

**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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Suite #6-7

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



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

Real Estate Support Services LLC
 Lynden, WA 98264
 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 surface-to-surface.
 - 5 - Overall dimensions for individual Suites are 25' wide x 60' deep.

Suite 6
 577 sf offices
 780 sf warehouse
 143 sf common area
 1,500 sf Total Area

Suite 7
 948 sf offices
 409 sf warehouse
 143 sf common area
 1,500 sf total

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