

**3254 Bennett Drive,  
Bellingham, WA**



**\$2,950,000**

**\$0.49 per Square Foot + NNN**

Multi-family URMX 6-10 zoning with an existing 23,000 SF warehouse (legal, non-conforming Use)

Rare opportunity to collect rent (or occupy) while planning your future development

No B&O Tax (City Services & County Location).

Within City of Bellingham Urban Grown Area (UGA).

**Contact:**

**Greg Martineau, CCIM**

360-820-4645 (cell)

[Greg@saratogacom.com](mailto:Greg@saratogacom.com)

# Warehouse and Manufacturing

**3254 Bennett Drive,  
Bellingham, WA**

Disclosure: A CUP (Conditional Use Permit) will be required for a new warehouse Tenant

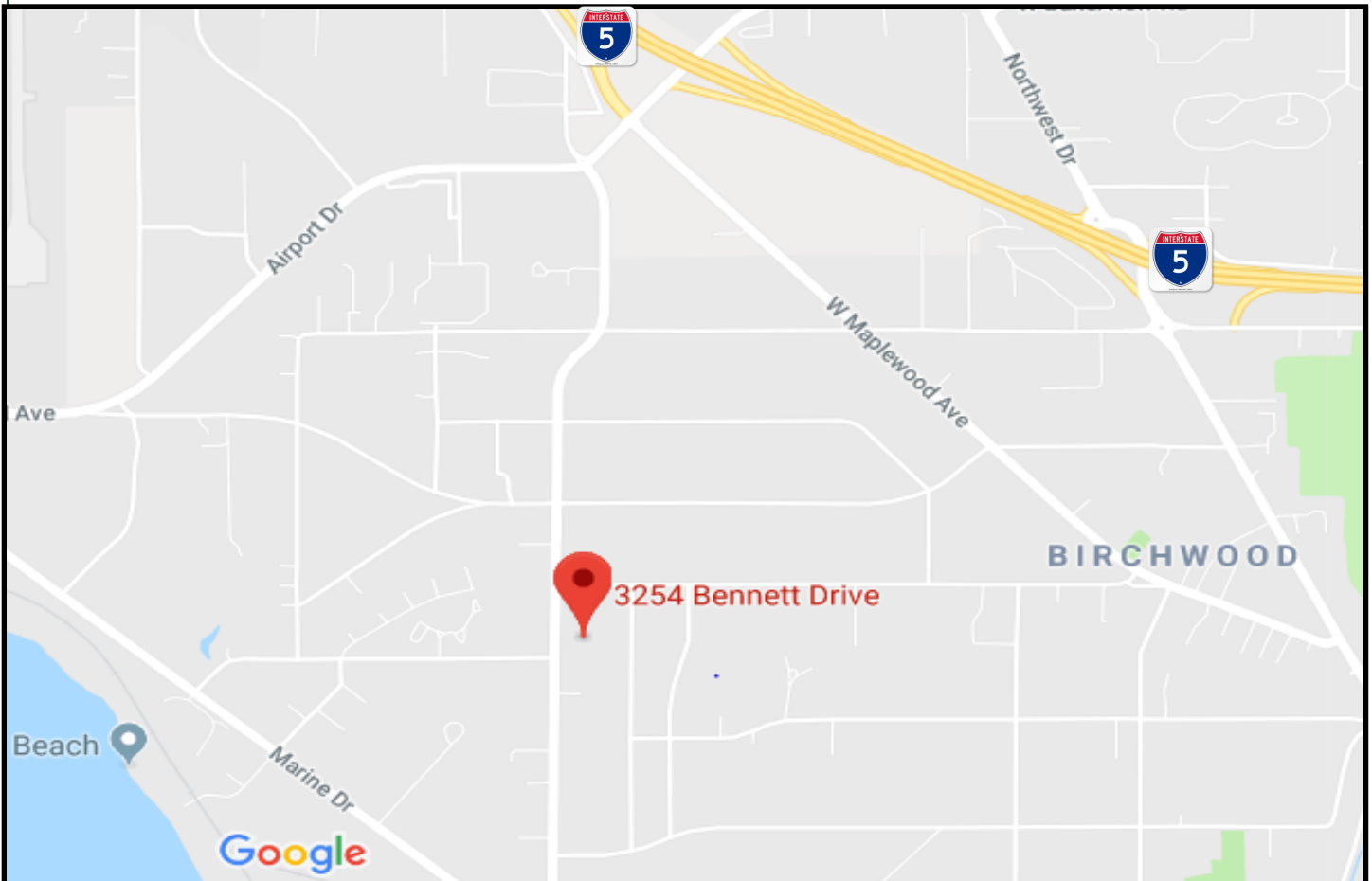
<p>Heavy Power (three panels): 3 Phase 480v 400amp 3 Phase 240v 400amp 1 Phase 120 – 240v</p>	<p>Exhaust Fans Interior Fans Ventilation to the outside Dust Collection System</p>
<p>Connected to City water &amp; sewer</p>	<p>Includes 2,200 SF of nice office space</p>
<p>Piping in place for an air compressor</p>	<p>Well-maintained 1.64 acre property</p>
<p>Overhead Crane Rails</p>	<p>1 Loading Dock</p>
<p>Heated Warehouse</p>	<p>10' to 16' Ceiling Heights</p>
<p>Fenced / Secured Yard</p>	<p>Located Near I-5 (Exit 258)</p>
<p>Lots of Parking</p>	<p>4 Grade Level Doors</p>

