



## **WarehouseOfficeSpace**

17869 SR 536, Mount Vernon, WA 98273

### **Alan Licht**

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# WarehouseOfficeSpace

\$8.64 /SF/Yr

Lot's of Space and great potential for a variety of businesses! Distribution Center for the Island County, Bellingham, Everett Triangle. Office Suites with full warehouse and storage. Call Center. Full Security System with Cameras onsite. Large parking lot. Brand new 20 yr warrantied roof. Brand new HVAC. High Ceilings. Long term lease available. call to discuss and schedule appointment.

- A lot of space for not a lot of money (compare to Seattle, etc)



Rental Rate: \$8.64 /SF/Yr

Property Type: Office

Property Sub-type: Telecom Hotel/Data Hosting

Building Class: C

Rentable Building Area: 17,892 SF

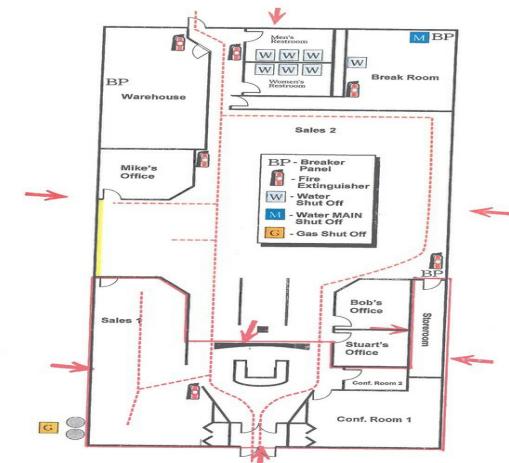
Year Built: 1968

Walk Score ®: 19 (Car-Dependent)

Taxes: \$0.07 USD/SF/Mo

Operating Expenses: \$0.06 USD/SF/Mo

Rental Rate Mo: \$0.72 USD/SF/Mo



**1st Floor**

Space Available	7,620 SF
Rental Rate	\$8.64 /SF/Yr
Date Available	Now
Service Type	Triple Net
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

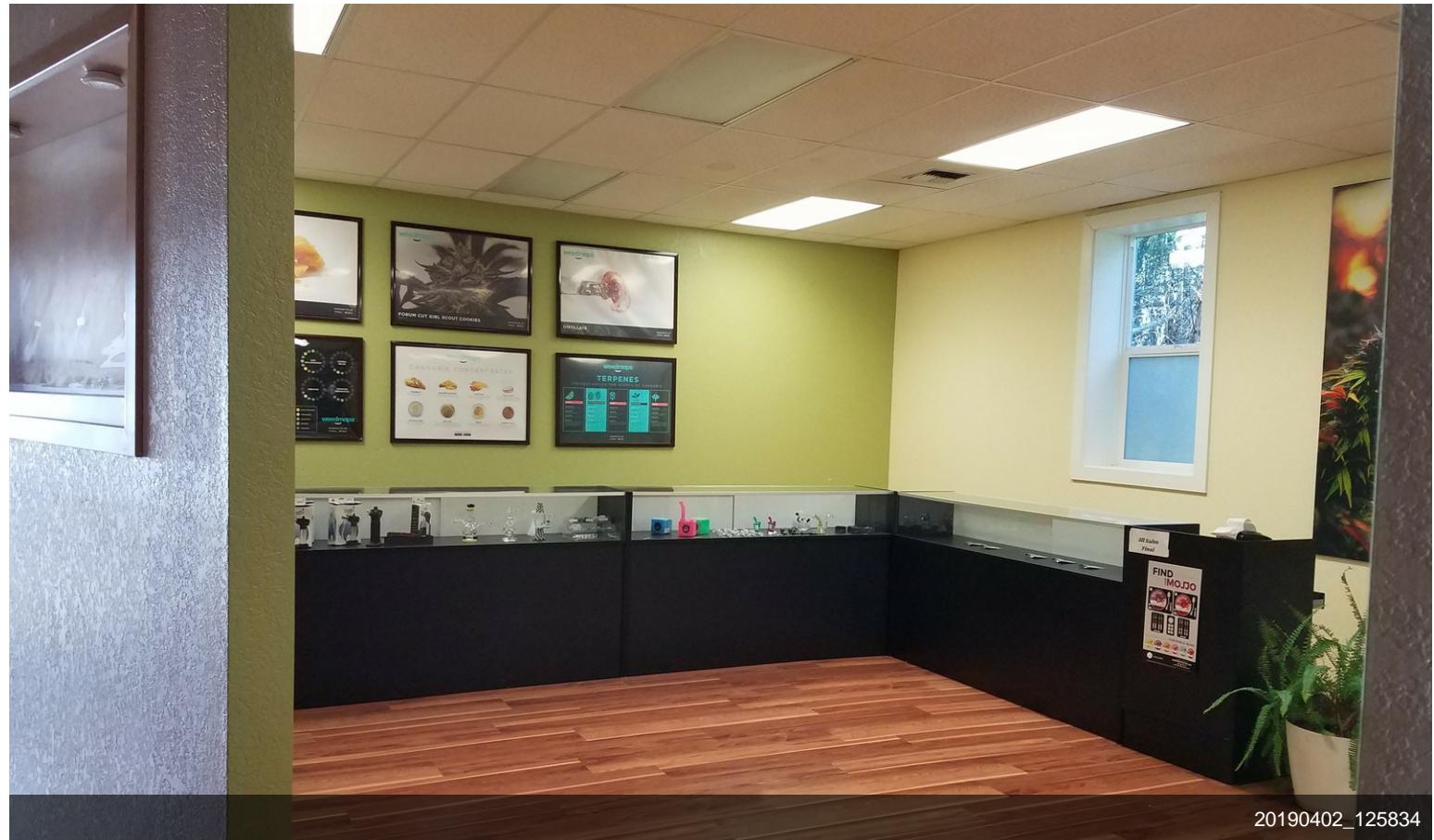
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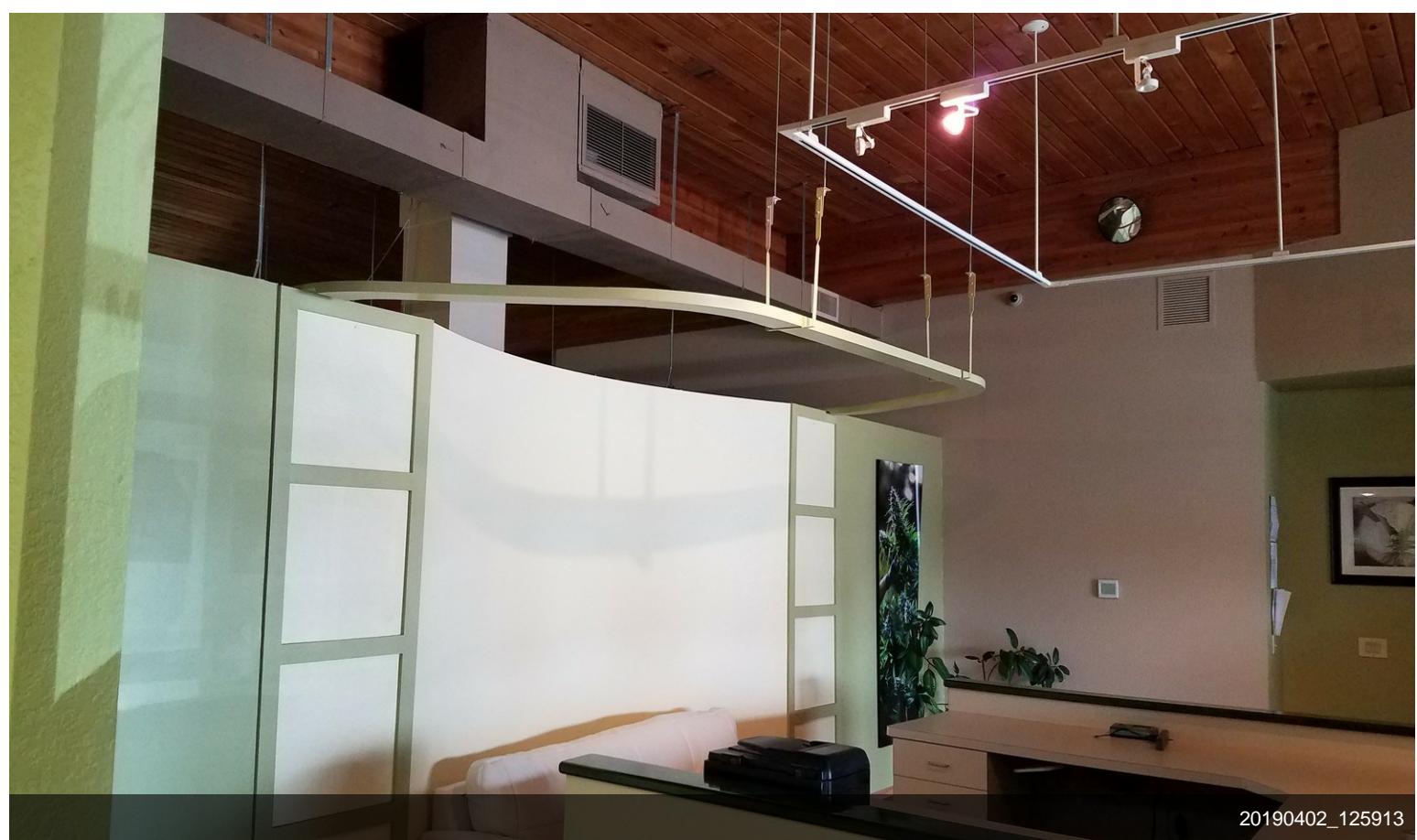
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## Property Photos

