

IRONGATE STAND-ALONE WAREHOUSE

3903 Spur Ridge Lane, Bellingham WA 98226



FOR LEASE \$0.85/ SF + NNN

- ALSO FOR SALE @ \$2,590,000 (OWNER FINANCING PREFERRED).
- LANDLORD WILL CONSIDER LEASE WITH OPTION TO PURCHASE.
- 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))

SUITE	SF	BASE RENT	EXPENSES	MONTHLY TOTAL
3903 Spur Ridge Ln	14,000	\$11,900.00 (\$0.85/ SF/ MO.)	\$3,500 (Est. \$0.25/ SF/ MO.)	\$15,400

PROPERTY OVERVIEW

Address: 3903 Spur Ridge Ln,
Bellingham WA 98226

APN: 3803174943860000

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

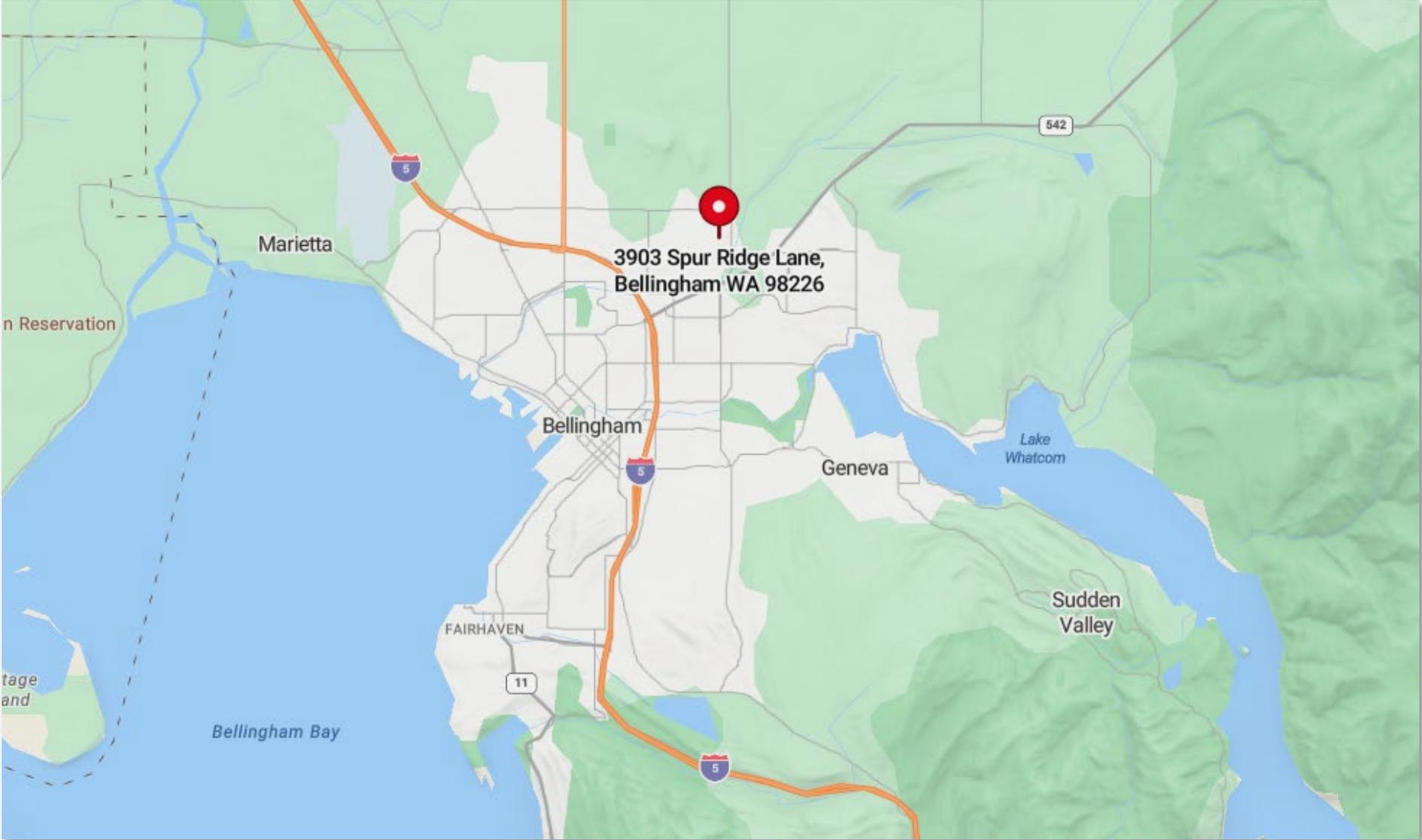
Sprinklered: Yes

Power: Single Phase

Parking: 9 Marked Spaces

Ceiling: 27 ft. to eve

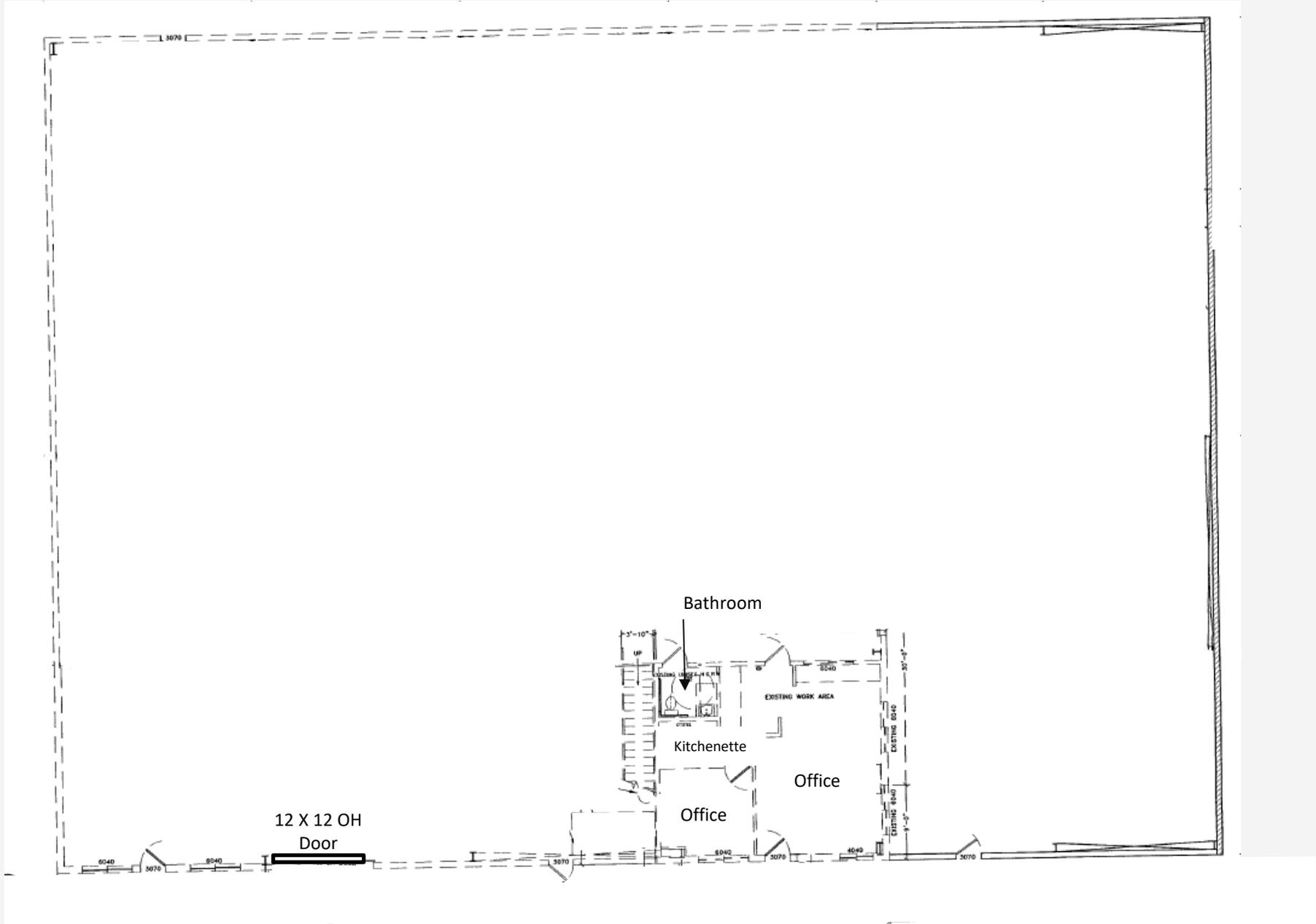
MAP





SITE PLAN & FLOOR PLANS

FLOOR PLAN





PROPERTY PHOTOS

EXTERIOR PHOTOS



INTERIOR PHOTOS





FOR MORE INFORMATION

PLEASE CONTACT:

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