

Marine Drive Business Park

3115-3145 Mercer Ave, Bellingham, WA, 98226



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Commercial Sales | Leasing | Management

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Overview



Three Suites available for Lease starting at 2400 square feet in the exceptionally well-built Marine Drive Business Park. These high-quality Steel Light Industrial Buildings are conveniently located off Marine Drive just West of Eldridge Avenue and downtown Bellingham. The business center is well thought out and boasts ample parking and clear, wide driveways throughout the complex. Great visibility and ingress/egress for larger fleet vehicles and deliveries. Great mix of Local and National Companies, many business uses accepted!

Available Unit Pricing

3125 Mercer Suite 105
2,400 SF

Base Rent - \$0.95 SF/Month = \$2280.00
NNN = \$0.29 SF/Month = \$698.00
Total Monthly Rent = \$2978.00

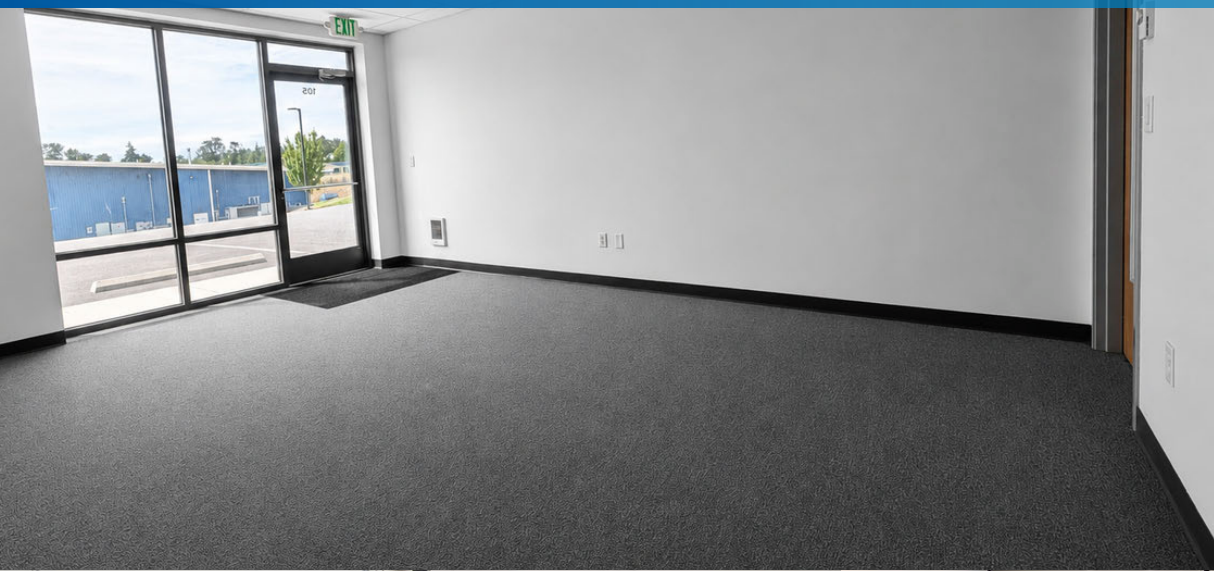
3135 Mercer Suite 101
2,752 SF

Base Rent - \$0.95 SF/Month = \$2614.00
NNN = \$0.29 SF/Month = \$790.00
Total Monthly Rent = \$3404.00

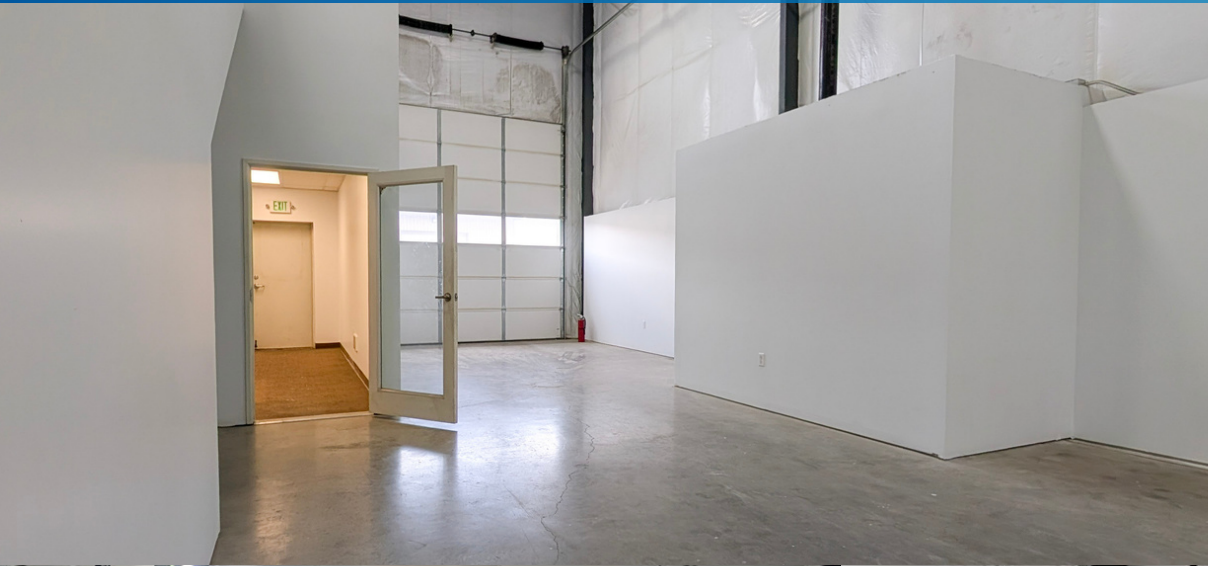
3161 Mercer Suite 105
2,755 SF

Base Rent - \$0.95 SF/Month = \$2617.00
NNN = \$0.29 SF/Month = \$799.00
Total Monthly Rent = \$3554.00