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# Saratoga

commercial real estate





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# Saratoga

commercial real estate



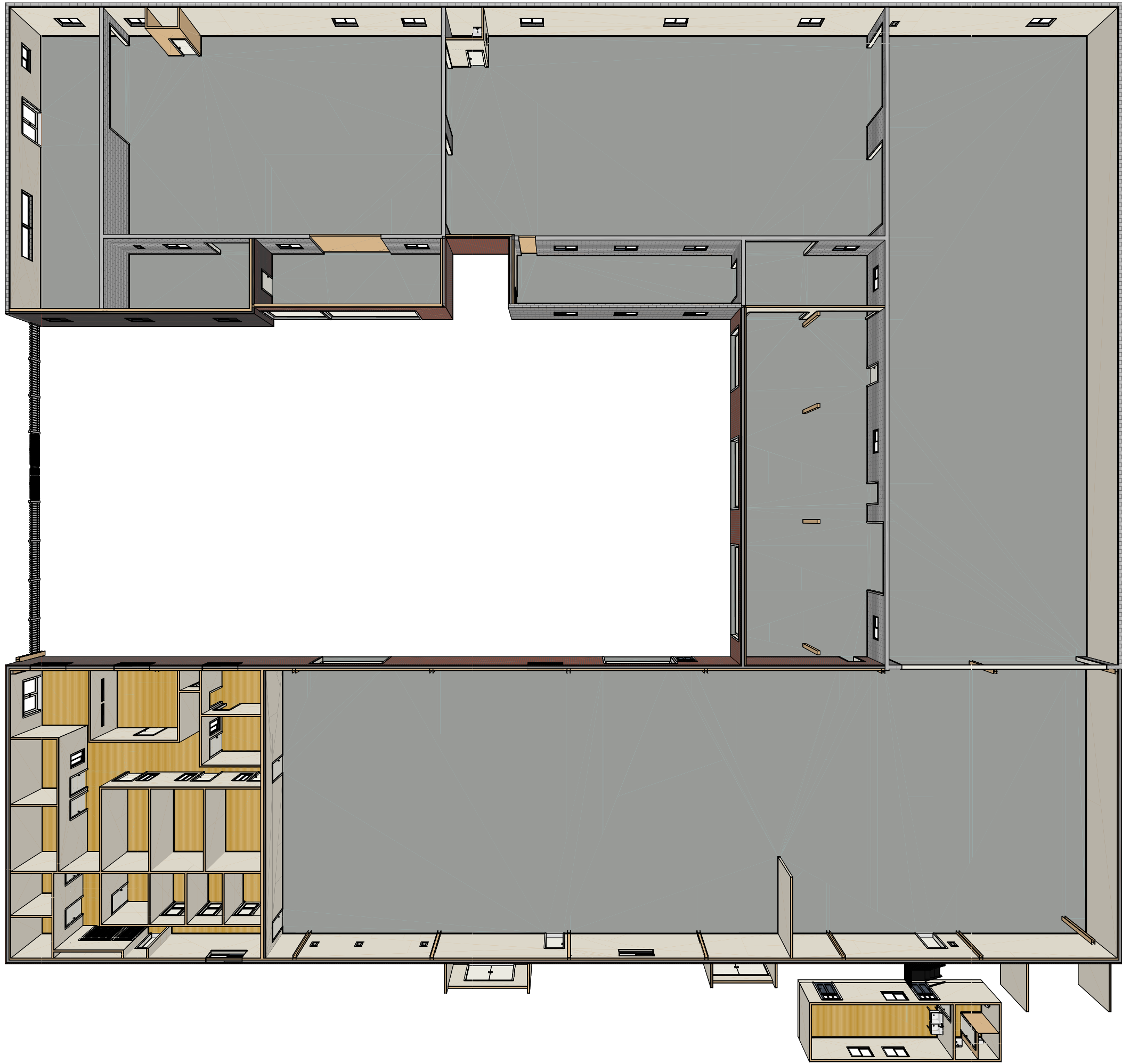


# Saratoga

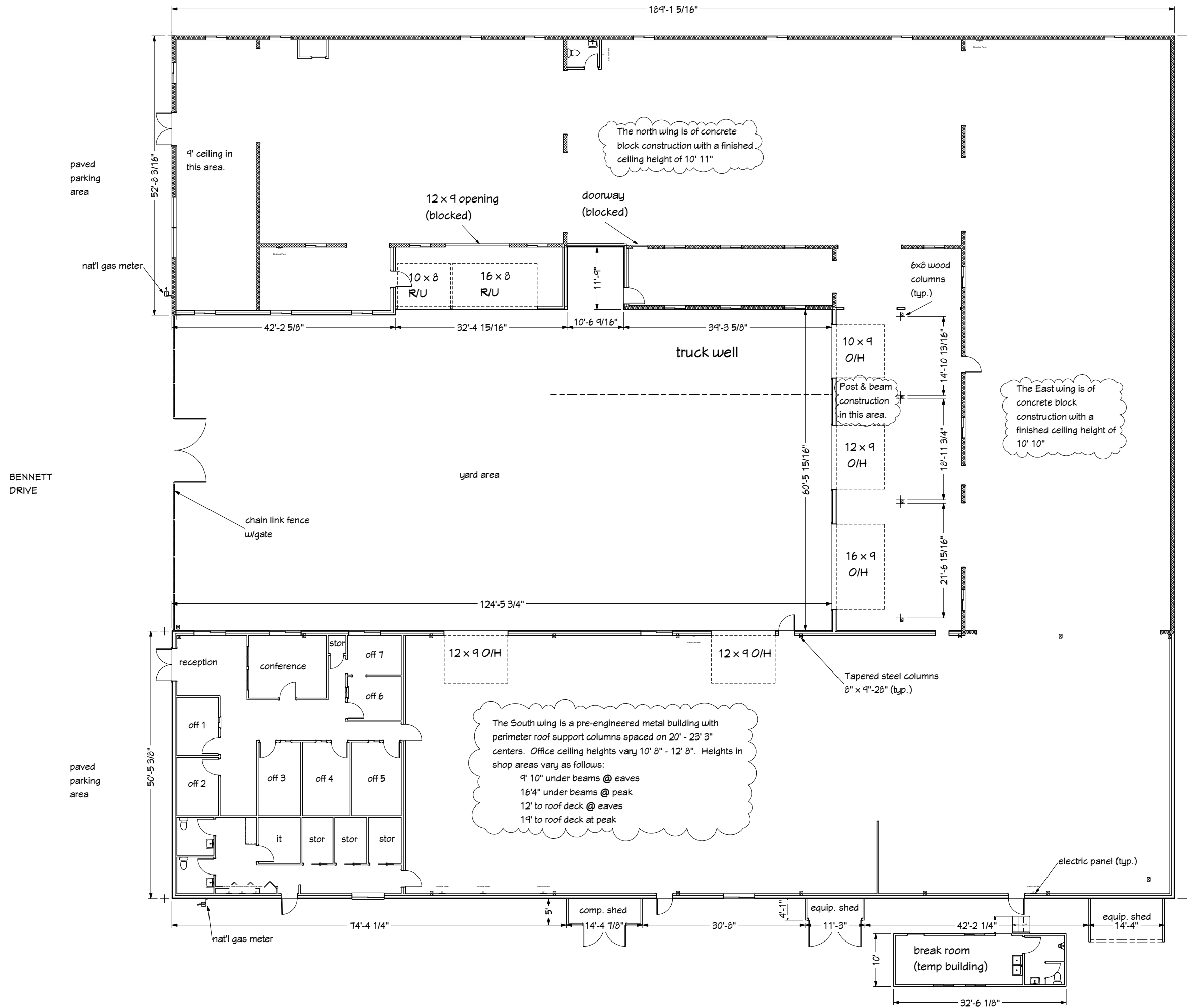
commercial real estate







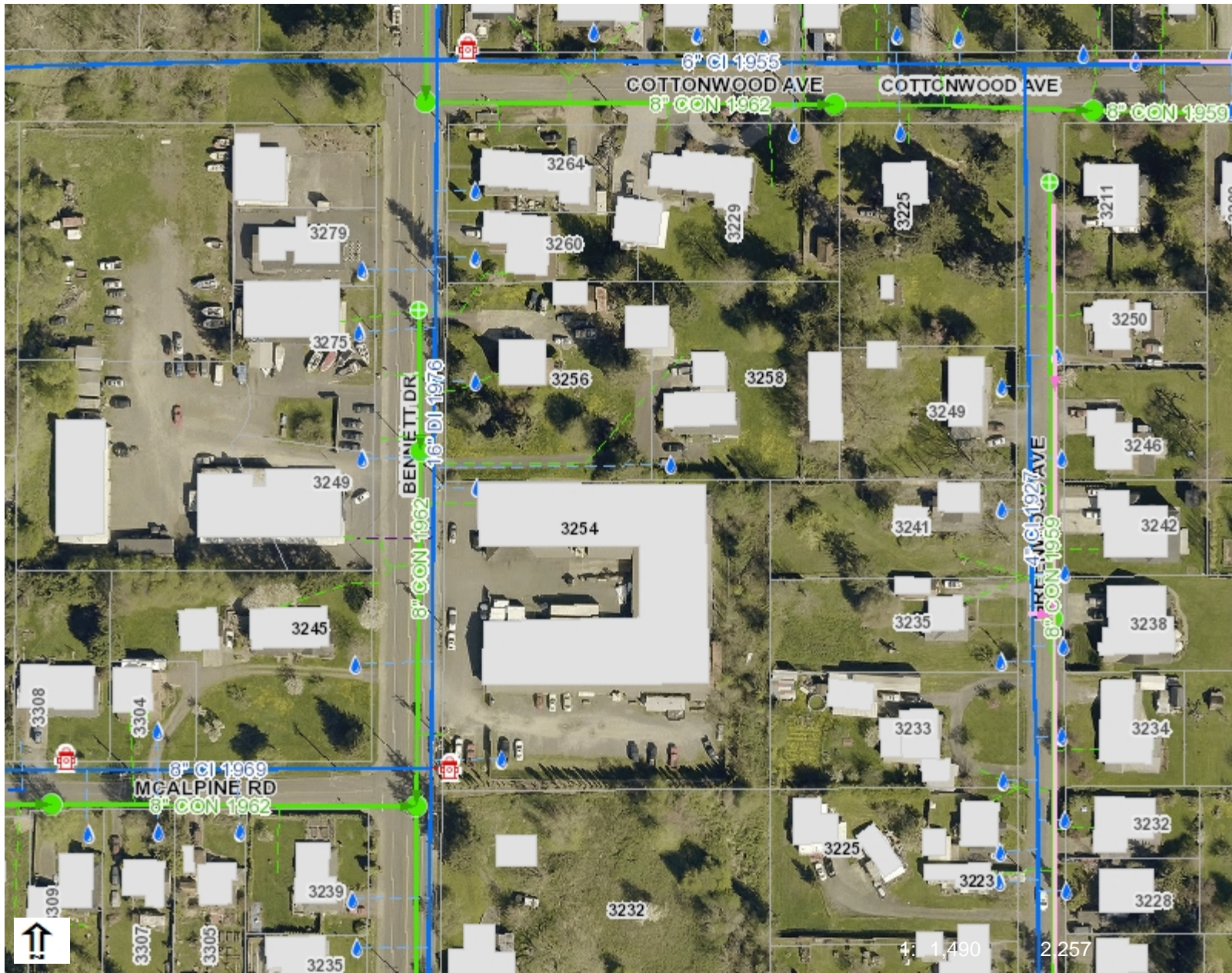
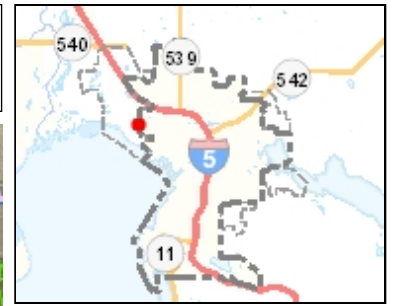
Drawing prepared May 9, 2018 by  
 Real Estate Support Services LLC  
 Lynden, WA 98264  
 360-255-1477  
 RESSLLC@gmail.com



OFFICE AREA = 2,201 sq ft  