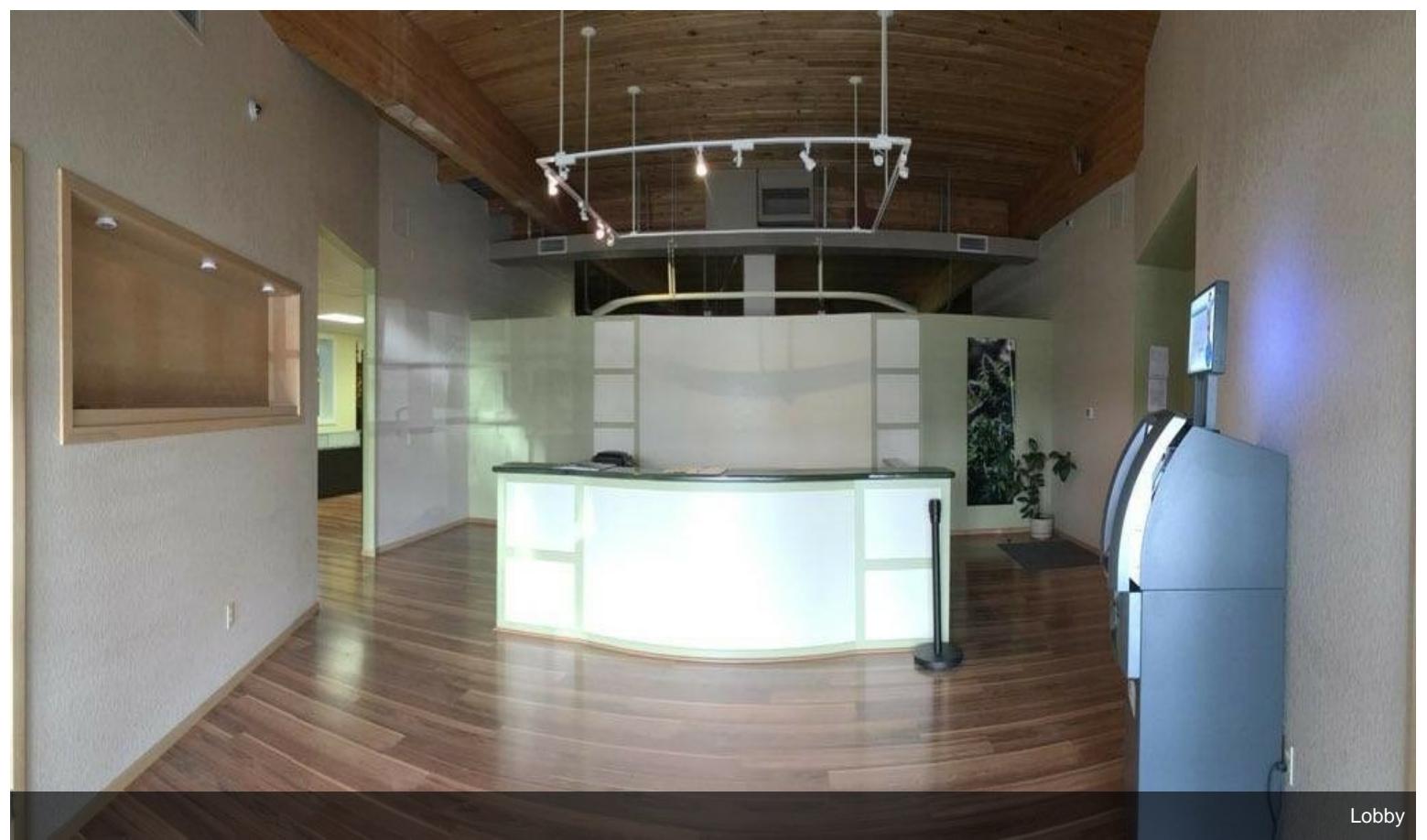


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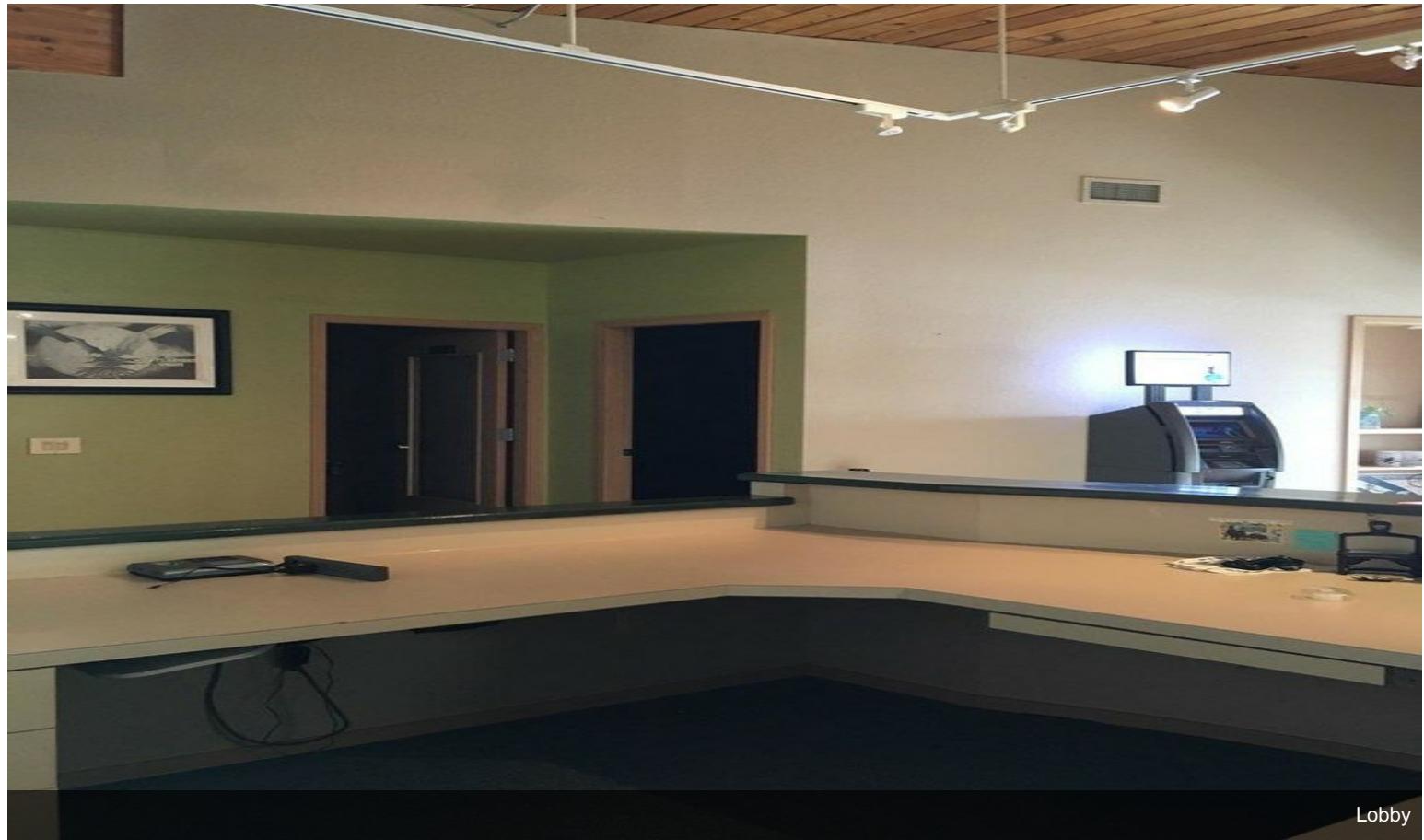


