

# IRONGATE STAND-ALONE WAREHOUSE

3903 Spur Ridge Lane, Bellingham WA 98226



**FOR SALE**  
**\$2,590,000**

- OWNER PREFERS OWNER FINANCING
- ALSO FOR LEASE @ \$0.85/ SF + NNN (Owner will consider lease option to buy).
- 14,000 SF AVAILABLE.
- FULLY SPRINKLERED
- HIGH CEILINGS (27 FT. TO EAVES)
- ONE GRADE LEVEL ROLL-UP DOOR
- ADDITIONAL MARKETING MATERIALS: <https://realestate.evergreenlens.com/3903-Spur-Ridge-Ln>



## PROPERTY SUMMARY

First time on market since original Com-Steel construction in 2004, this 14,000 SF warehouse is now available for sale or lease. Exceptionally well maintained stand-alone, situated in the Irongate Industrial area with 9 exterior parking spaces and large cul-de-sac turnaround area at the front of the property. Approximately 1,320 SF of office across two floors includes reception/ entry area, two offices, kitchenette, and storage. Fully sprinklered, insulated, with high ceilings (27 ft. to eaves). Office HVAC via mini-split, and Warehouse heated with gas Reznor unit. LED motion sensor lighting installed throughout. Single Phase Power.

Zoning (Industrial, Heavy): <https://bellingham.municipal.codes/BMC/20.00.092>

Additional Marketing Materials: [3903 Spur Ridge Ln, Bellingham, WA 98226](https://www.evergreenlens.com/3903-Spur-Ridge-Ln-Bellingham-WA-98226)  
([evergreenlens.com](https://www.evergreenlens.com))