 SHOP & WAREHOUSE AREA = 20,925 sq ft  
 TOTAL BUILDING AREA = 23,132 sq ft  
 BREAKROOM AREA = 322 sq ft  
 TOTAL AREA = 23,448 sq ft  
 (exterior sheds not included in sq ft)

Marketing Floor Plan  
 3254 Bennett Drive  
 Bellingham, WA 98225

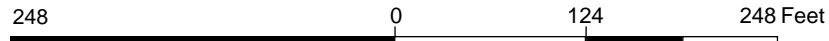




### Legend

- Buildings
- Docks
- Lateral Line**
  - Collector
  - Drain Line
  - Storm Service Line
- Culvert**
- Storm Main**
  - City Mains, Active
  - City Mains, Under Construction
  - Private Mains, Active
  - Private Mains, Under Construction
- Ditch**
- Storm Access Points**
  - ▲ Access Cover
  - Observation Well
- Storm Control Structures**
- Storm Other Components**
  - ▭ COB - Public Works
- Open Channel Streams**
- Water Access Points**
- Control Valve**
  - ★ Air Release
  - ★ Blow Off
- Meters**
  - ▲ Water Customer
  - Critical Water Customer
- Hydrants**
  - City Hydrants
  - City Filling Station
  - Private Hydrants
- Network Structure**
  - Enclosed Storage Facility
  - Pump Station
  - Sampling Station
  - Storage Basin
  - Treatment Plant
  - Sewing Station

