



FOR LEASE

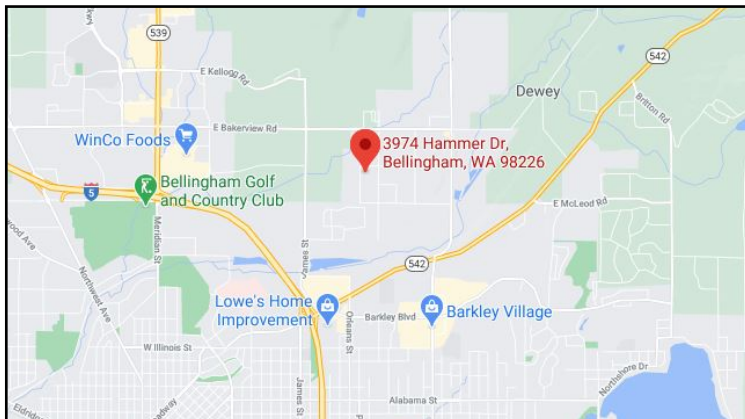
3974 Hammer Drive, Bellingham, WA 98226



HIGHLIGHTS

Large warehouse property with paved outside yard space (Irongate Industrial Area).

Steel-frame building: metal siding, sprinkled, insulated, 3-phase 200 amp power, 18.5' - 22' ceilings, 6 grade-level roll up doors, ground floor and mezzanine office spaces.



| | |
|------------------------|--|
| Price: | \$0.85 / SF + NNN (\$0.15 / SF) |
| Building SF: | 16,415 SF (Divisible to 9,050 or 7,365 SF) |
| Yard: | Approx. 30,800 SF (Paved & Fenced) |
| Power: | 3 Phase, 200 Amp (4 Panels) |
| Ceiling Height: | 18.5' - 22' |

Gage Commercial Real Estate

📍 1313 E Maple St. Suite 217
Bellingham, WA

☎ (360)-483-0508

Greg Martineau, CCIM

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Information contained herein has been obtained from sources deemed reliable, but not guaranteed. Buyer to verify.



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GENERAL INFORMATION:

| | |
|--|---|
| Property Size: 46,550 SF (1.07 Acres) | Number of Buildings: 1 |
| Building SF: 16,415 SF | Number of Stories: 1 w/ Mezzanine(s) |
| Warehouse SF: 15,215 SF | Office SF: 1200 SF |
| Yard Space: Approx. 30,800 SF (Paved & Fenced) | Ceiling Height: 18.5' - 22' |
| Year Built: 1997, with addition completed in 2020 | Total Parking Stalls: 10 Marked Spaces |
| Parcel #: 3803172184060000 | Sprinklers: Yes |
| Power: 3 Phase, 200 Amp (4 Panels) | Roll-up Doors: 6 grade-level |
| Stormwater: Tied to Regional Stormwater | Insulated: Yes |

Aerial



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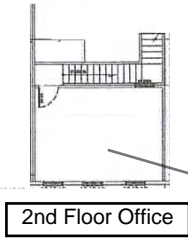
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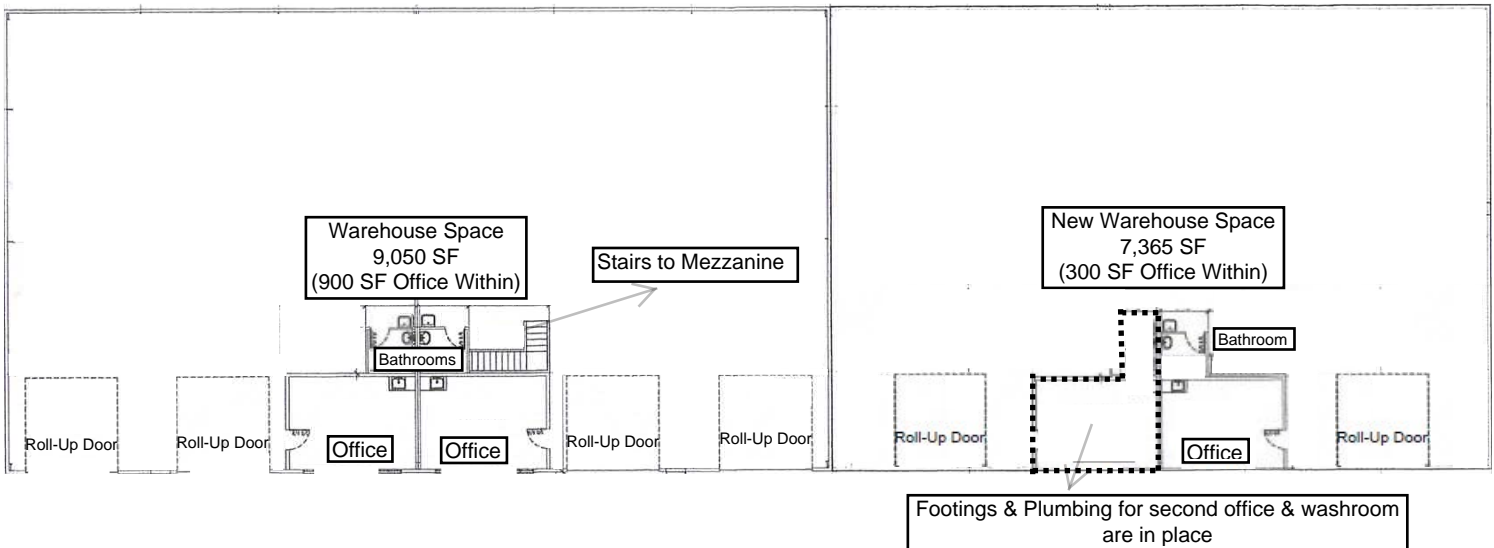
Current Building Layout



2nd Floor Office



16,415 SF Building



(4) 3-Phase 200 Amp Panels throughout building



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Front Office

Front Office #2



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