

FOR SALE/LEASE

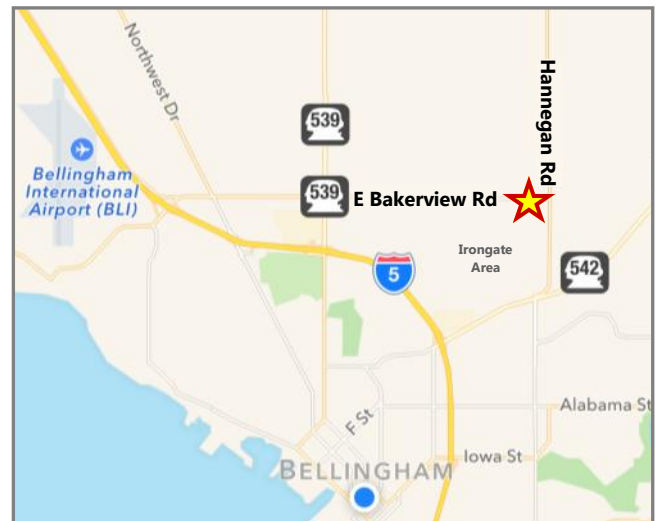
2425 E Bakerview Rd, Bellingham, WA



- **24,487 SF** currently
 - **8,136 SF Open Area**, Conference, Sales & Bathrooms
 - **11,727 SF Warehouses to 30'+ Ceilings** & Bathrooms
 - **2,944 SF Offices (6)**, Kitchen/Lunchroom & Bathroom
 - **1,680 SF Mezzanine**

- Zoned **Heavy Industrial** - Flexible
- **Outstanding Location**
- **14,000** Daily Traffic
- **Excellent Parking - 48 Spaces**
- **Highly Visible**

Next to Cruisin' Coffee & McDonalds, near Bank of the Pacific and Heritage Bank, close to entire Irongate Industrial Community



Sales, Leasing, Management
Office, Retail and Industrial Properties

114 W. Magnolia Street, Suite 302, Bellingham, WA 98225

For information contact:

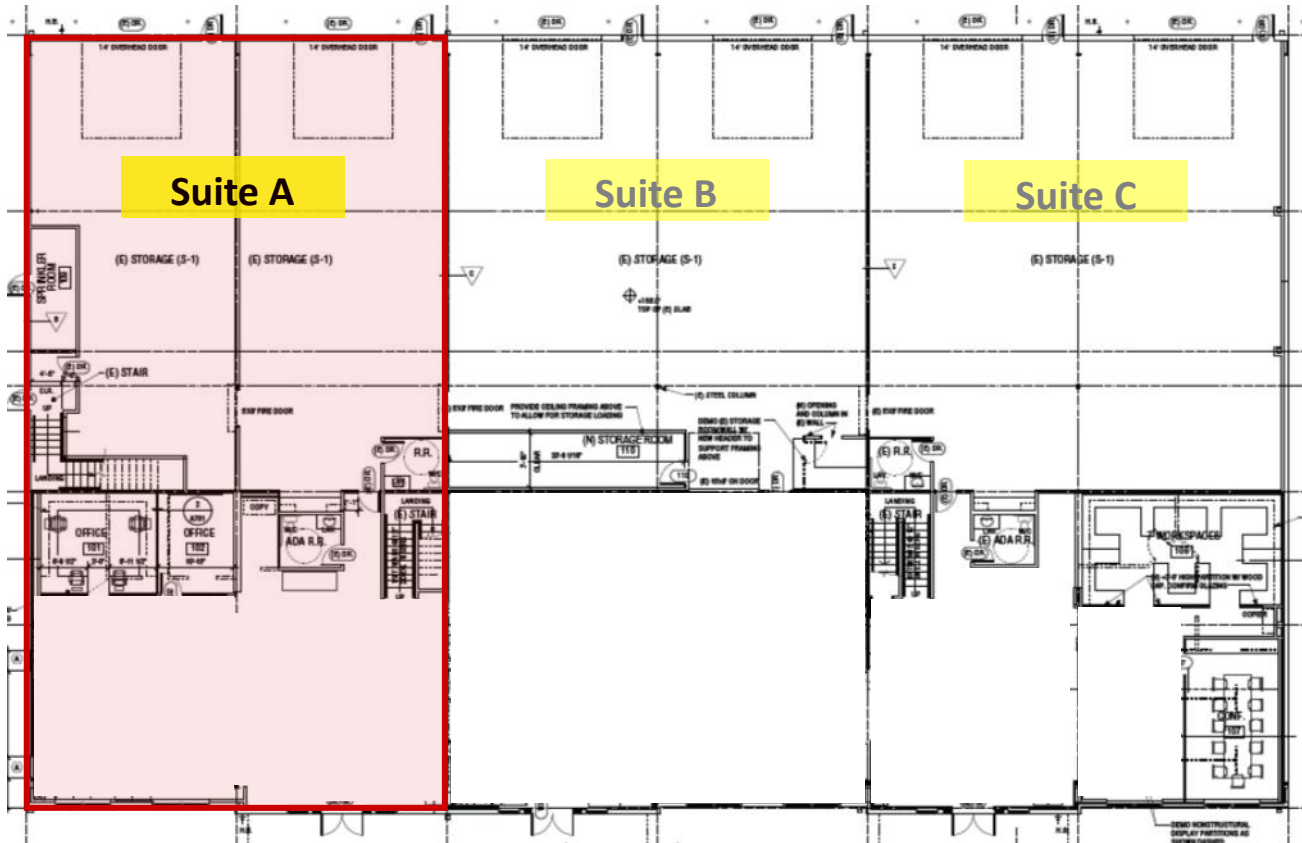
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Jun-17