## PROPERTY OVERVIEW

**Address:** 3903 Spur Ridge Ln,  
Bellingham WA 98226

**APN:** 3803174943860000

**Price:** \$2,590,000

**Total Rentable SF:** 14,000

**Site Area:** 0.62 Acres (27,007 SF)

**Year Built:** 2004

**HVAC:** Mini-Split (Office Only)

**Warehouse Heating:** Gas Reznor

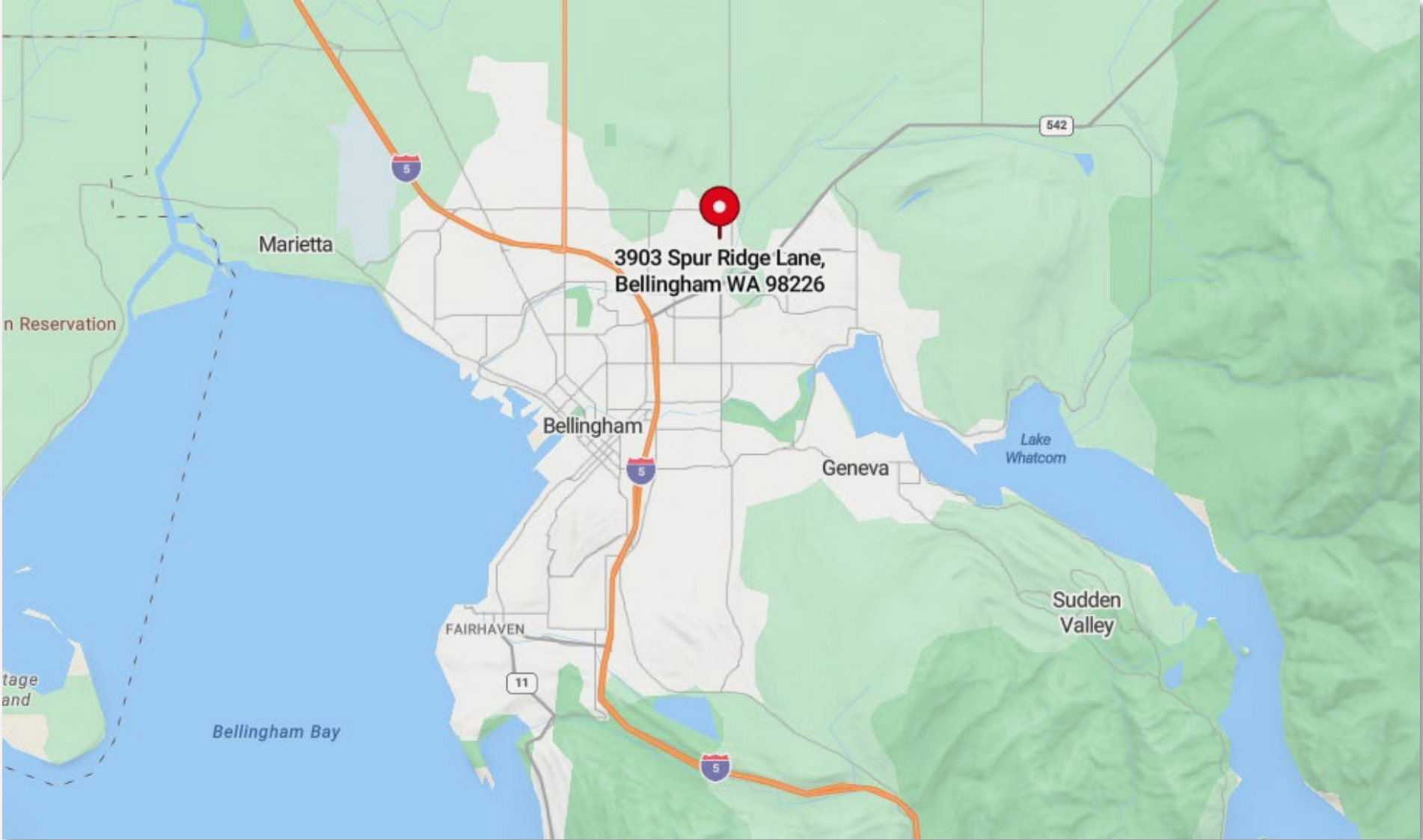
**Sprinklered:** Yes

**Power:** Single Phase

**Parking:** 9 Marked Spaces

**Ceiling:** 27 ft. to eave

# MAP



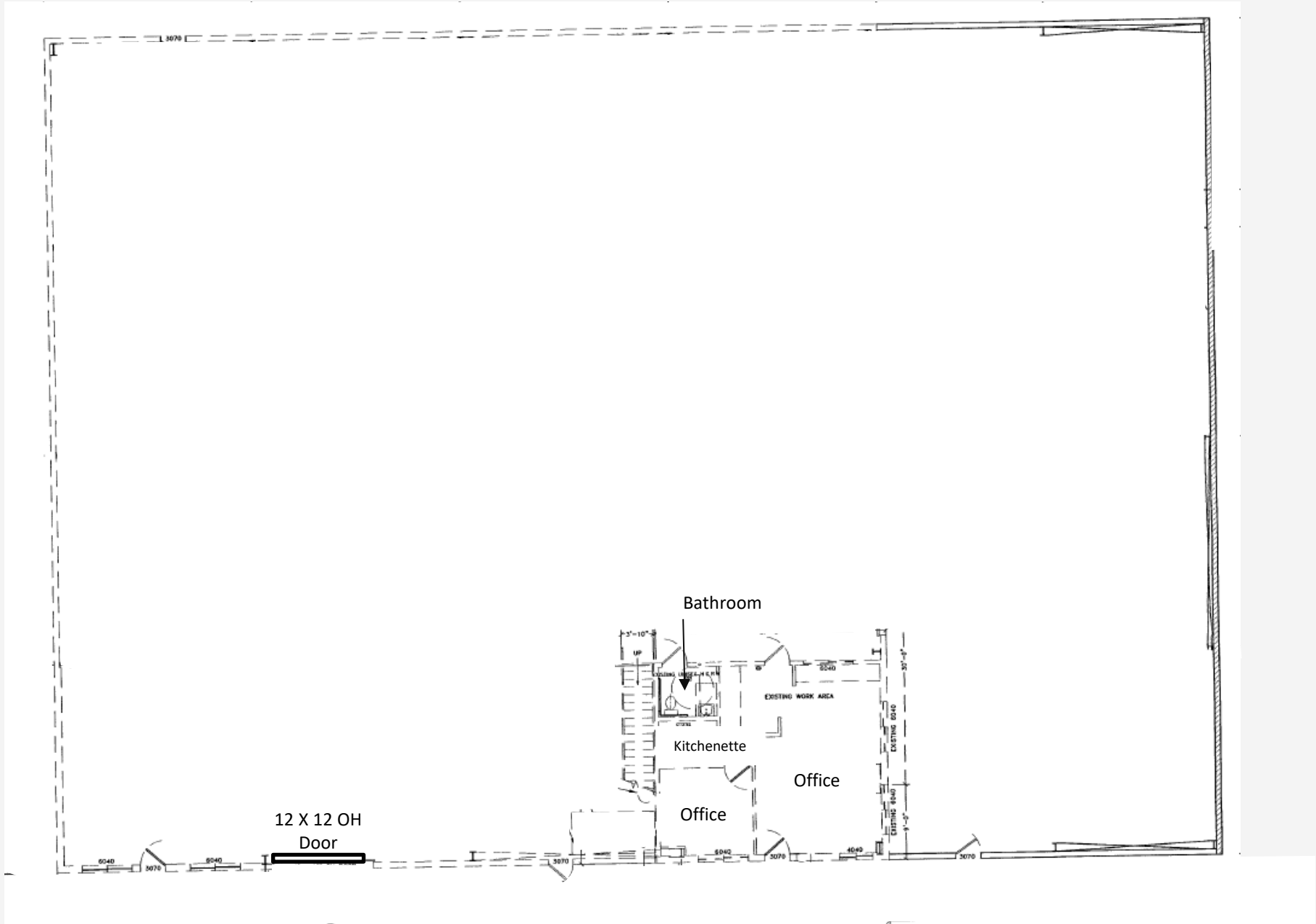




