

**3254 Bennett Drive,
Bellingham, WA**



\$0.65 per Square Foot + \$0.10 NNN

23,132 SF (Includes 2,201 SF of high quality office)

Lots of Power-Three Panels:

3 Phase 480v 400amp

3 Phase 240v 400amp

1 Phase 120 – 240v

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

Contact:

Greg Martineau, CCIM

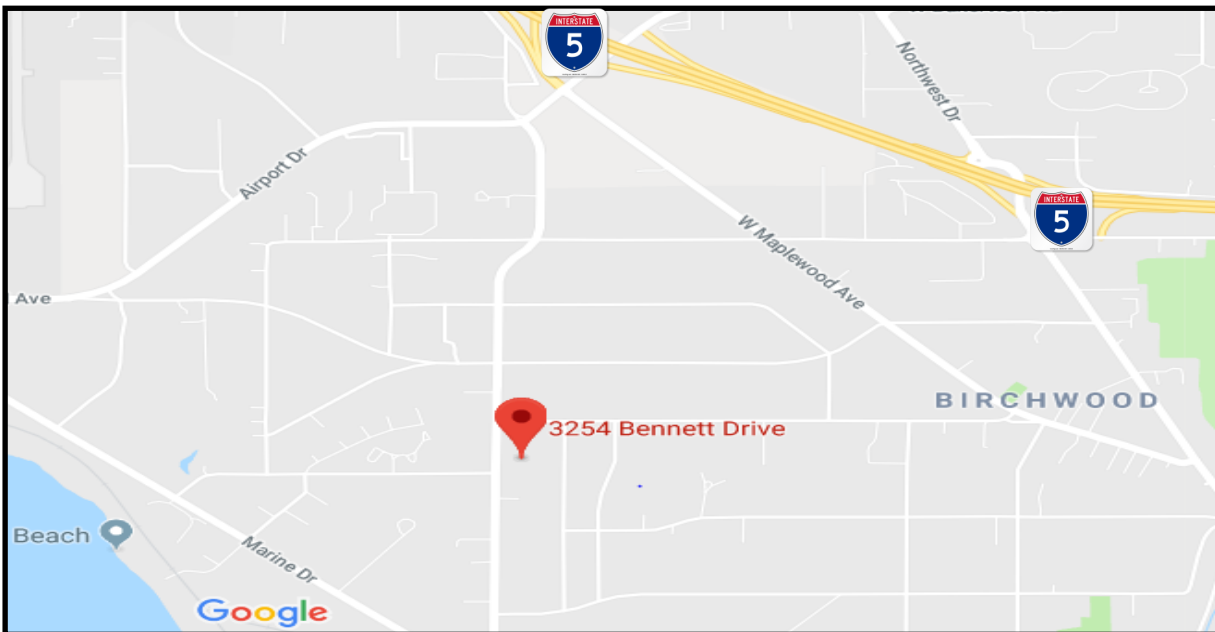
360-820-4645 (cell)

Greg@saratogacom.com

Warehouse and Manufacturing

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Piping in place for an air compressor	Exhaust Fans / Interior Fans / ventilation to the outside / Dust Collection System
Overhead Crane Rails	1 Loading Dock + 4 Grade Level Doors
Heated Warehouse	10' to 16' Ceiling Heights
Fenced / Secured Yard / Lots of Parking	Located Near I-5 (Exit 258)



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Saratoga

commercial real estate



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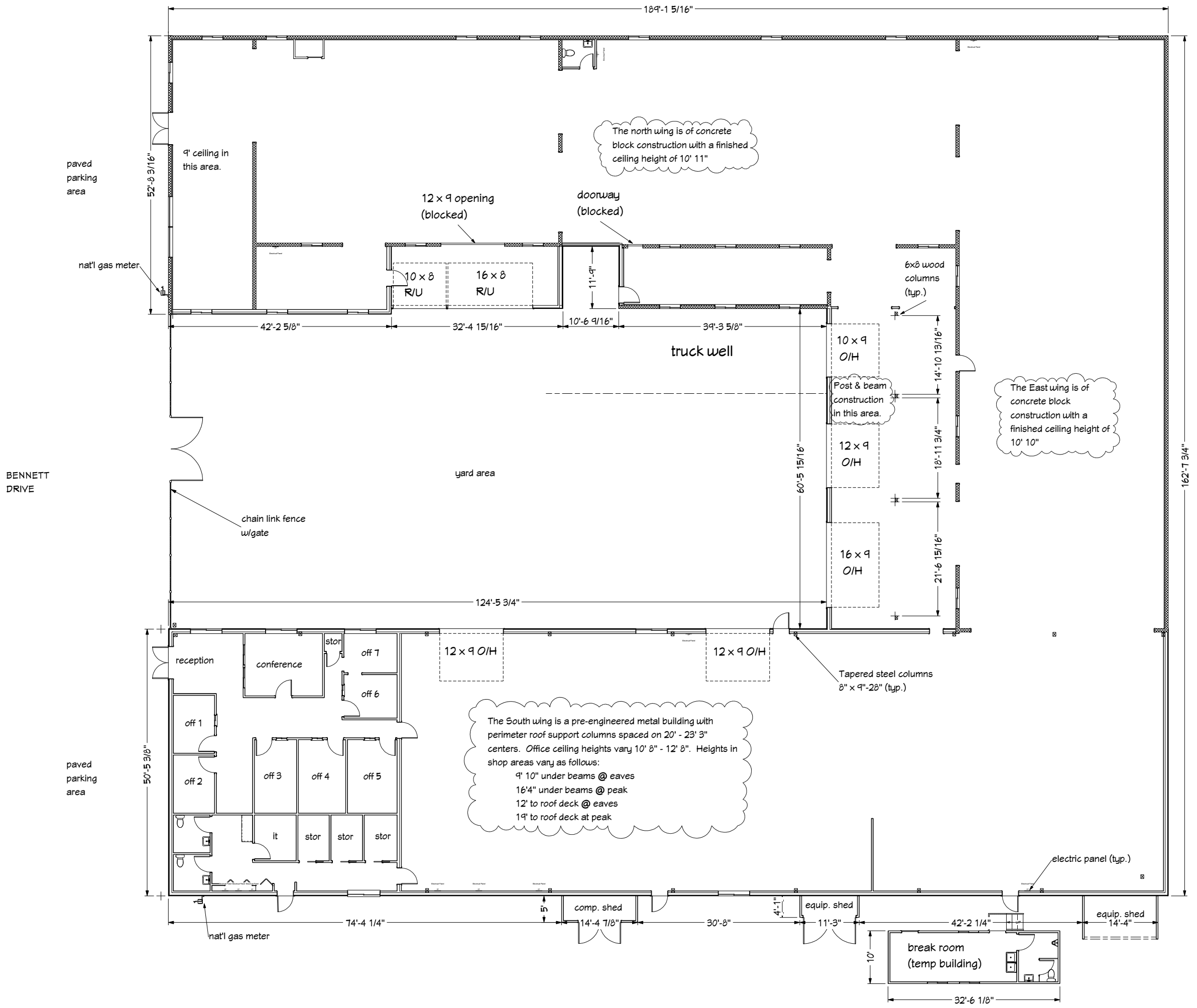


Saratoga

commercial real estate



Drawing prepared May 9, 2018 by
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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