Suite A



Suite A Ground Floor - Front

Former Showroom, Conference Room, Sales & Bathroom



The front portion of Suite A facing Bakerview has been a showroom with a small conference room, a section with built-in sales desks, a copier and storage room and a bathroom. This area can easily be converted to office space, showroom, industrial use or other applications.

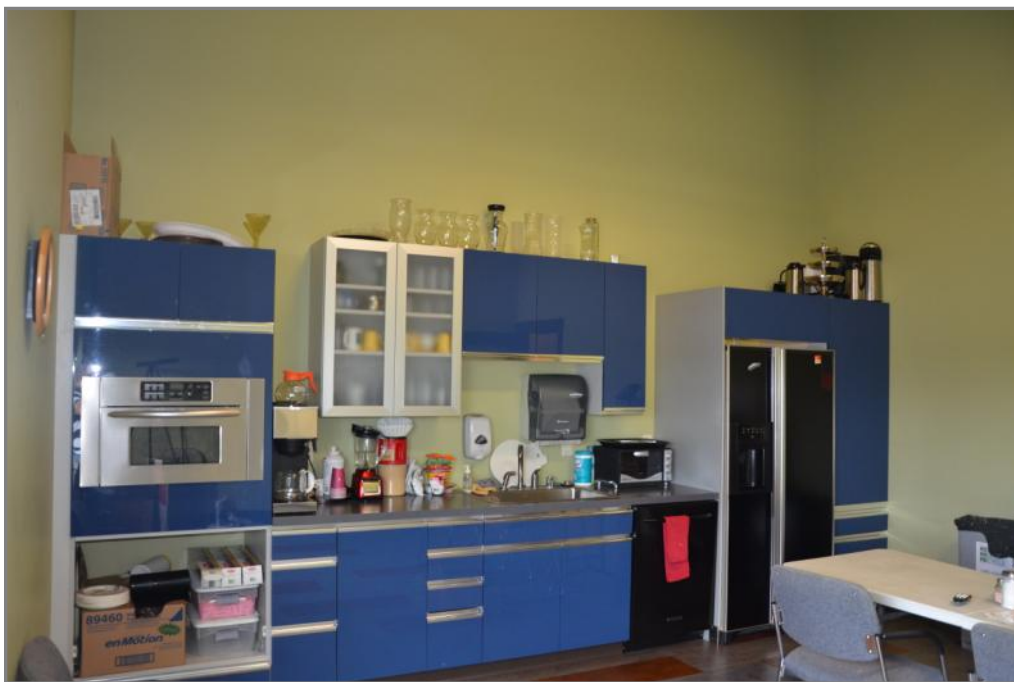
Suite A Second Floor

Offices (6), Kitchen/Lunchroom & Bathroom

The Second Floor currently consists of 6 offices, one of which is very large and would be suitable for a conference room or house a number of work stations. Also existing is a large kitchen/lunchroom, including appliances, a bathroom, technology storage and service area. Total square footage of the second floor area is 2,944 SF, allowing it to accommodate a large number of employees and offering several areas suitable for storage.