**Notes**  
Printed: 2/6/2018 9:39:06 AM



THIS MAP IS NOT TO BE USED FOR NAVIGATION

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**20.24.252 Density and minimum lot size.**

District	Gross Density	Minimum Lot Size – Conventional	Minimum Lot Size – Cluster	Maximum Lot Size	Minimum Reserve Area (Cluster Divisions)
				Clustered Lots	
URMX: all densities without public sewer and water	Maximum density: 1 dwelling unit/10 acres	N/A	4,000 sq. ft.	22,000 sq. ft.	80%
URMX: all densities with public sewer or water	Maximum density: 1 dwelling unit/10 acres	N/A	4,000 sq. ft.	22,000 sq. ft.	80%
URMX: with public sewer and water, and stormwater collection and detention facilities	Maximum gross density: 10 dwelling units/1 acre Minimum net density: 6 dwelling units/1 acre	4,000 sq. ft.	N/A	N/A	N/A
URMX (6 – 10): with public sewer and water, and stormwater collection and detention facilities	Maximum gross density: 10 dwelling units/1 acre Minimum net density: 6 units/1 acre	4,000 sq. ft.	N/A	N/A	N/A

District	Gross Density	Minimum Lot Size – Conventional	Minimum Lot Size – Cluster	Maximum Lot Size	Minimum Reserve Area (Cluster Divisions)
				Clustered Lots	
URMX (6 – 12): with public sewer and water, and stormwater collection and detention facilities	Maximum gross density: 12 dwelling units/1 acre Minimum net density: 6 units/1 acre	N/A	N/A	N/A	N/A
URMX (10 – 24): with public sewer and water, and stormwater collection and detention facilities	Maximum gross density: 24 dwelling units/1 acre Minimum net density: 10 units/1 acre	N/A	N/A	N/A	N/A

**20.24.050 Permitted uses.**

Unless otherwise provided herein, permitted, accessory and conditional uses shall be administered pursuant to the applicable provisions of Chapter [20.80](#) WCC (Supplementary Requirements) and Chapter [20.84](#) WCC (Variances, Conditional Uses, Administrative Approval Uses and Appeals), the Whatcom County SEPA Ordinance, the Whatcom County Subdivision Ordinance and the Whatcom County Shoreline Management Program.

**.051** One single-family dwelling per lot.

**.052** Single-family attached dwellings; provided, that public sewer, water and, where identified by the appropriate Comprehensive Plan policies, stormwater collection and detention facilities serve the site, not more than four units are attached, and the number of dwelling units conforms to the density requirements of the district. However, additional multifamily development shall not be allowed within the UR-MX Zones identified on Map 2 of the Urban Fringe Subarea Comprehensive Plan.

**.053** Public parks and recreation facilities included in an adopted city or county Comprehensive Plan or Park Plan.

**.054** Private, noncommercial boat docks when located on a manmade canal designed for boat traffic pursuant to the Whatcom County Shoreline Management Program.

**.055** One one-story detached accessory storage building per lot; provided, that the floor area shall not exceed 200 square feet and shall only be used for personal storage and not for habitation or business; and provided further, that the storage building shall contain no indoor plumbing but may be served with electrical power for lighting.

**.057** Family day care homes subject to the requirements of WCC [20.97.180](#) for home occupations.

**.058** Trails, trailheads, restroom facilities and associated parking areas for no more than 30 vehicles.

**.088** Adult family homes as defined in Chapter [70.128](#) RCW.

**.089** Boarding homes that are similar in size, facilities and occupancy to other residential structures permitted in the zoning district.

**.090** Mental health facilities that provide residential treatment and are similar in size, facilities and occupancy to other residential structures permitted in the zoning district.

**.091** Substance abuse facilities that provide residential treatment and are similar in size, facilities and occupancy to other residential structures permitted in the zoning district. (Ord. 2016-035 § 1 (Exh. A), 2016; Ord. 2016-011 § 1 (Exh. Q), 2016; Ord. 2005-079 § 1, 2005; Ord. 2004-026 § 1, 2004; Ord. 2004-021 § 1, 2004; Ord. 2004-014 § 2, 2004; Ord. 2001-023 § 1, 2001; Ord. 99-068, 1999; Ord. 99-062, 1999; Ord. 98-083 Exh. A § 66, 1998; Ord. 97-046 § 2, 1997)



**20.24.100 Accessory uses.**

**.101** Home occupations pursuant to WCC [20.80.970](#).

**.102** Private noncommercial boat docks, launches, ramps, floats, moorages and boathouses pursuant to the Whatcom County Shoreline Management Program.

