

FOR SALE

# BELLINGHAM INDUSTRIAL & EXCESS LAND

4350 PACIFIC HWY | BELLINGHAM, WA 98226



KIDDER.COM

EXCLUSIVELY LEASED BY

**REMAX**  
WHATCOM COUNTY

**km** Kidder  
Mathews

# BELLINGHAM INDUSTRIAL & EXCESS LAND

## PROPERTY HIGHLIGHTS

TOTAL LAND AREA	8.26 AC (6.83 AC Usable)
TOTAL BUILDING SF	30,000 SF
GROSS LEASABLE SF	33,330 SF (Including Mezz)
OFFICE SF	3,330 SF
MEZZANINE SF	3,330 SF
DOCK DOORS	5 - 29" Bays; 1 - 48" Bay
DRIVE IN DOORS	1 - 12'x16'
CLEAR HEIGHT	28' - 33'
COLUMN SPACING	25'
PARKING	±19 Spaces
ZONING	I-Industrial
SIGNAGE	Pylon Sign with Digital Display
SALE PRICE	\$5,500,000

**\$5.5M**

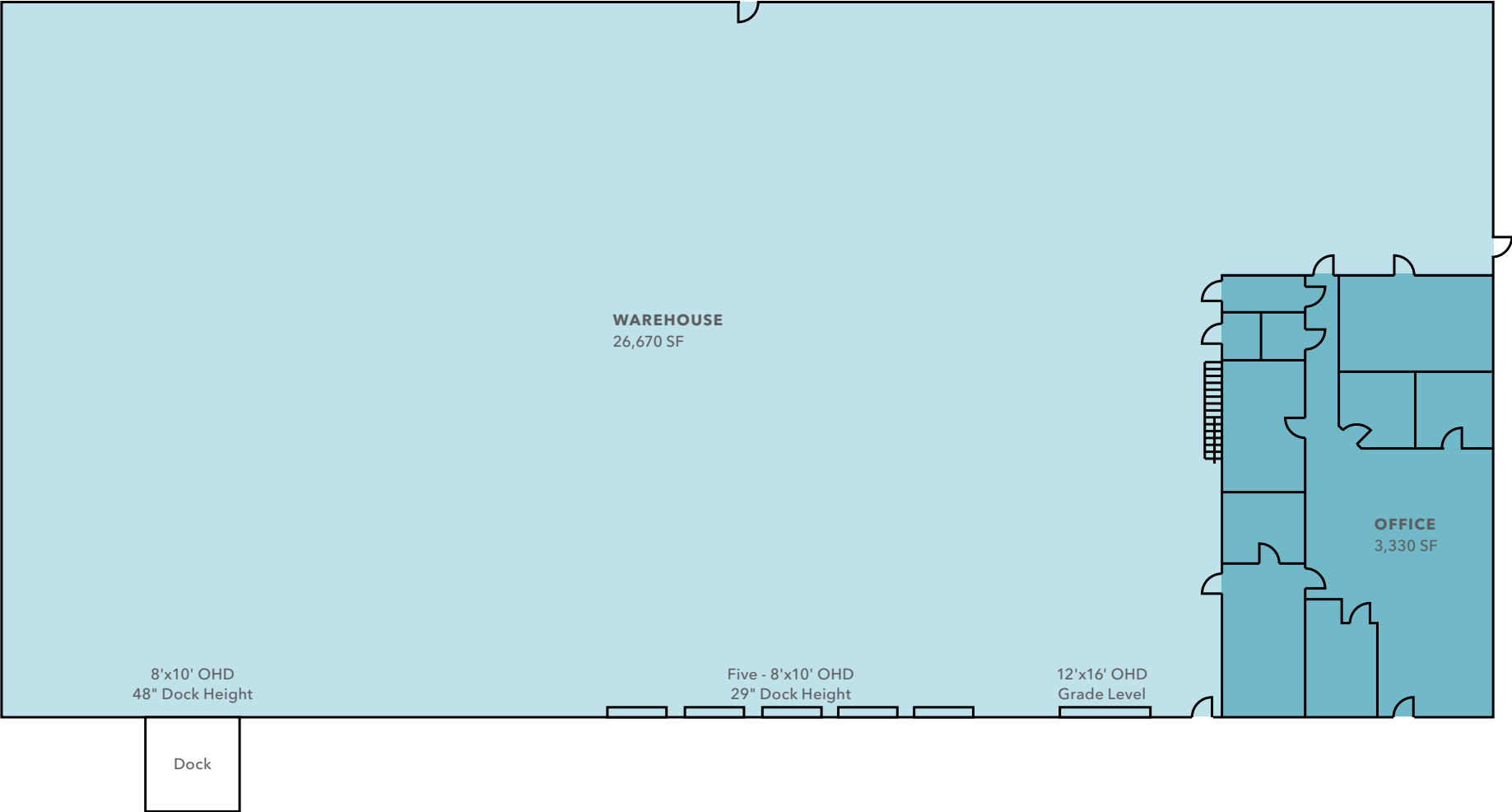
SALE PRICE

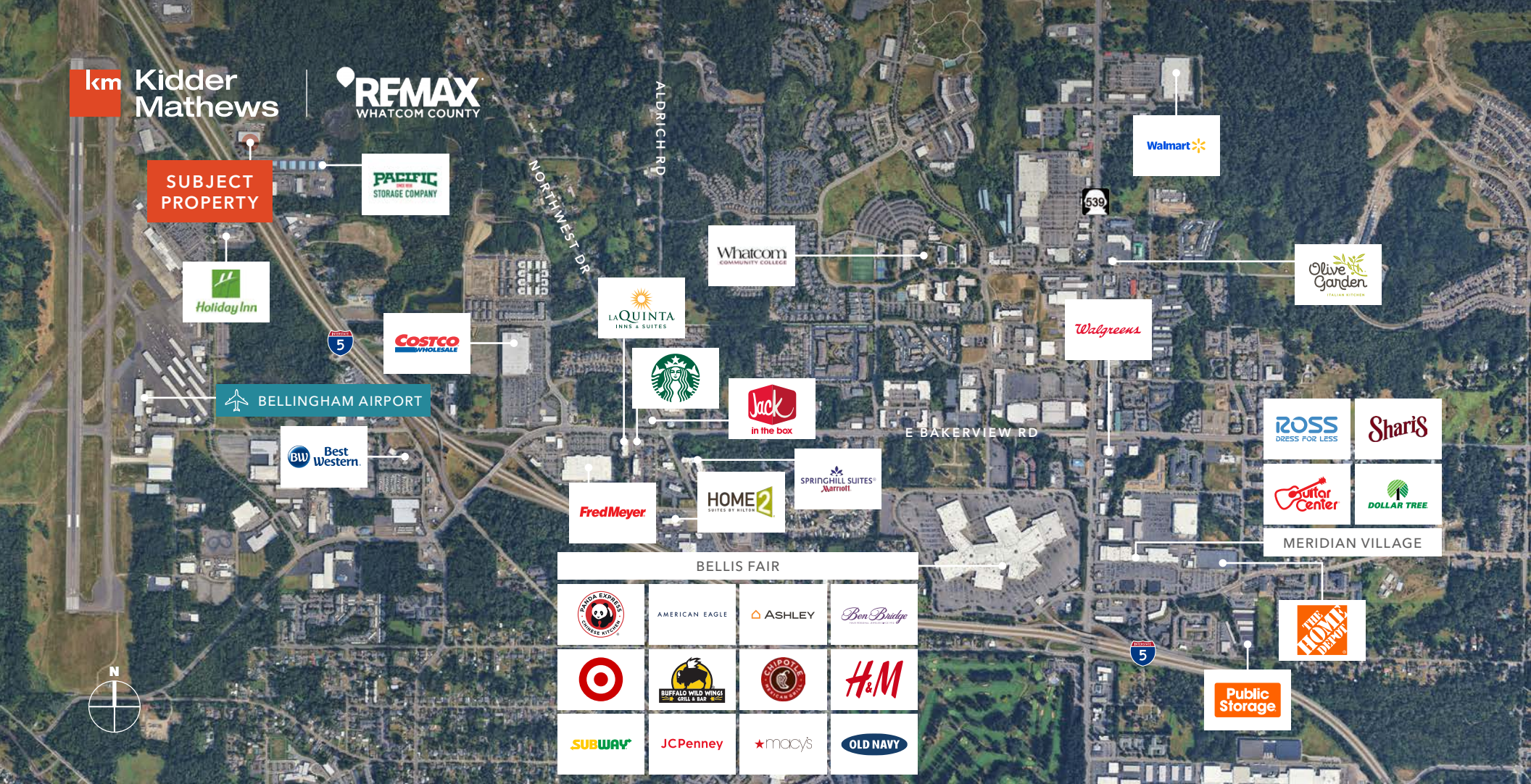
**33K SF**

AVAILABLE



# FLOOR PLAN





*Exclusively listed by*

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