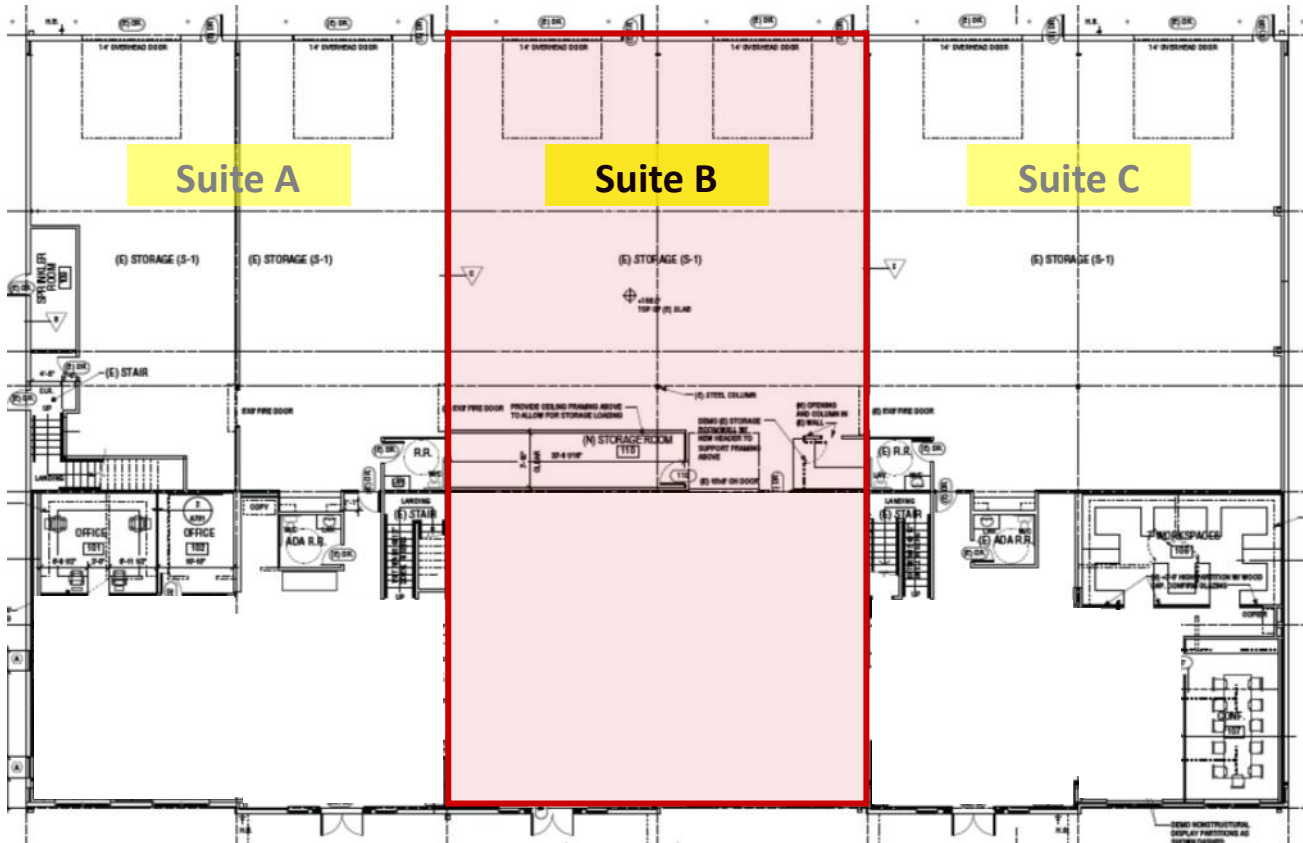


Office



Kitchen/Lunchroom

Suite B



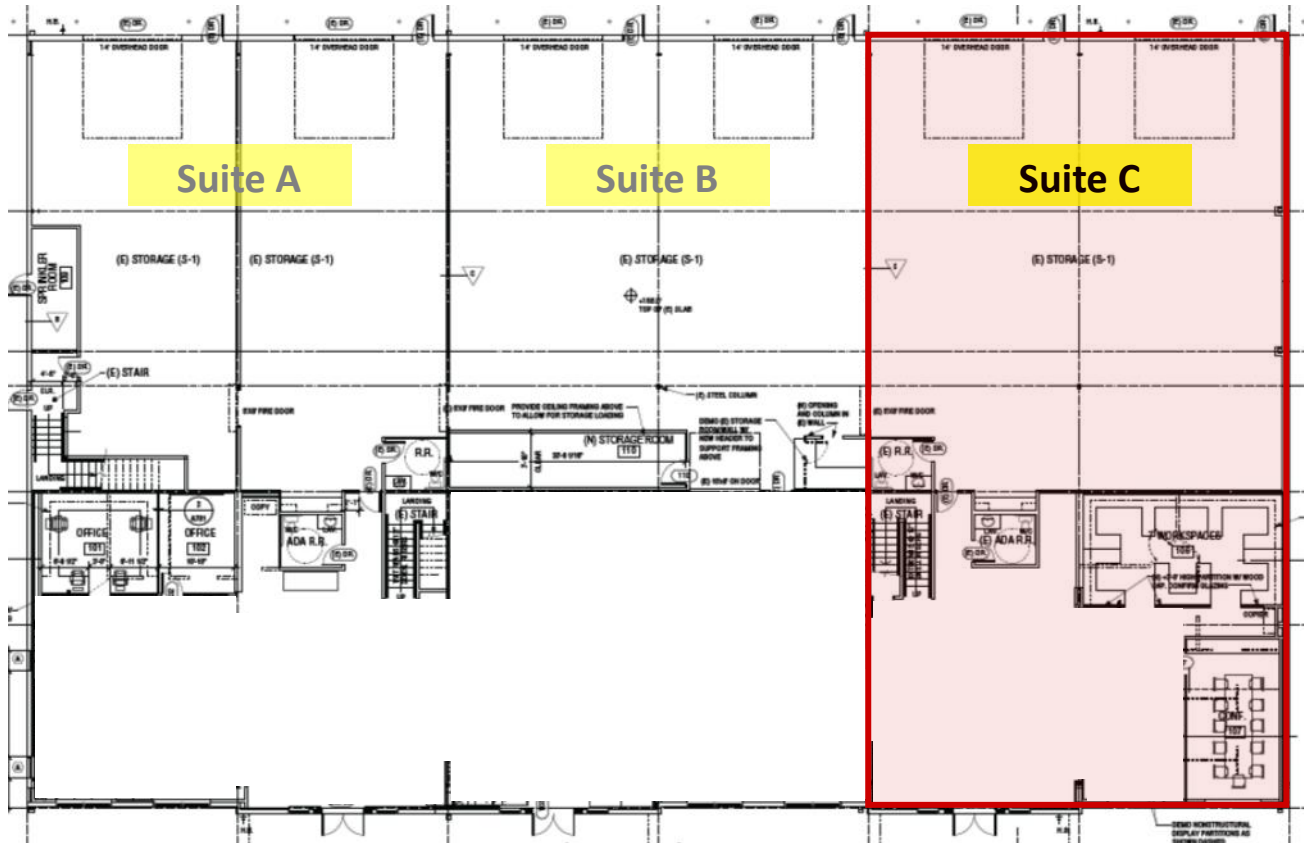
Suite B Ground Floor - Front

Open Full Height to Ceiling, Sloped from 22' to 30'



The entire front portion of Suite B facing Bakerview previously was an open showroom to the full 30+ foot building ceiling height and is now entirely open. The area is on grade with the warehouse to the rear, which is accessible by a large roll-up door and a standard door. The space is easily convertible to any permissible use, such as tap room or wine tasting area, offices or even industrial production or warehousing.