**.103** Other accessory uses incidental to the primary permitted uses.

**.104** Temporary dwelling units which have full living accommodations including sleeping, self-contained cooking, bathing, and toilet facilities where the plumbing is connected to permanent site sewage and water systems, including those travel trailers and recreational vehicles that meet the above description, for use by owners during the period of construction of a permanent dwelling while building permit is valid, not to exceed two years.

**.105** Family day care homes.

**.106** Bed and breakfast establishments. (Ord. 2016-011 § 1 (Exh. D), 2016; Ord. 2010-030 § 1 (Exh. A), 2010; Ord. 2009-034 § 1 (Att. A), 2009; Ord. 2009-033 § 1 (Att. A), 2009; Ord. 2004-021 § 1, 2004; Ord. 2001-023 § 1, 2001; Ord. 97-046 § 2, 1997).

**20.24.130 Administrative approval uses.**

The following uses are permitted subject to administrative approval pursuant to WCC [20.84.235](#).

**.131** A temporary second dwelling unit of no more than 1,248 square feet in floor area, in the form of a manufactured home, a fully serviced travel trailer or motor home, to provide:

(1) A temporary dwelling space for family members who, due to professionally documented physical or mental disorders, or risks of such disorders, require supervision and care where such care is provided by members of the family who reside on the property; or

(2) A temporary dwelling space for a person providing care for the resident owner of the subject property when said owner needs supervision and care as described in (1) above.

**Approval Requirements:**

Administrative approval for temporary second dwelling units shall be approved if it is determined that the proposal meets the following requirements:

(1) Temporary second dwelling units shall only be permitted on fully serviced parcels on which the applicant can meet setback, ingress, egress, height restrictions, and lot coverage requirements.

(2) The size of the temporary dwelling shall be appropriate to the use and size of the parcel and shall be limited so as to comply with the standards set forth in (1) above.

(3) The temporary home shall be connected to an approved water supply and adequate capacity sewage disposal system approved by the Whatcom County health department.



- (4) When care is no longer necessary, the temporary home shall be removed within 60 days.
- (5) The permit shall be valid for one year. The permit may be extended on a yearly basis; provided, that an affidavit is furnished by the permittee affirming that the circumstances allowing the original permit remain in effect.
- (6) A covenant shall be filed that restricts sale of the property while the temporary dwelling is in place.
- (7) The use will not be hazardous or disturbing to existing or future neighboring uses.
- (8) Evidence of adequate off-street parking space shall be provided.
- (9) There shall be no occupancy of the temporary dwelling outside the conditions under which the temporary dwelling is permitted pursuant to this section.
- (10) All mobile homes must demonstrate compliance with minimum HUD Fire Safety Standards and compliance with current Washington Administrative Code (WAC).

Penalties: False statements on supporting documentation submitted with the application or failure to comply with any of the approval requirements may be cause for revocation of the permit and prosecution.

**.132** Duplex and multifamily dwellings subject to the following limitations and the developer has conducted at least one neighborhood meeting prior to application for the purpose of hearing neighborhood concerns and suggestions regarding the proposal. Where being developed in an existing neighborhood characterized by residential development at densities of one dwelling per acre or greater, the uses listed in this section shall be administered as conditional uses rather than administrative approval uses; and are subject to the same criteria, requirements, bonuses and restrictions as if they were administrative approval uses:

- (1) Duplex and multifamily dwelling units do not comprise more than 25 percent of the total dwelling units allowed for the entire site.
- (2) Duplex and multifamily dwelling units are constructed at the same time as, or after, at least 50 percent of the single-family units in an approved development.
- (3) Multifamily development shall not be allowed within the UR-MX Zones identified on Map 2, Bennett Drive Residential Area of the Urban Fringe Subarea Comprehensive Plan.

**.133** Accessory apartments or detached accessory dwelling units to single-family dwellings; provided, that all of the following approval requirements are met:

- (1) In addition to an existing or permitted dwelling, there shall be no more than one accessory apartment or detached accessory dwelling unit per lot;
- (2) The owner(s) of the single-family lot upon which the accessory apartment or detached accessory dwelling unit is located shall occupy as their primary domicile at least one of the dwelling units on that lot;
- (3) Proof that adequate provisions have been made for potable water, wastewater disposal, and stormwater runoff for the additional dwelling unit must be obtained prior to application for a building permit;

