

## Squalicum Business Park FOR LEASE

### 809 W. Orchard Dr. Suite #6-7

Bellingham, WA

\$12.00 sf + \$2.50 NNN

High ceilings and appealing glass store-front with natural light

Easily Accessible to I-5

1,500 sf office space + 1,500 sf of Warehouse space







Contact

**Greg Martineau** 360-676-4866 Greg@saratogacom.com



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#### PROPERTY FACT SHEET

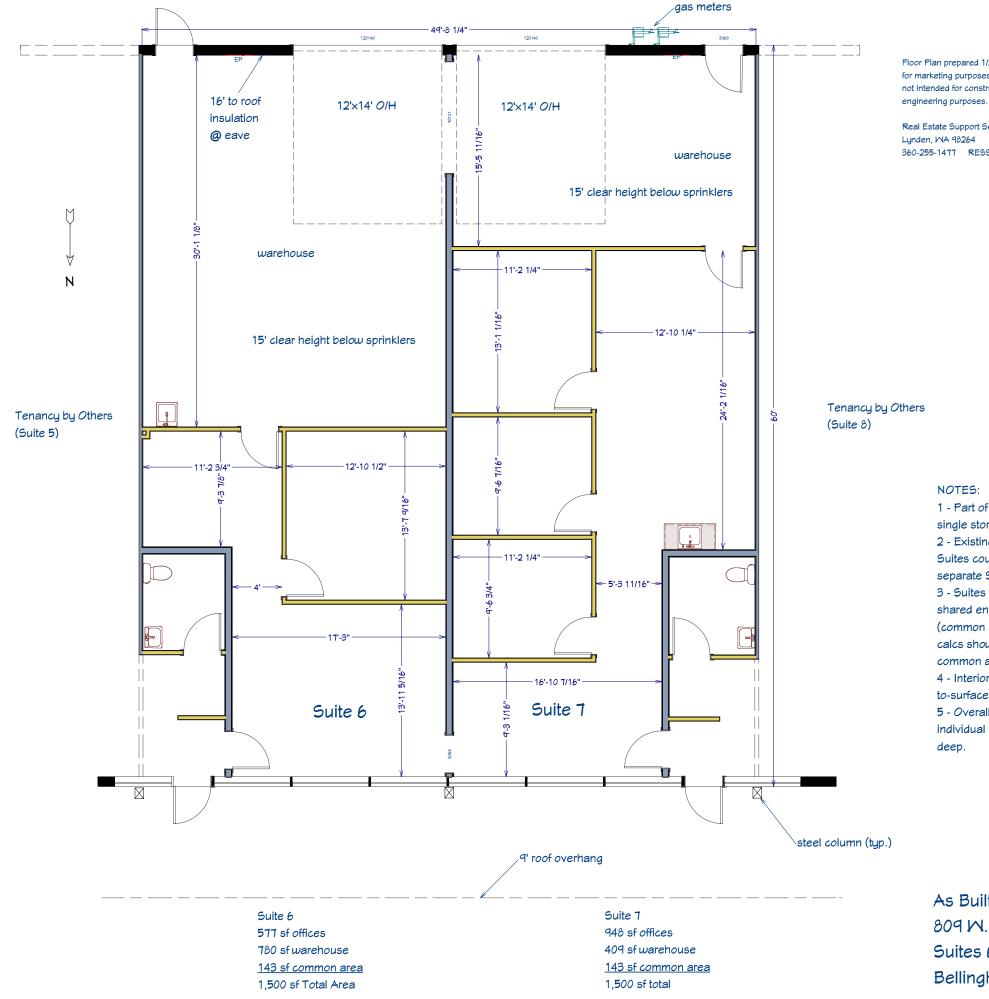
Ceiling Heights:	18-20 Ft.
Roof Systems:	Metal Roof
Zoning:	Industrial (allows office/ medical)
Building:	High quality concrete-tilt building
Restrooms:	ADA Compliant
Building Size:	12,000 SF
Parking:	Front + Common & Shared
NNN Expenses:	\$2.50
Signage:	Building Fascia
Power:	3 Phase
Sprinkler System:	Yes
Elevator:	No

#### Contact

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Floor Plan prepared 1/24/2018 for Elford Company, Inc. for marketing purposes. Dimensions approximate; not intended for construction, architectural nor

Real Estate Support Services LLC 360-255-1477 RESSLLC@gmail.com

NOTES:

1 - Part of an 8 Suite 12,000 sf single story commercial building. 2 - Existing openings between

Suites could be closed off to create separate Suites.

3 - Suites 5 & 6 and 7 & 8 have shared entrances and restrooms (common areas). Common area

calcs shown are 1/2 of shared common area.

4 - Interior dimensions are surfaceto-surface.

5 - Overall dimensions for

individual Suites are 25' wide × 60'

As Built Floor Plan 809 W. Orchard Drive Suites 6 & 7 Bellingham, MA 98225