

Warehouse & Manufacturing

**3254 Bennett Drive,
Bellingham, WA**



\$1,750,000

23,000 SF building (includes 2,200 SF office)

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

Heavy 3-Phase Power.

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

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Disclosure: A CUP (Conditional Use Permit) is required for Occupancy.

<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 & 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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