- (4) There shall be only one front entrance to the house visible from the front yard and street for houses with accessory apartments and only one additional entrance visible from the front yard for detached accessory dwelling units;
- (5) Accessory apartments and detached accessory units shall be clearly a subordinate part of an existing residence;
- (6) In no case shall an accessory apartment or detached dwelling unit be larger than 1,248 square feet in floor area;
- (7) Long plats and short plats which are granted after January 25, 1994, shall be marked, specifically designating lots allowed to be developed with accessory apartments or detached accessory dwelling units at the option of the developer for future individual owners. Accessory apartments and detached accessory dwelling units shall be prohibited on:
  - (a) All lots in long plats which received preliminary plat approval after January 25, 1994, unless those lots have been specifically marked for such use through the long plat process;
  - (b) All lots within short plats which received approval after January 25, 1994, unless those lots have been specifically marked for such use through the short plat process;
  - (c) All reserve tracts within long plats and short plats created by the cluster subdivision method;
- (8) A common driveway serving both the existing unit and any accessory unit shall be used to the greatest extent possible;
- (9) A deed restriction is recorded with the Whatcom County auditor prior to building permit issuance, stating:
  - (a) Detached accessory dwelling units and associated land cannot be sold separately from the original dwelling, except in the event the zoning permits such a land division; and
  - (b) One of the dwellings must be the primary domicile of the owner;
- (10) Accessory apartments and detached accessory dwelling units to single-family dwellings are allowed within the Lake Whatcom watershed, only under the following circumstances:
  - (a) Development of the parcel with the primary residence and accessory apartment or detached accessory dwelling shall conform to the density of the zoning district in which it is located. Adjacent properties in the same ownership may be bound by covenant to comply with the underlying zoning density; and
  - (b) All of the above approval requirements shall be met for so long as the accessory unit remains;
- (11) Detached accessory dwelling units shall be located so as to minimize visual impact to the public right-of-way and to adjacent properties. Location in immediate proximity to the primary residence is preferred. Location closer to property lines than to the primary residence may be considered by the administrator when such location serves the goal of reducing overall visual impact to public right-of-way and adjacent properties, and such location still meets



the setback requirements as stated in Chapter [20.80](#) WCC. To minimize environmental and visual impact the applicant may be required to provide fencing and/or planting to screen the unit from public right-of-way and adjacent properties;

(12) All mobile homes must demonstrate compliance with minimum HUD Fire Safety Standards and compliance with Washington Administrative Code (WAC).

.134 Mini-day care homes. (Ord. 2016-035 § 1 (Exh. A), 2016; Ord. 2010-016 § 1 (Exh. A), 2010; Ord. 2009-034 § 1 (Att. A), 2009; Ord. 2006-061 § 1 (Att. A) (7), 2006; Ord. 2005-079 § 1, 2005; Ord. 2004-021 § 1, 2004; Ord. 2001-024 § 1, 2001; Ord. 2001-023 § 1, 2001; Ord. 99-068, 1999; Ord. 98-018 § 1, 1998; Ord. 97-046 § 2, 1997).

#### **20.24.150 Conditional uses.**

.151 Public and community facilities including police and fire stations, libraries, community centers, recreation facilities, and other similar noncommercial uses outside of centers, excluding correction facilities other than those listed in WCC [20.24.184](#).

.152 Public schools; and parochial or private schools, provided such schools shall be approved by the State Superintendent of Public Instruction.

.153 Churches, educational and religious training institutions, summer camps, and cemeteries.

.154 Retirement and convalescent homes; social and health rehabilitation centers; day care centers; mini-day care centers; and adult care centers not in a family dwelling; and other health-related services consistent with the purpose of the district.

.155 Mobile home parks. See WCC [20.80.950](#) for mobile home and recreational vehicle park standards.

.156 *Deleted by Ord. 2001-023.*

.159 Bed and breakfast inns.

.160 Private, noncommercial boat docks, launches, ramps, floats, moorages and boathouses pursuant to the Whatcom County Shoreline Management Program for owners of legal lots of record abutting the shoreline. The conditional use permit shall be approved if the hearing examiner finds that the proposal will not be hazardous or disturbing to neighbors and all applicable zoning requirements are satisfied. The criteria of WCC [20.84.220](#) shall not apply.

.161 The following uses may be approved within a neighborhood center where the locational criteria (subsection (2) of this section) and site criteria (subsection (3) of this section) are met; the floor area per nonresidential use does not exceed 2,500 square feet; and the developer has conducted at least one neighborhood meeting prior to application for the purpose of hearing neighborhood concerns and suggestions regarding the proposal.

(1) Uses.

(a) Commercial uses with a neighborhood or specialty nature including, but not limited to, barber and beauty shops, bakeries, drugstores; provided, that food markets may have no more than two gasoline pump islands, hardware stores, restaurants and coffee shops with or without drive-up service, electric vehicle rapid charging stations and battery exchange facilities (accessory to food markets with gasoline pump islands), stationery stores, laundromats, video rental, bookstores, frame shops and other small convenience retail, rental, or repair shops.