# **SITE PLAN & FLOOR PLANS**

---

# FLOOR PLAN





# **PROPERTY PHOTOS**

---

# EXTERIOR PHOTOS



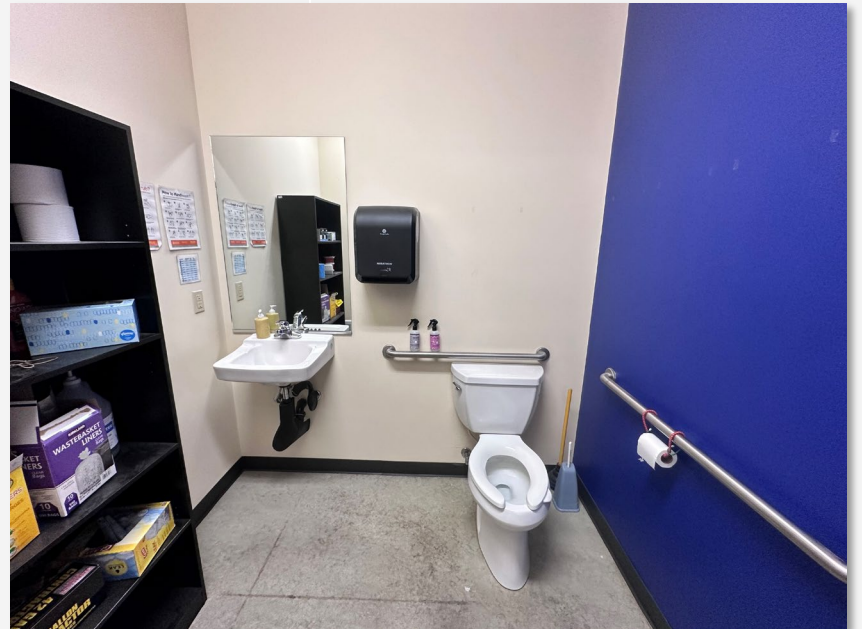
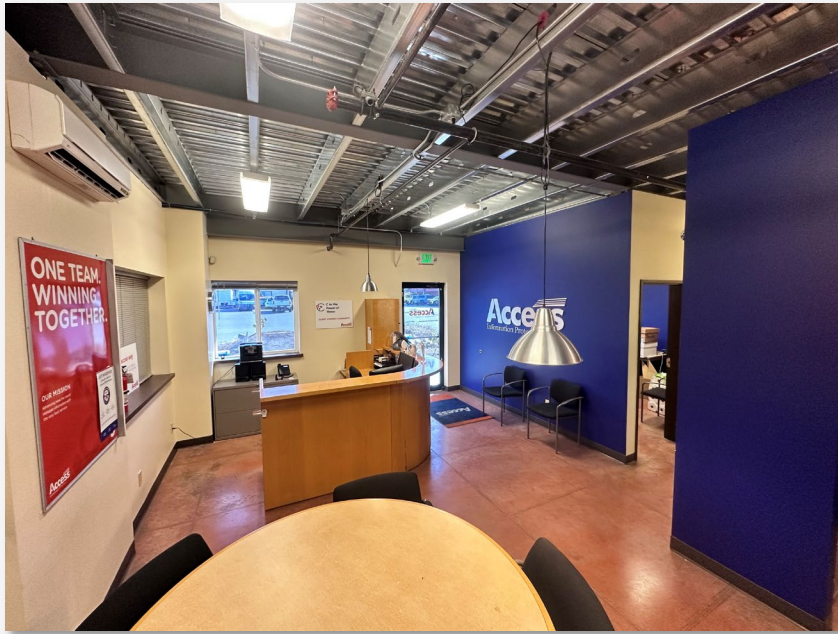


# INTERIOR PHOTOS





# INTERIOR PHOTOS





FOR MORE INFORMATION

PLEASE CONTACT:

TRACY CARPENTER

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.303.2608

TRACY@GAGECRE.COM

GREG MARTINEAU, CCIM

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.820.4645

GREG@GAGECRE.COM