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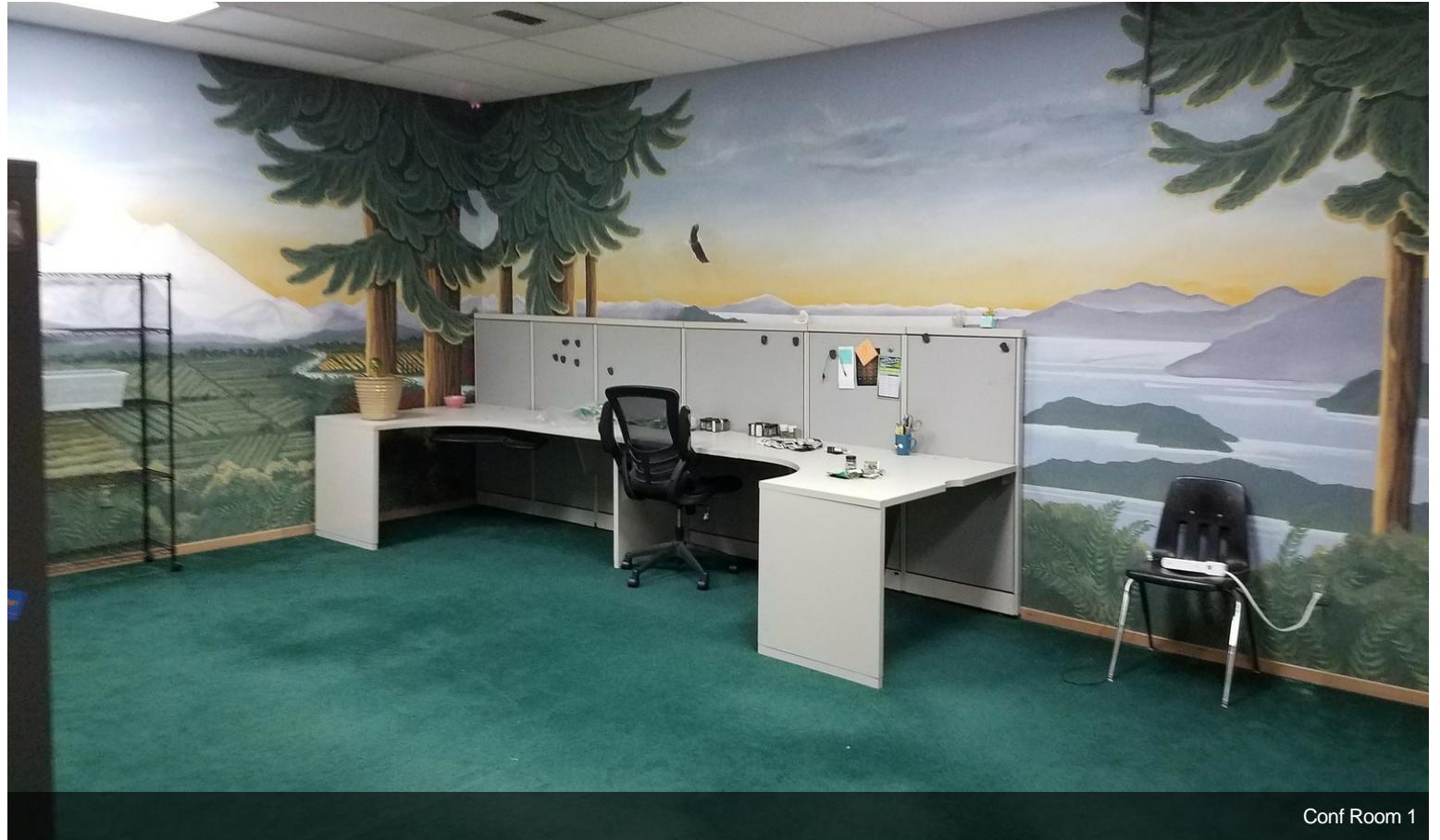
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