(b) Professional offices.

(c) Adult care centers, mini-day care centers, and day care centers.

(d) Residential units located on the upper floor(s) of buildings containing the uses listed above. Such units will be counted toward minimum densities and maximum percentage of multifamily units, but shall not be counted toward maximum densities.

(2) Locational Criteria. Uses must be clustered in a single center which is no larger than two acres, excluding areas used for duplex and multifamily dwellings, and:

(a) Fronts on an arterial or collector street; or

(b) Is located adjacent to a public square or neighborhood park; and

(c) Is no closer than one-half mile from an existing or approved commercial center or other commercial use or zone;

(d) Neighborhood centers shall not be developed in areas characterized by residential development at less than one dwelling unit per acre except as part of a mixed residential development.\*

(3) Site Criteria.

(a) Parking shall be located at the rear of the buildings with access from alleys or side streets. On-street parking may be counted toward the parking requirements in Chapter [20.80](#) WCC.

(b) Buildings are located adjacent to the right-of-way or sidewalk, or as close as allowed in WCC [20.80.200](#), Setback requirements.

(c) Commercial development shall occur in nodes; linear strips will be discouraged.

(d) Centers should be visible and accessible to pedestrians from the streets and clearly defined through lighting, landscape, landmarks, and/or open space.

(e) In the Urban Fringe Subarea, specific wetland systems and sensitive environmental areas shall be preserved and incorporated into the development site design plan consistent with Bellingham city ordinances.\*

(f) Sidewalks are a minimum of eight feet wide.

(g) Street trees are located on the curb side of the sidewalk in accordance with city of Bellingham street tree standards.

(h) Individual businesses or establishments must be joined by common walls unless the applicant can demonstrate to the satisfaction of the administrator that unique site circumstances dictate some other form.

(i) Storage areas shall be located entirely within the structure and outside trash receptacles shall be enclosed and screened from public view.



(j) All lighting shall be designed and installed to prevent the illumination of adjacent properties during business hours; however, security lighting may be permitted during nonbusiness hours if it is designed to prevent the illumination of adjacent properties.

(k) In accordance with WCC [20.80.465](#), Urban Residential-Mixed (UR-MX) District sign regulations, not more than two identification signs, with a maximum of 32 square feet total area for each storefront shall be permitted; provided, that said sign(s) shall not project above any part of the roof line. Signs may extend 24 inches from the wall or to the edge of a permanent canopy or awning of the building to which it is attached. At least one of the signs for an individual business must be readable to pedestrians on the adjacent sidewalk. Said sign(s) shall be harmonious and compatible in appearance with the character of the surrounding area. Signs may only be illuminated by an indirect external source.\*

(l) Use of shared parking areas is encouraged. The minimum parking requirement shall be 50 percent of the parking requirements in WCC [20.80.580](#), but shall in no case exceed two-thirds of the requirements in WCC [20.80.580](#).

\* Code reviser's note: Sketches will be available in a future supplement.

**.162** Activity centers.

**.163** Public or private parks that are not included in an adopted city or county Comprehensive Plan or Park Plan.

**.164** Public campgrounds.

**.165** Trailheads with parking areas for more than 30 vehicles.

**.166** Athletic fields.

**.183** State education facilities.

**.184** Transitional correction facilities for juveniles and adults with 10 or less residents. These facilities include "juvenile rehabilitation administration" (JRA) facilities run by the state and residential adult work release facilities.

**.185** Type I solid waste handling facilities.

**.186** Type II solid waste handling facilities.

**.189** Boarding homes that are larger than other residential structures permitted in the zoning district.

**.190** Mental health facilities that provide residential treatment and are larger than other residential structures permitted in the zoning district.

**.191** Substance abuse facilities that provide residential treatment and are larger than other residential structures permitted in the zoning district.

**.192** Mitigation banks as a form of compensatory mitigation for wetland and habitat conservation area impacts when permitted in accordance with the provisions of Chapter [16.16](#) WCC; provided, applications for mitigation banks shall be processed as a major development project pursuant to Chapter [20.88](#) WCC. (Ord. 2017-030 § 1 (Exh. J), 2017; Ord. 2012-012 Exh. A, 2012; Ord. 2012-001 § 1 (Exh. A), 2012; Ord. 2011-008 Exh. A, 2011; Ord. 2009-034 § 1 (Att. A), 2009;

Ord. 2009-033 § 1 (Att. A), 2009; Ord. 2005-068 § 2, 2005; Ord. 2004-026 § 1, 2004; Ord. 2004-021 § 1, 2004; Ord. 2004-014 § 2, 2004; Ord. 2001-023 § 1, 2001; Ord. 99-068, 1999; Ord. 97-046 § 2, 1997).