

SARATOGA

commercial real estate

SUNNYLAND INDUSTRIAL/FLEX OPPORTUNITY

2034 FRANKLIN ST, BELLINGHAM, WA



# SUNNYLAND INDUSTRIAL/FLEX OPPORTUNITY

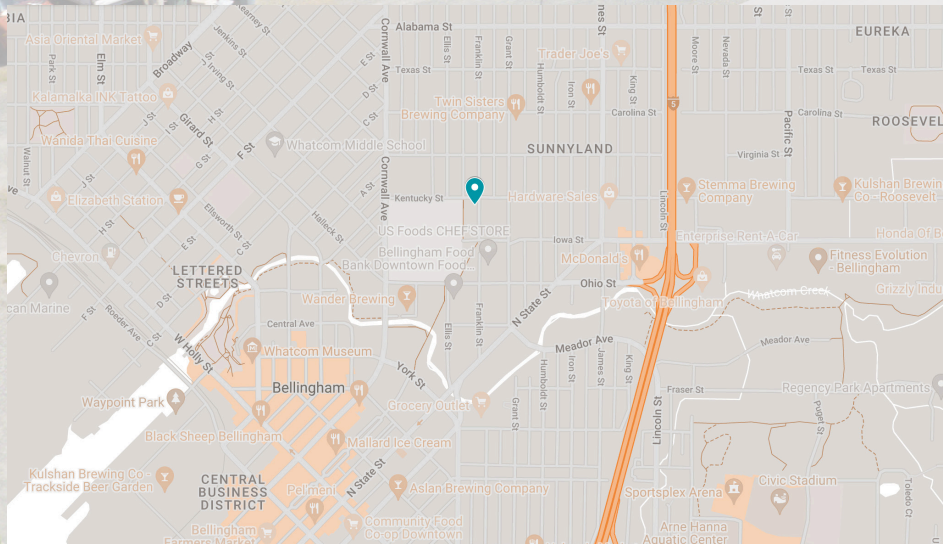
## 2034 FRANKLIN ST, BELLINGHAM, WA

### LISTING PRICE:

**FOR SALE: \$2,150,000**

**FOR LEASE: \$8,000/MO + NNN**

- 6,645 square foot building + fully fenced yard
- 0.66 acre lot
- (2) grade level roll-up doors + 3rd framed in
- Ample office buildout



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INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE,  
BUT NOT GUARANTEED. BUYER TO VERIFY.

RARE OPPORTUNITY TO OWN A SUNNYLAND NEIGHBORHOOD INDUSTRIAL/ FLEX SPACE PROPERTY WITH FULLY FENCED YARD ON OVER HALF AN ACRE PARCEL. THE BUILDING IS 6,645 SQUARE FEET INCLUSIVE OF WAREHOUSE AND OFFICE BUILD OUT. THERE ARE TWO EXISTING GRADE-LEVEL ROLLUP DOORS WITH A THIRD FRAMED OUT.



# BUILDING FLOOR PLAN