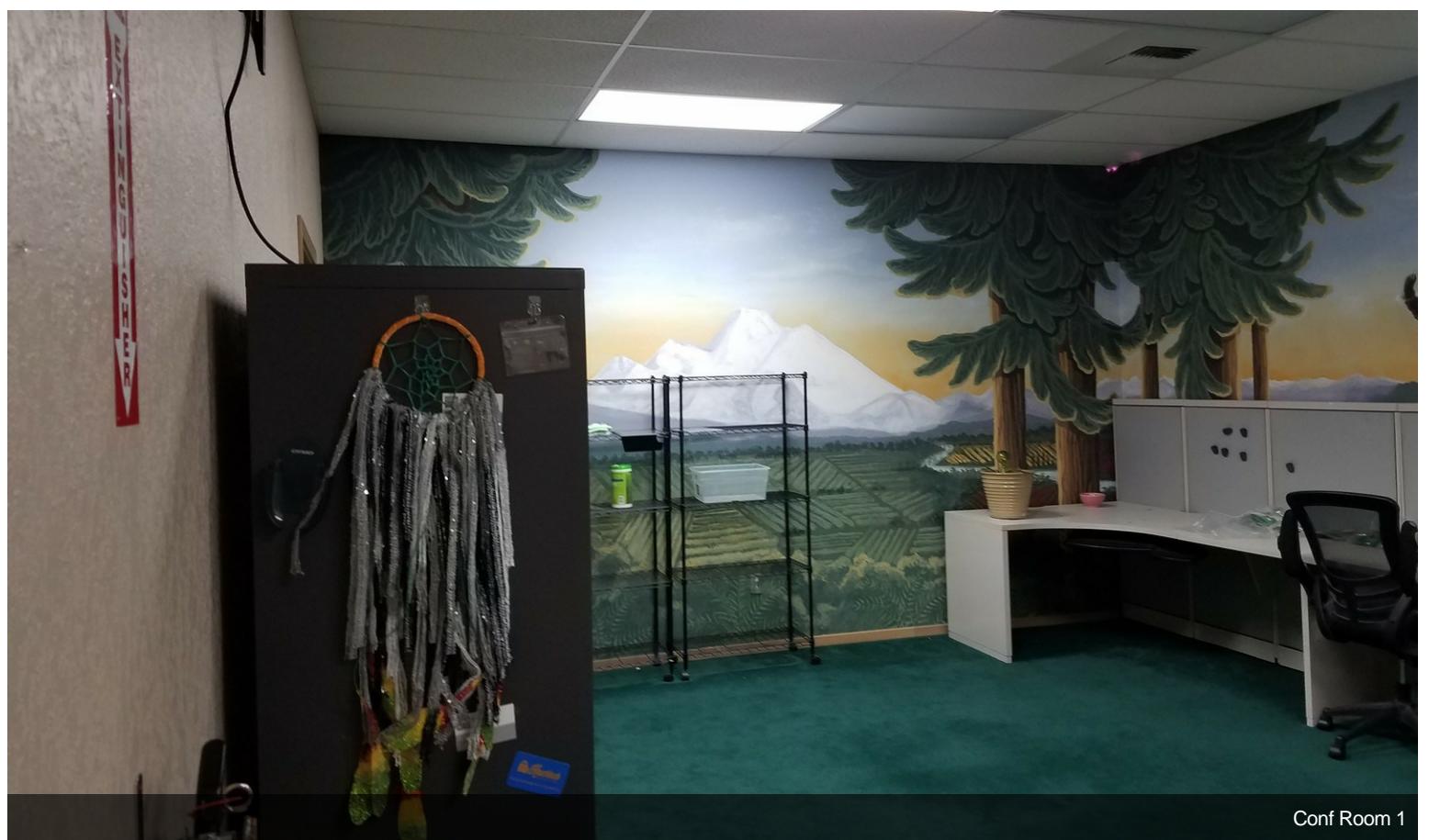
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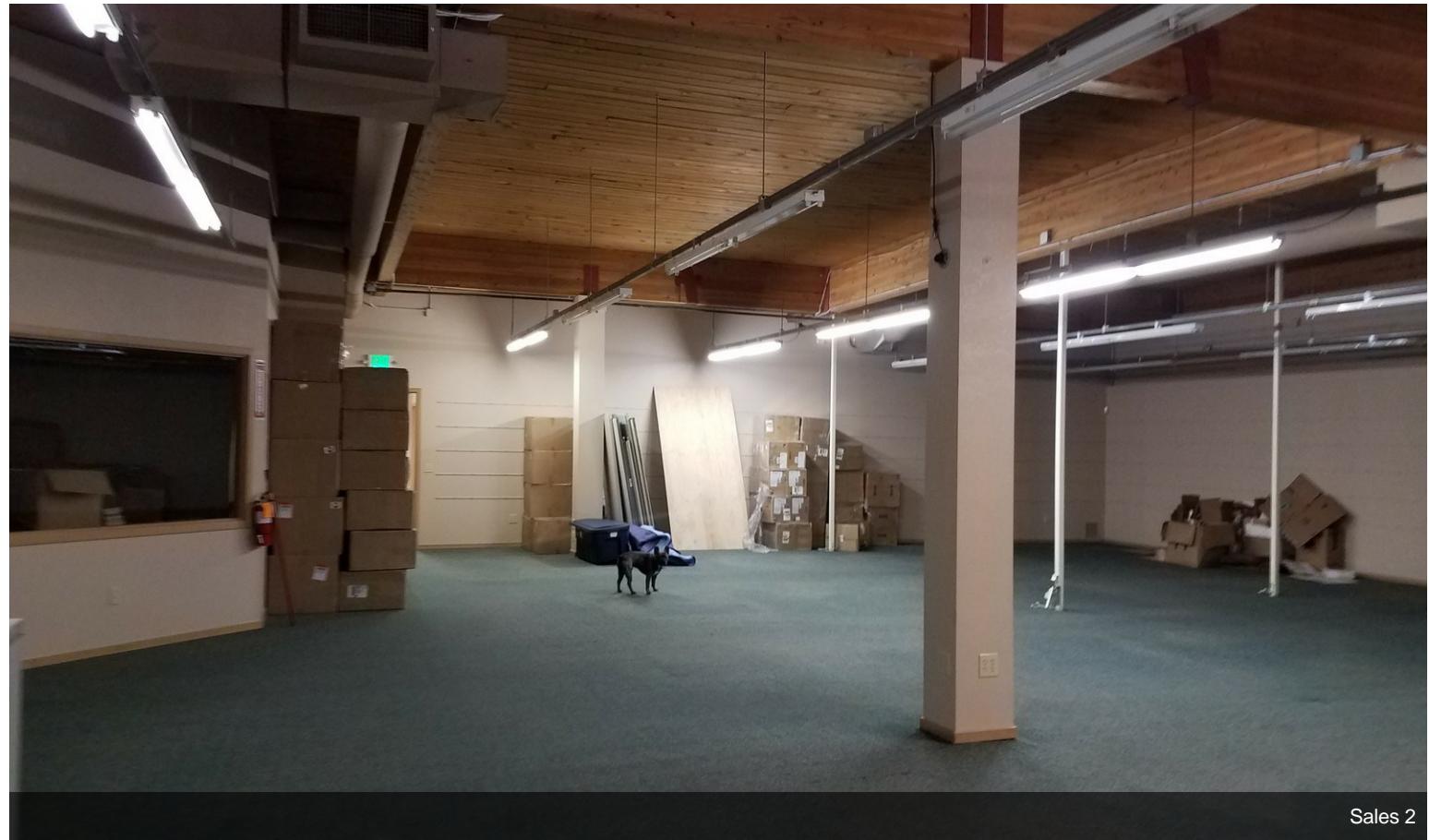