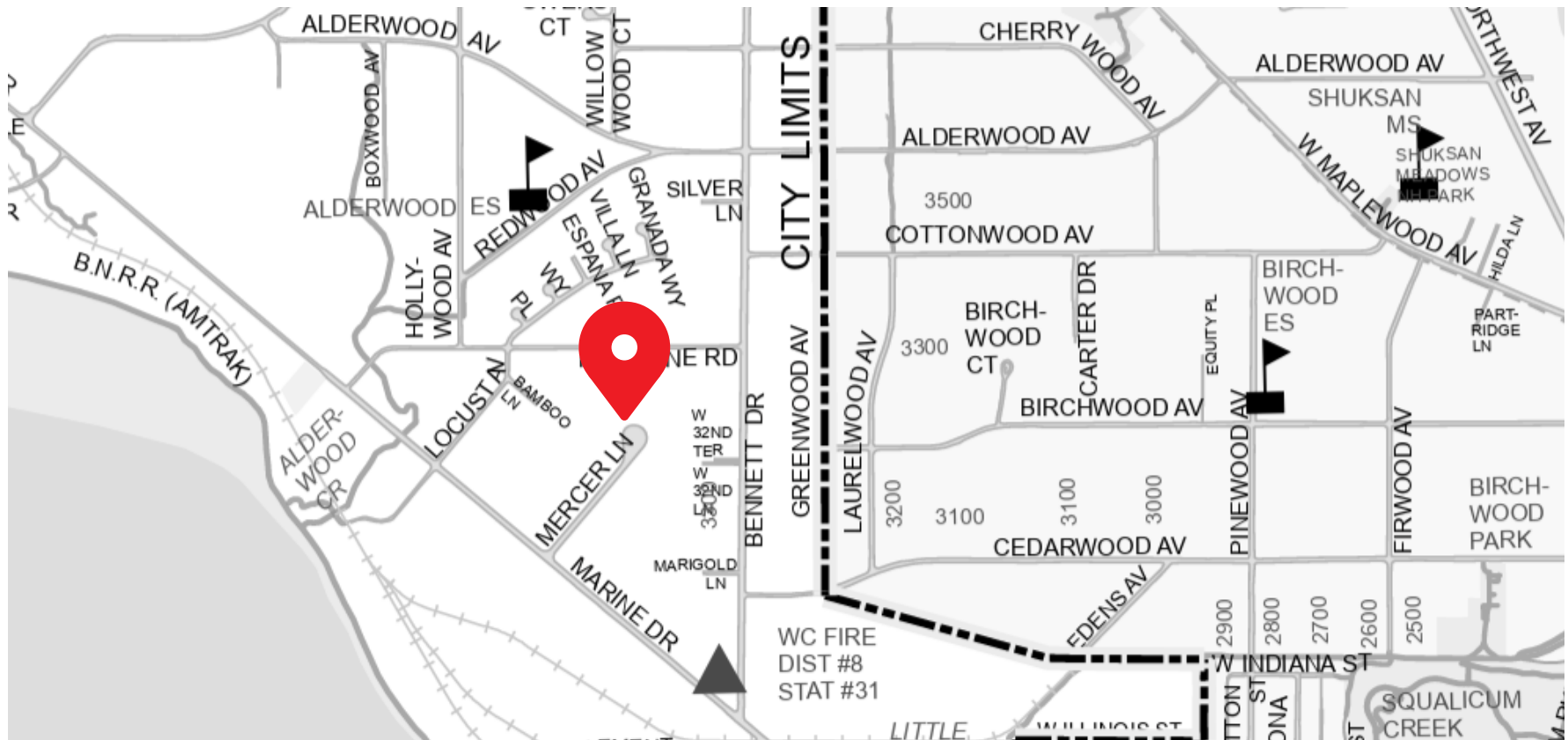
3161 Suite #105



3135 Suite #101



Location



Downtown Bellingham

10 Minutes

3 Miles

Waterfront

4 Minutes

.7 Miles

I-5 Exit 258

6 Minutes

2 Miles

Market Area

Few places in the Pacific Northwest are as peaceful and unspoiled as Bellingham, a bustling city nestled in the Bellingham Bay. Nature abounds in all directions surrounding this coastal paradise. Bellingham can be conveniently accessed by land, air, rail, and sea. With easy transportation to both Canada and the international hub of Seattle, Bellingham offers a central location. While the Canadian market offers a diverse local economy, businesses are continually migrating north to the area in order to find a new and better home.

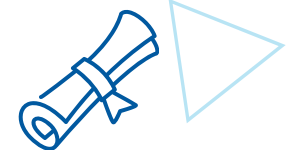
The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine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



The dominating Mt. Baker towers over the city with its staggering beauty. The deep expansive blue of the ocean carries our sight to the San Juan Islands. All the while you enjoy the soft green of luscious trees that decorate land for as far as the eye can see.



The prosperous city of Vancouver, Canada, is just 55 miles to the north; The technology hub of Seattle is just 88 miles to the south. Bellingham offers an ideal midpoint for those looking to operate within both expanding districts.



Whatcom County is home to five institutions of higher education that cover a vast array of different focuses. Western Washington University, Whatcom Community College, Bellingham Technical College, NW Indian College, and Trinity University all provide qualified and skilled workers.



Population

Whatcom County - 230,077

Bellingham - 93,910



Average HH Income

Whatcom County - \$80,569

Bellingham - \$56,198



Median Age

Whatcom County - 39

Bellingham - 37.5