

IRONGUIDE INDUSTRIAL

8971 GUIDE MERIDIAN RD | LYNDEN, WA 98264

FOR SALE OR LEASE

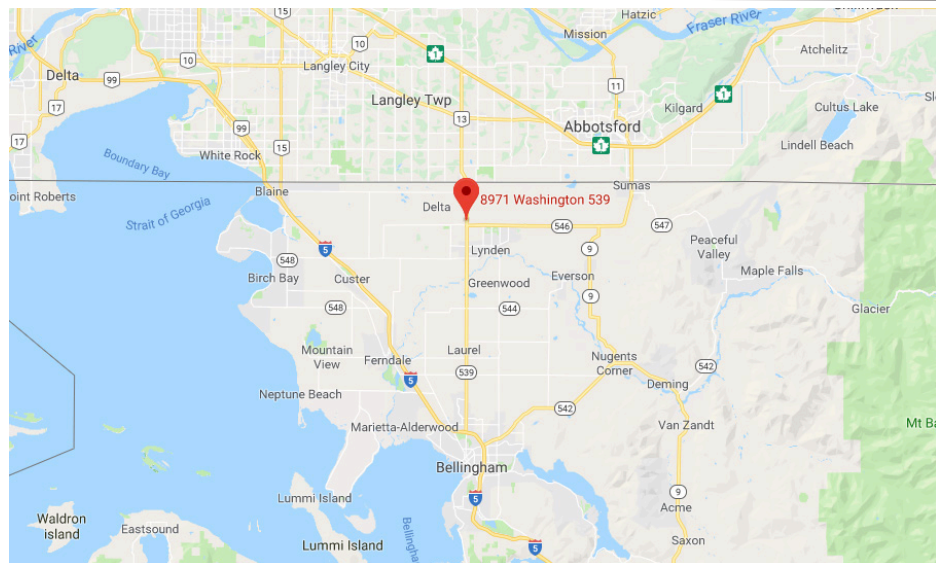
50,400 SF
AVAILABLE

LARGE INDUSTRIAL COMPLEX - 502 COMPLIANT WITH LICENSED TIER 3 GROW



SALE INFO

Available:	50,400 SF
Office Size:	2,800 SF
Total Bldg Size:	57,600 SF
Sale Price:	\$5,500,000
Land Size:	13 Acres
Loading:	5 Grade-level doors 4 Dock-high doors
Clear Height:	18-25
Zoning:	AG - Whatcom County
Parcel:	180104 - Whatcom County



PROPERTY HIGHLIGHTS

- Multi-building industrial complex with income in place
- Full 502-compliant TI in Bldg 1 including sanitization, insulation, fire protection, heavy power, & security
- Fully approved design for tier 3 production facility
- Additional income potential from remaining buildings on site
- Unincorporated Whatcom County location
- Tier 3 producer/processor license included in sale

LEASE INFO

Available:	9,500 - 37,500 SF
Additional:	Up to 4 acres of yard/ outside storage
Loading:	Dock & grade loading



FLETCHER FARRAR
206 787 1469
ffarrar@neilwalter.com

All square footage references are approximate.
The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.

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NEIL WALTER
COMPANY



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