Conf Room 1

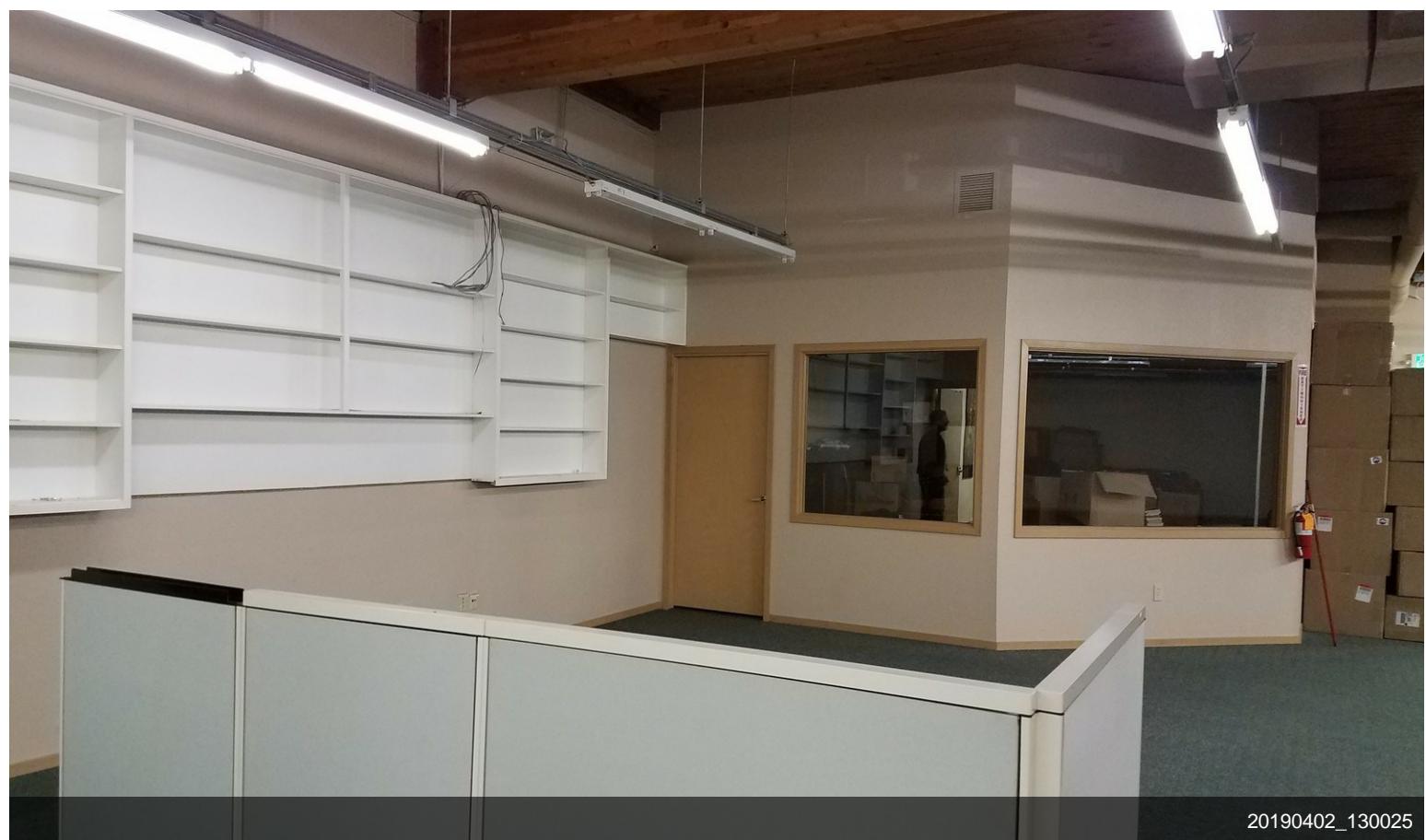


Conf Room 1

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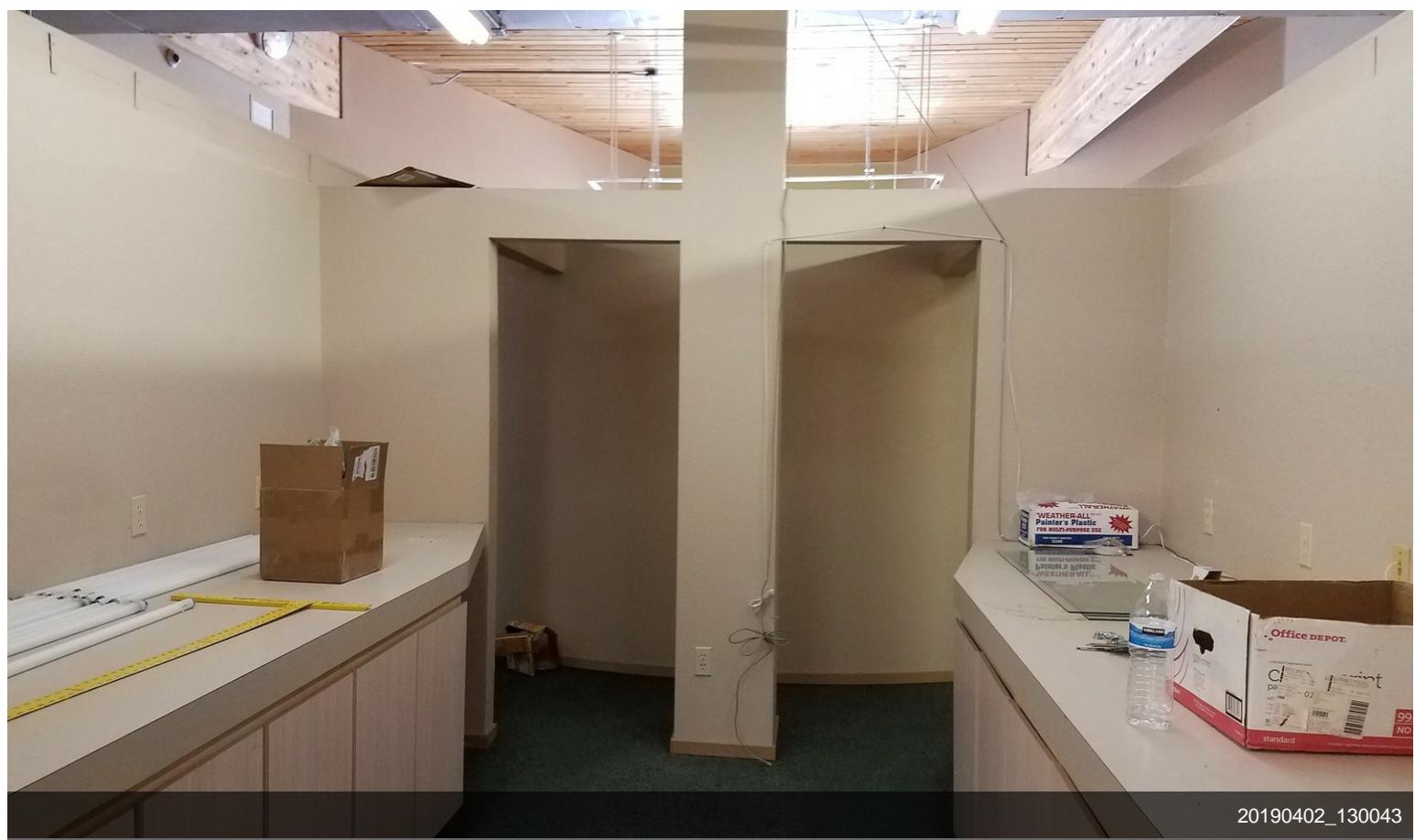