Suite C



Suite C Ground Floor - Front

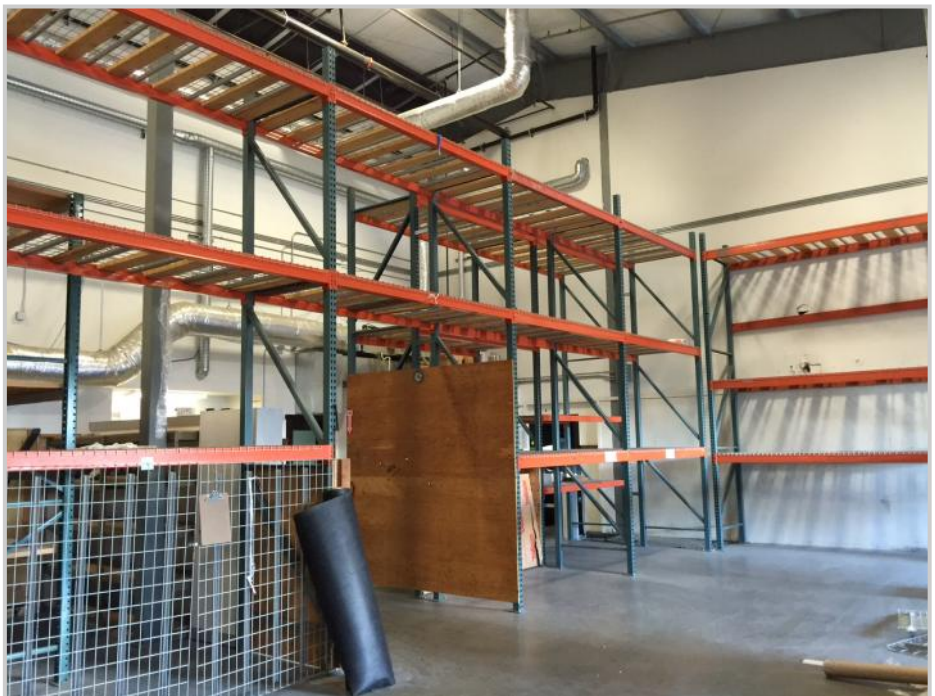
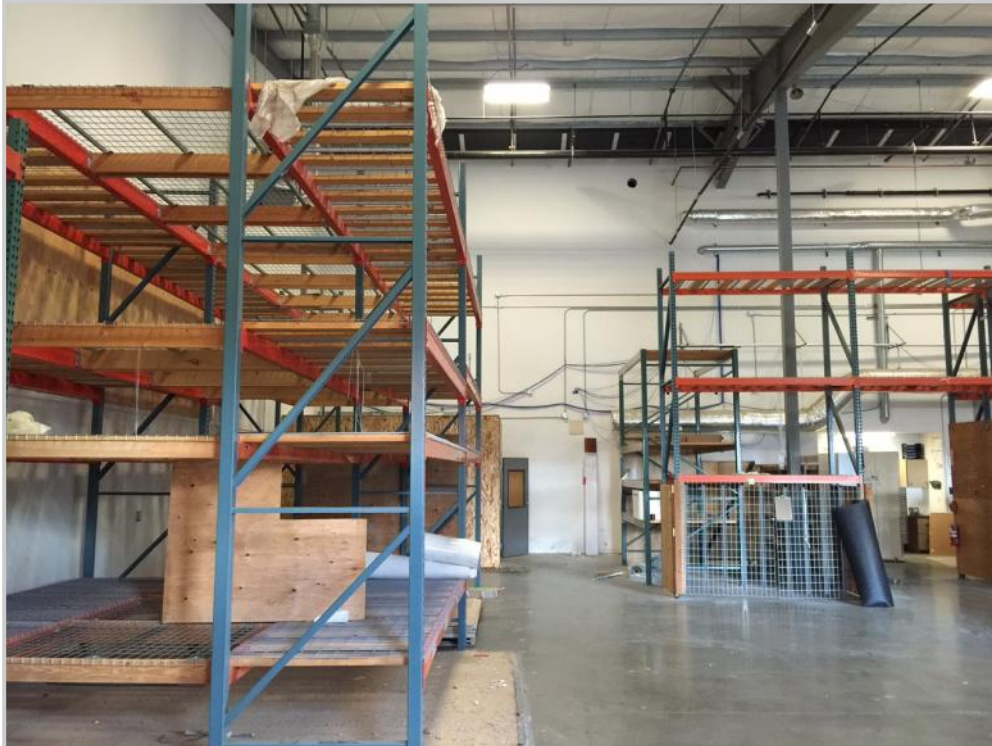
Showroom, Large Conference Room, Large Sales Cubicles & Bathroom



The front portion of Suite C facing Bakerview previously was a showroom with a large conference room, plus a large area with 6 large built-in sales cubicles, a bathroom and a storage room. This area is also easily convertible to uses listed above. Above this area is a 1,680 SF open mezzanine with built-in work stations.

