

**Warehouse on Port Property**

3851 Sound Way  
Bellingham, WA



**\$595,000**

**(Building & Improvements)**

Long-Term Land-Lease with Port of Bellingham  
6,450 SF Building on 25,000 SF Lot  
Paved Yard (fenced & secure)

**Inquiries:**

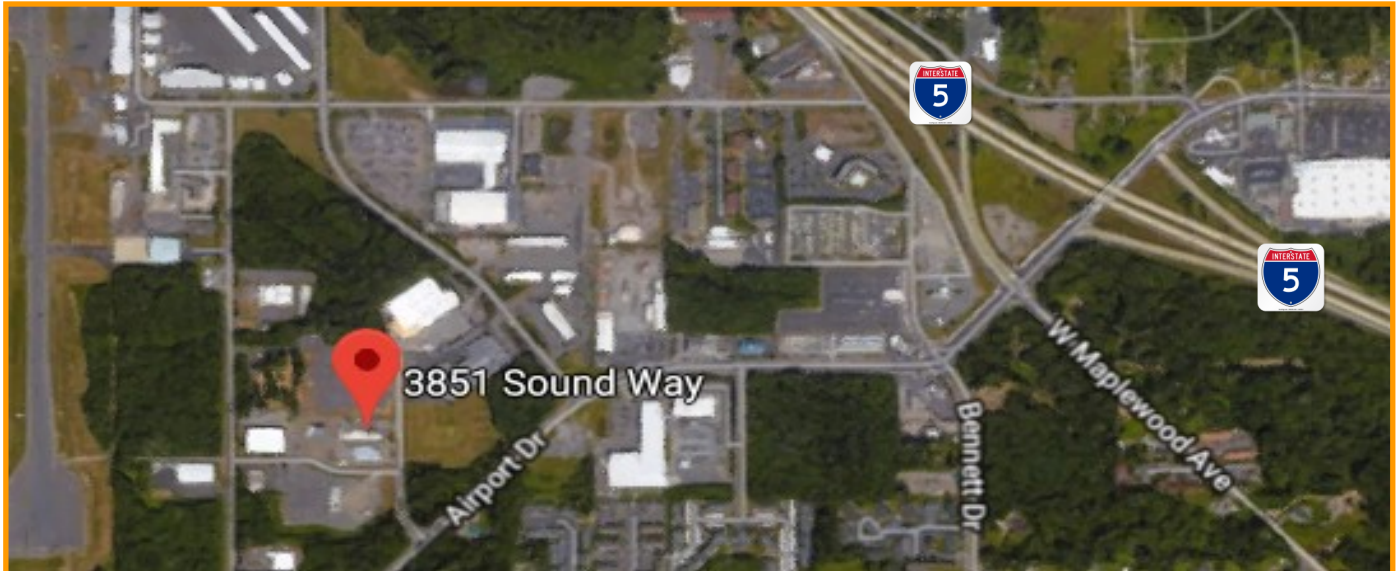
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<p>Building includes 5,000 SF Warehouse + 960 SF Office + 500 SF Mezzanine + 700 SF covered &amp; secure storage.</p>	<p>Building &amp; Improvements are "For Sale" only. Land-lease with Port: 10 year initial term with four, 5-year options (30 years total). Current property rent \$1,292.55 plus 12.84% leasehold excise tax..</p>
<p>City Water &amp; City Sewer.</p>	<p>8100 SF Fenced Yard + 18 parking spaces.</p>
<p>Heated Warehouse.</p>	<p>Located Near I-5 (Exit 258).</p>
<p>Power: Single Phase 200 Amps.</p>	<p>5 Grade Level Doors: 14'-16' High.</p>
<p>County Zone: Light Industrial (LII).</p>	<p>Compressor / Freezer + Cooler.</p>



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