Sales 2

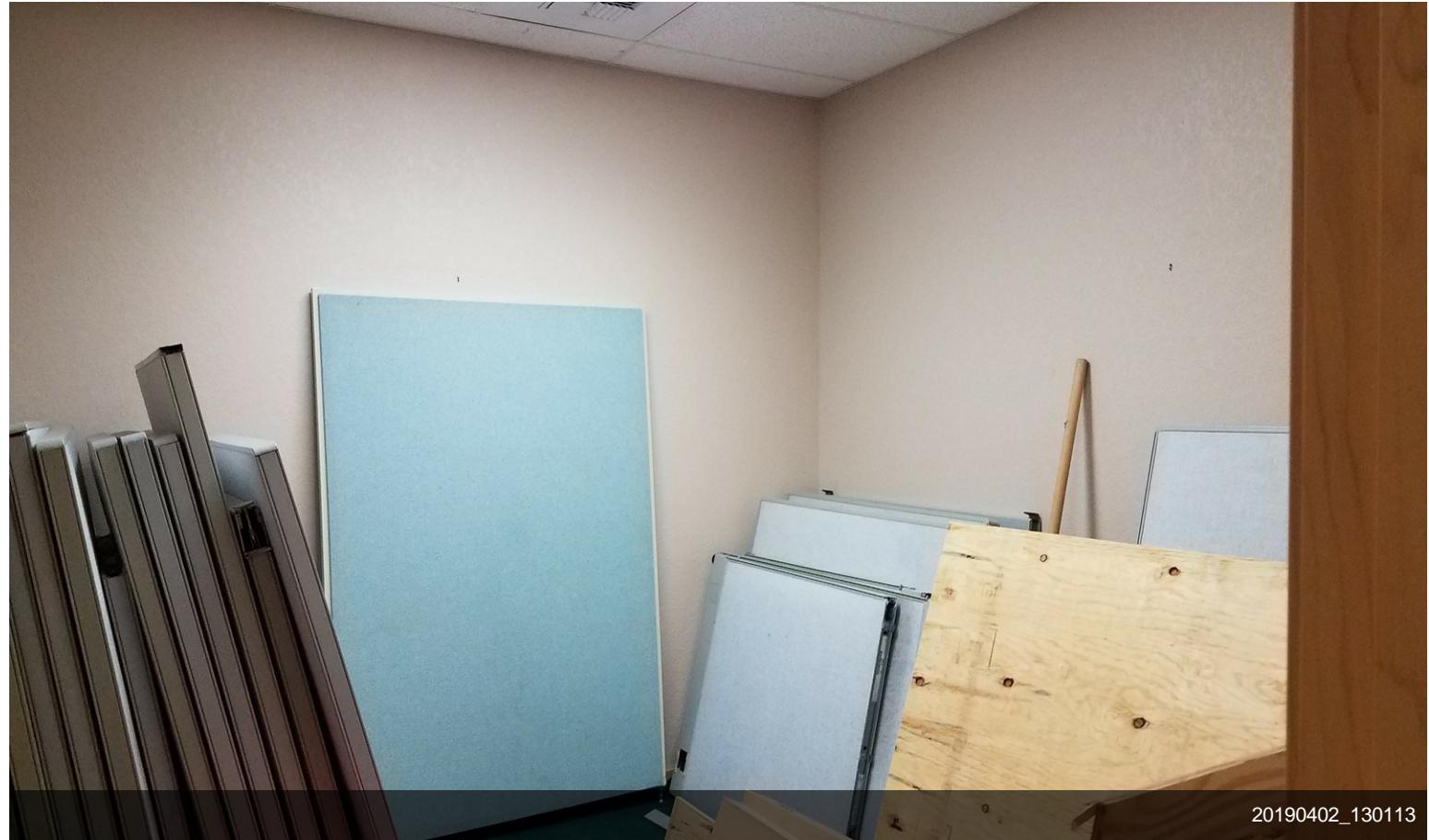


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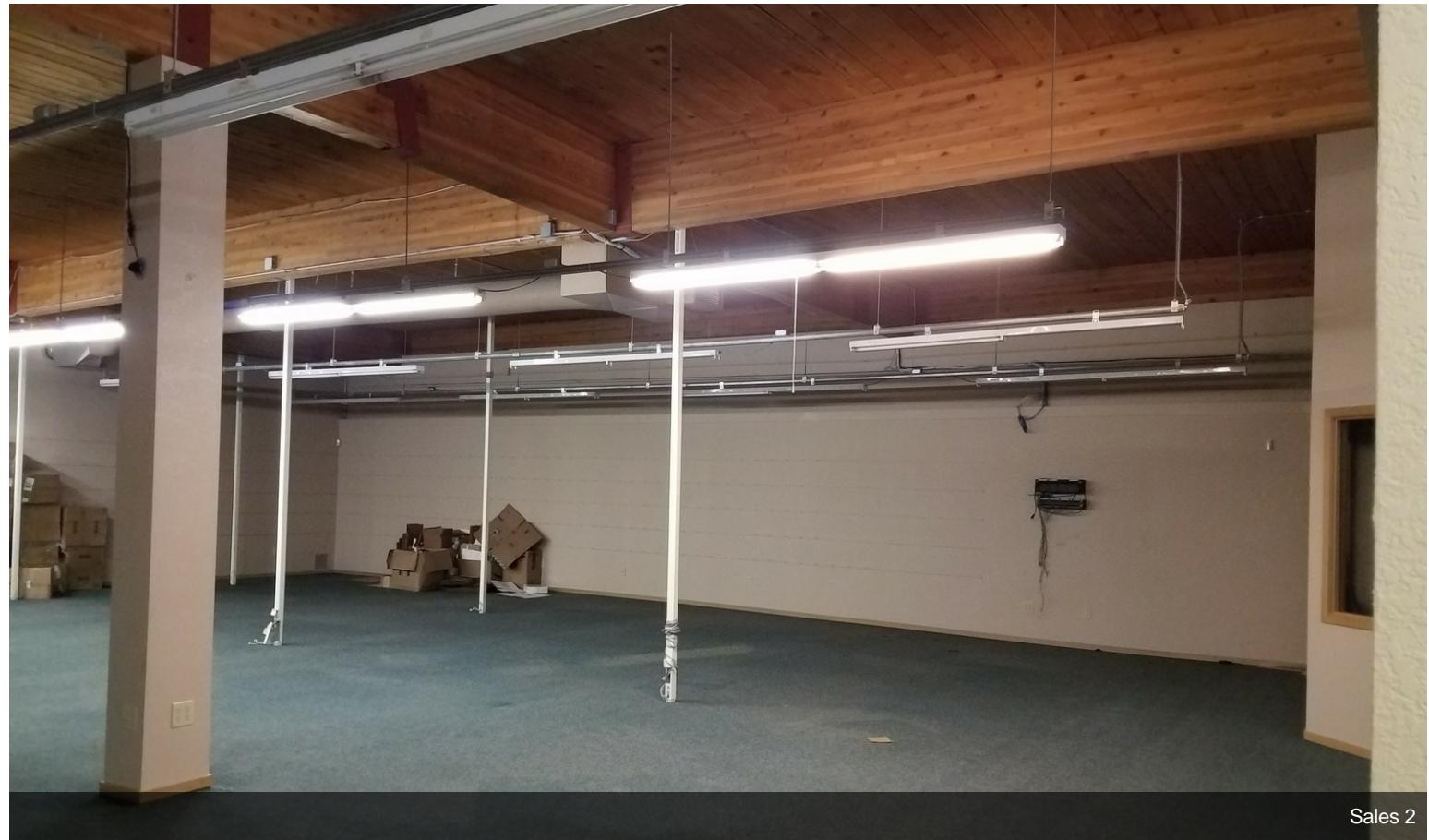
