert, demolition, and wood waste landfills will not have any filling or excavation areas, structures, or machinery located within 500 feet of any zone district other than Agriculture or Industrial Zoning Districts, nor any public park, recreation area, wildlife refuge, archaeological and historic areas, shoreline under the jurisdiction of the Shoreline Management Program, unless temporary and of less than 12 months duration; structures used for offices, storage areas for equipment, and weigh scales may be located within 1,000 feet, but no closer than 100 feet or the district setbacks, whichever is greater, if impacts on the adjoining use are shown to be in keeping with the existing and permitted uses in the area;

(4) The facility or site will not result in filling or excavation, location of structures or buildings, driveways or machinery use except for vegetation maintenance within 100 feet of any property line and except for driveways within 150 feet of any county or state road right-of-way;

(5) The facility or site will have vehicular approaches designed to minimize conflict between automobile and truck traffic, will maintain the carrying capacity of county roads, and will be located on a road classified as all weather, except where use is shown to be intermittent and easily delayed until emergency conditions have passed;

(6) The facility or site has complied with the provisions of WCC 20.84.200 and all other ordinances and laws regulating solid waste facilities and sites, such as but not limited to WCC Title 24, the Whatcom County SEPA Ordinance, as well as state and federal regulations concerning solid waste facilities and sites; and

(7) All landfills have a final closure plan meeting the requirements of WCC Title 24 and of Chapter 173-304 WAC, and the closure plan includes:

(a) Reclamation in two to 10 acre increments, as appropriately responsive to the size and intensity of the particular activity, with seeding to be accomplished annually but no later than September 30th; and

(b) Permanent vegetative cover that will maintain in healthy growing condition with the level of maintenance that is covered through the financial assurance for post-closure activities.

(8) The buffer areas and visual screening shall include a minimum of 50 feet wide of landscaping meeting the requirements of WCC 20.80.300 (Landscaping);

.155 Transitory solid waste facilities for treatment, storage, or collection, including, but not limited to: recycle centers and drop boxes for household materials excluding large items such as automobiles or major appliances; noncommercial composting and mulching facilities; and including but not limited to the type of facilities operated by neighborhood or public service organizations.

.156 Golf courses and commercial recreation facilities related to golf courses. (Ord. 94-056, 1994; Ord. 91-013, 1991; Ord. 90-11, 1990; Ord. 88-76, 1988; Ord. 87-12, 1987; Ord. 87-11, 1987; Ord. 84-38, 1984).

WhatcomCountyEmployment

Industries by employment

Annual Average Covered Jobs

Industry	2025 countywide employment
Manufacturing	9,191
Construction	7,931
Wholesale trade	2,529
Transportation and warehousing	2,156
Administrative and waste services	4,016

These sectors collectively account for 25,823 covered jobs countywide, approximately **27.5% of all covered employment.**

Employment and Workforce Statistics

Countywide Employment Figures

Whatcom County Jobs
95,700
September 2026

Unemployment Rate
3.5%
September 2026

Civilian Labor force
113,440
September 2026

Average Annual Wage
$69,417
2025 covered employment

In 2025, the county's manufacturing sector employed approximately 9,191 workers, while construction, wholesale trade, and transportation and warehousing collectively supported more than 12,600 additional jobs.

The regional labor market included approximately 95,700 nonfarm payroll jobs as of September 2026, with unemployment at 3.5%.

Employment statistics in this summary represent Whatcom County, not jobs located exclusively within Irongate.
Total jobs, not specific to industrial employment. Approximate payroll job count.

Sources: Washington State Employment Security Department, Whatcom County Labor Market Profile, updated October 2026. Washington ESD, 2025 revised QCEW figures, as reproduced in the October 2026 draft Whatcom County Comprehensive Economic Development Strategy.

MarketArea

FewplacesinthePacificNorthwestareaspeacefulandunspoiledasBellingham,abustlingcitynestledintheBellinghamBay. Natureaboundsinalldirectionssurroundingthiscoastalparadise.Bellinghamcanbeconvenientlyaccessedbyland,air,rail, andsea.Witheasytransportationtobothcanadaandthe international hub of Seattle, Bellingham offers a central location. Whilethe Canadianmarketoffersadiverselocaleconomy,businessesarecontinuallymigratingnorthtotheareainorderto findanewandbetterhome.

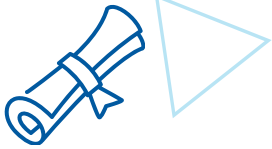
The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historicalmuseums,gourmetrestaurantsandfinearts.



ThedominatingMt.Baker towersoverthecitywithitsstaggeringbeauty. Thedeepexpansiveblueofthepceancarriesour sighttothe SanJuanIslands.Allthewhileyou enjoythesoftgreenoflusciousstreesthat decoratelandforasfarastheeyecansee.



TheprosperouscityofVancouver, Canada,isjust55milestothenorth;The technologyhubofSeattleisjust88milesto thesouth.Bellinghamoffersanideal midpointforthoselookingtooperate withinbothexpandingdistricts.



WhatcomCountyishometofiveinstitutions ofhighereducationthatcoveravastarrayof differentfocuses.WesternWashington University,WhatcomCommunityCollege, BellinghamTechnicalCollege,NWIndian College,andTrinityUniversityallprovide qualifiedandskilledworkers.



Population

WhatcomCounty-230,077

Bellingham-93,910



AverageHHIncome

WhatcomCounty-$80,569

Bellingham-$56,198



MedianAge

WhatcomCounty-39

Bellingham-37.5

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