Warehouses

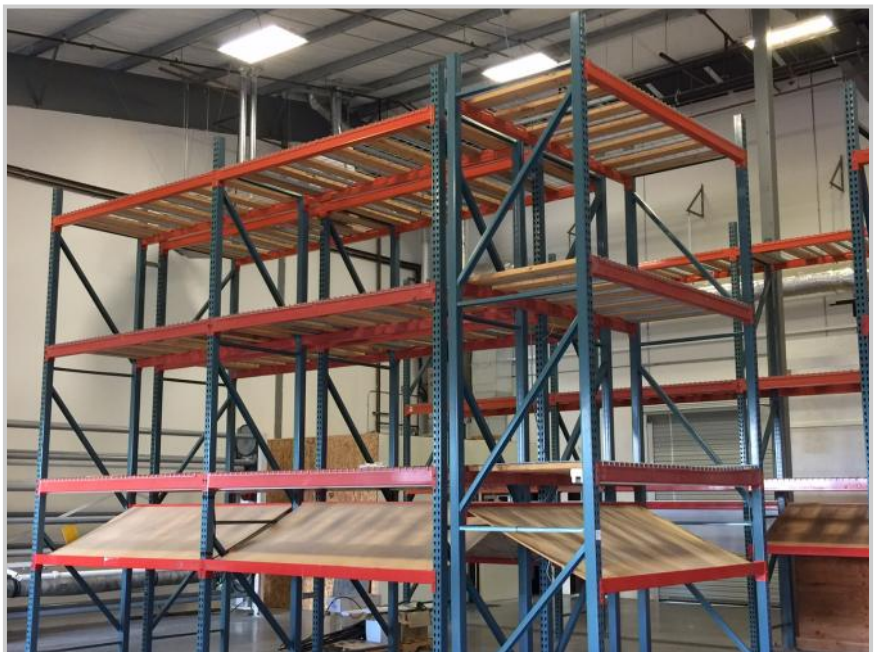
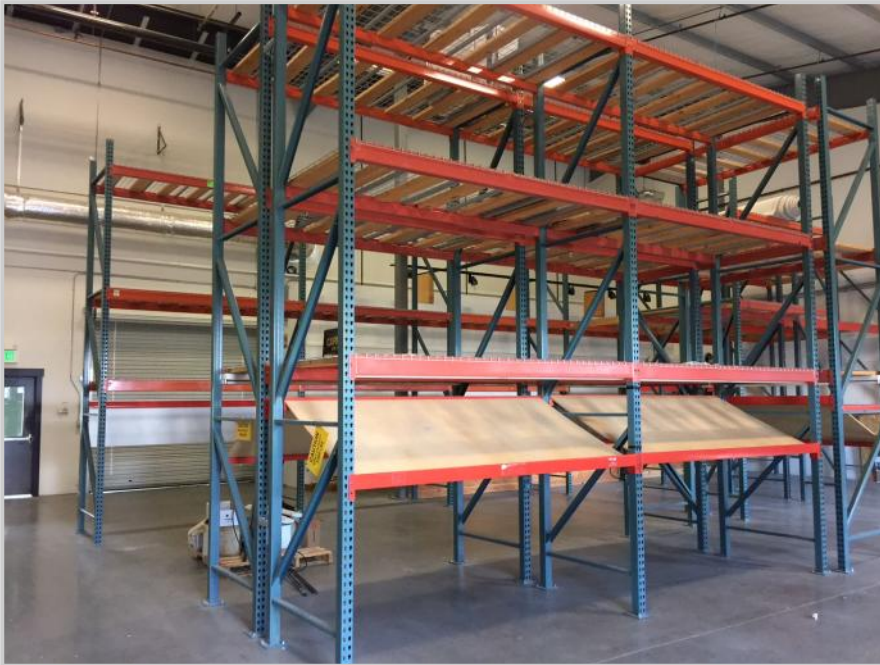
The **Suite A** warehouse area consists of 3,927 SF with two contiguous sections equal in size which are now separated by a floor-to-ceiling non-structural wall. If required, the wall is easily removable.



Warehouses

Suite B & Suite C have identical open warehouse areas, but without the center wall, each totaling 3,900 SF. Each contains storage rooms and work stations, and Suite C also has a bathroom.

From the rear 18' high on-grade doors, the ceiling slopes upward from a minimum height over 22' to a maximum interior ceiling height just above 30', which allows for a very large amount of actual warehouse capacity. The entire area has sprinklers.



2425 E Bakerview Rd, Bellingham, WA

The building is situated on rectangular 58,960 SF lot (1.35 acres). The property is bounded by landscaped areas on the north along Bakerview Road and on east separating a largely undeveloped parcel. A large parking lot extends the width of the building facing Bakerview. The paved area behind the building extends 80'.

Large roll-up doors
and paved area
behind the building



Driveways providing
ingress and egress
from Bakerview Rd



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