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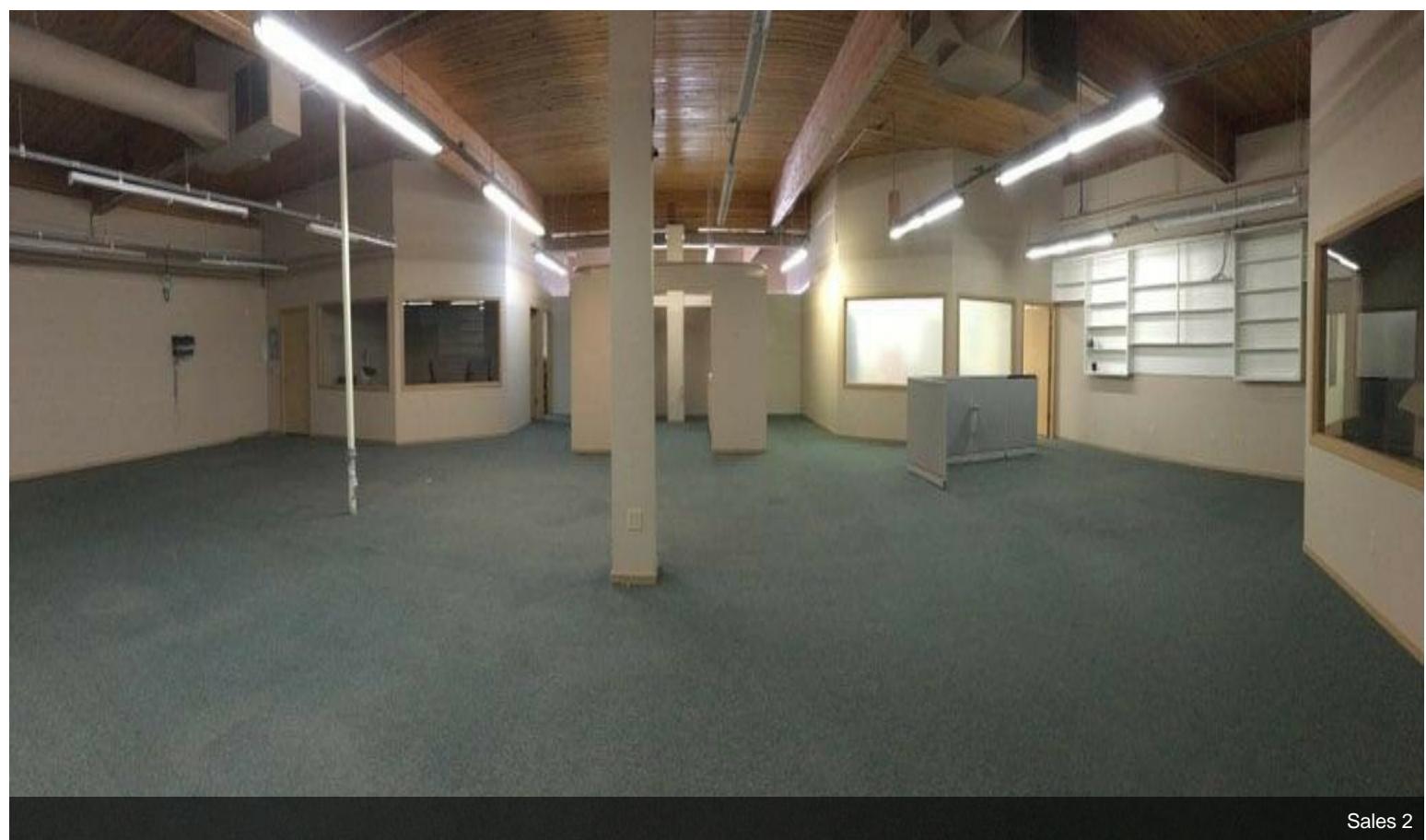
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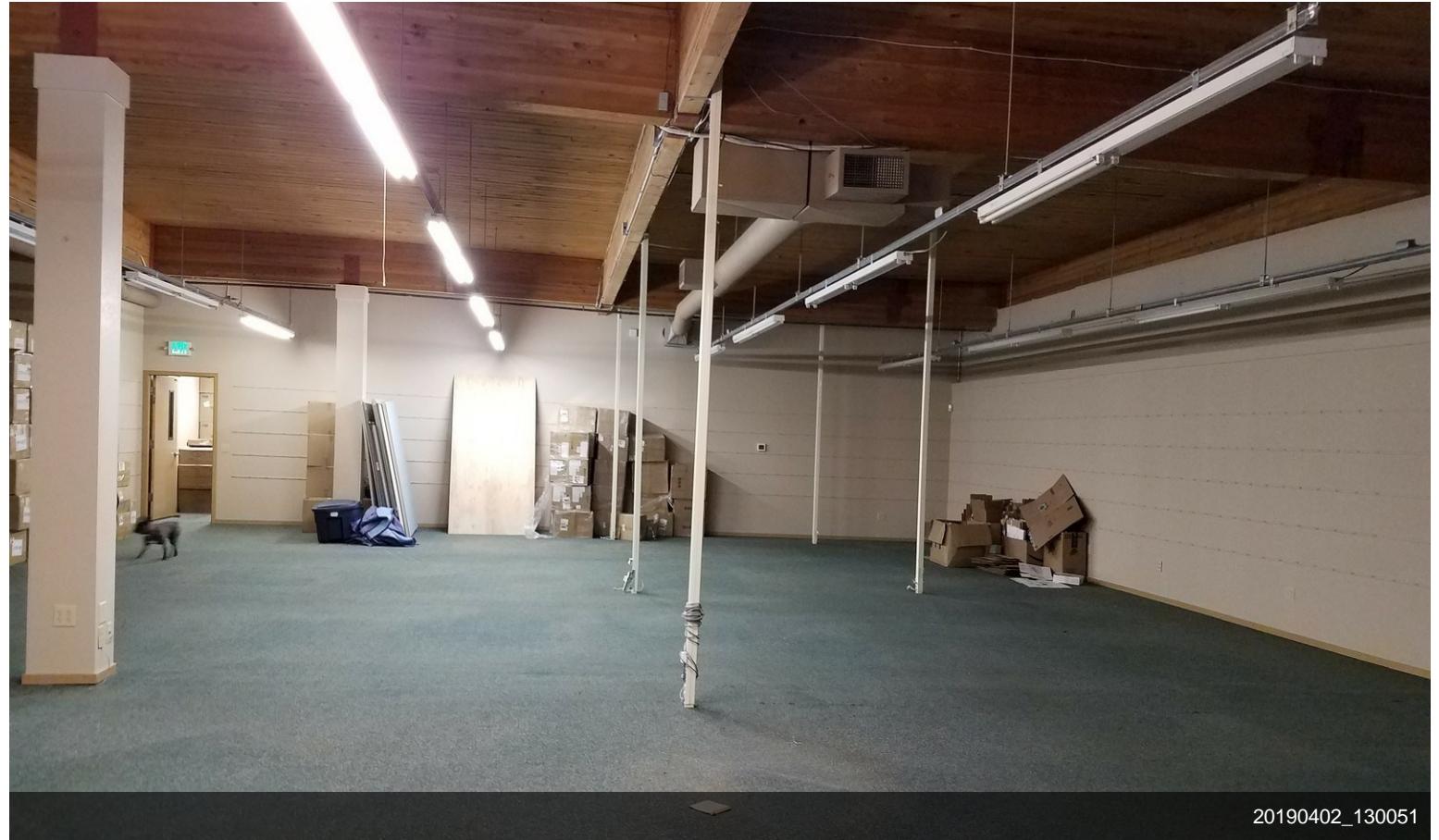


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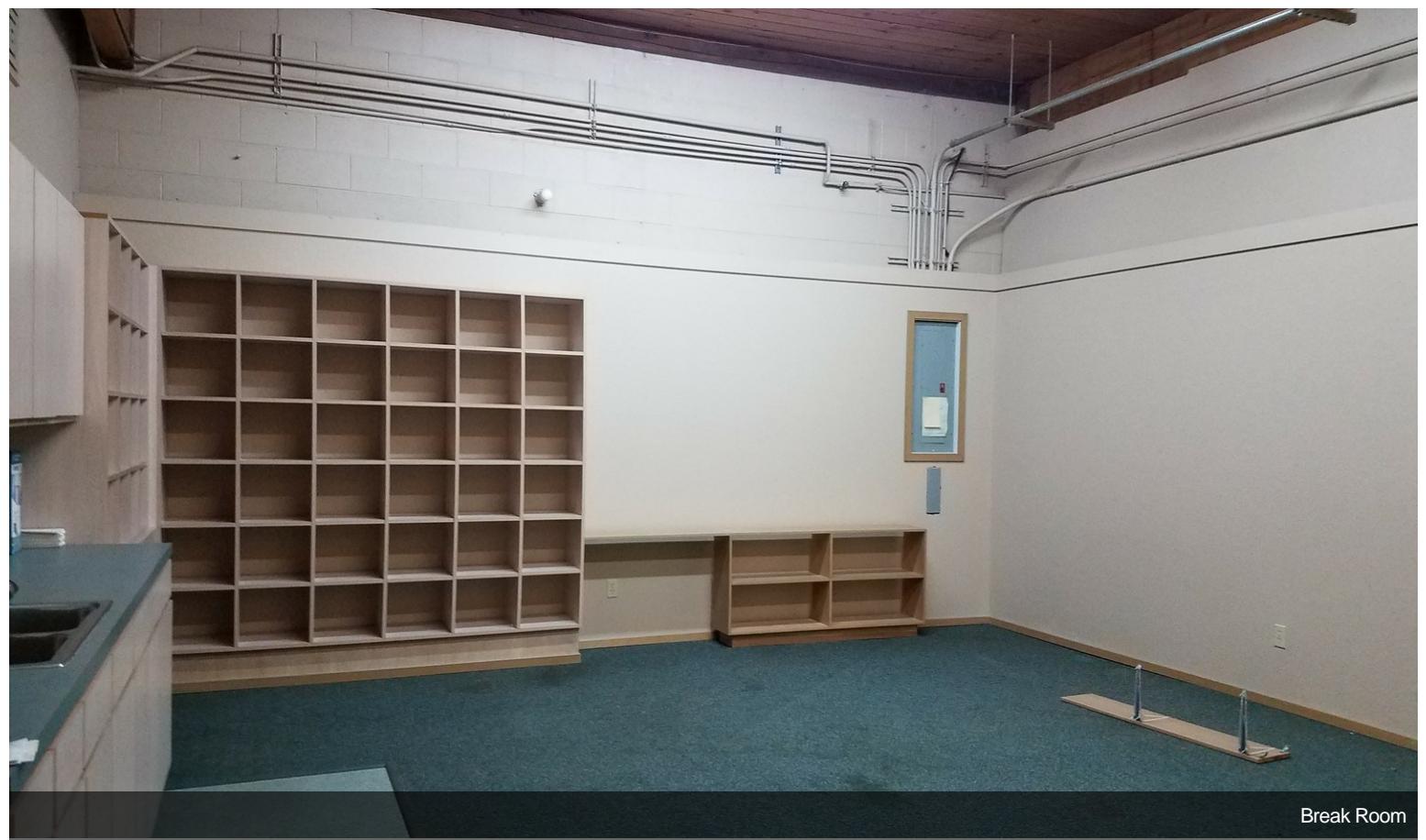


Sales 2

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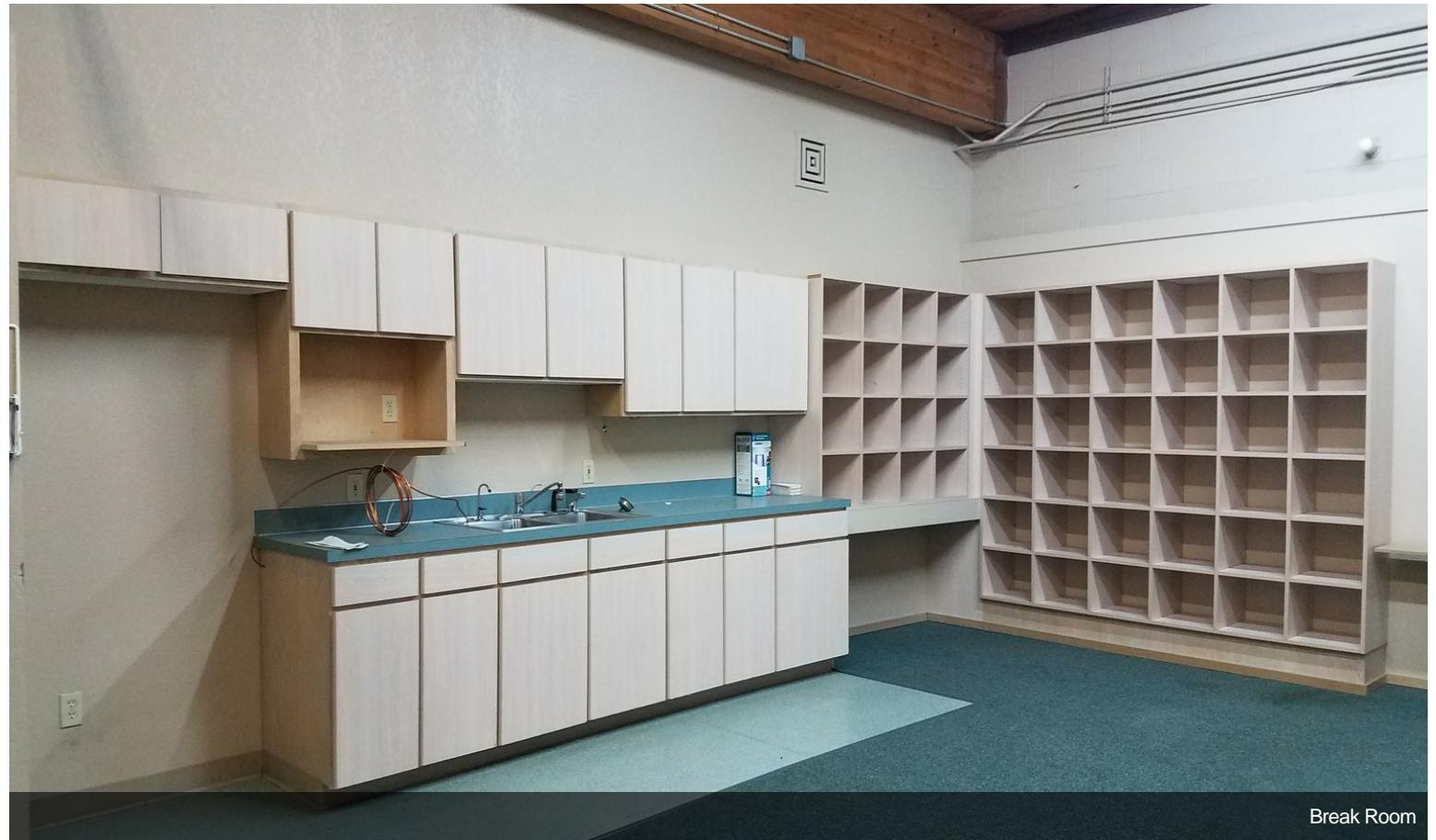


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Break Room

## Property Photos



Break Room



Back Loading Dock and Garage Door