

IRONGATE STAND-ALONE WAREHOUSE

3903 Spur Ridge Lane, Bellingham WA 98226



FOR LEASE
\$1.00/ SF + NNN

- 14,000 SF AVAILABLE
- FULLY SPRINKLERED
- HIGH CEILINGS (27 FT. TO EAVES)
- ONE GRADE LEVEL ROLL-UP DOOR



PROPERTY SUMMARY

PRIME CORNER SUITE W/ VISIBILITY

First time on market since original Com-Steel construction in 2004, this 14,000 SF warehouse is now available. Exceptionally well maintained stand-alone, situated in the Irongate Industrial area with 9 exterior parking spaces and large cul-de-sac turnaround area at the front of the property. Approximately 1,320 SF of office across two floors includes reception/ entry area, two offices, kitchenette, and storage. Fully sprinklered, insulated, with high ceilings (27 ft. to eaves). Office HVAC via mini-split, and Warehouse heated with gas Reznor unit. LED motion sensor lighting installed throughout. Single Phase Power.

AVAILABLE: JULY 1st, 2024

SUITE	SF	BASE RENT	EXPENSES	MONTHLY TOTAL
3903 Spur Ridge Ln	14,000	\$14,000.00 (\$1/ SF/ MO.)	\$3,500 (Est. \$0.25/ SF/ MO)	\$17,500

PROPERTY OVERVIEW

Address: 3903 Spur Ridge Ln,
Bellingham WA 98226

Available: July 1st, 2024

APN: 3803174943860000

Total Rentable SF: 14,000

Site Area: 0.62 Acres (27,007 SF)

Year Built: 2004

HVAC: Mini-Split (Office Only)

Warehouse Heating: Gas Reznor

Parking: 9 Marked Spaces

Sprinklered: Yes

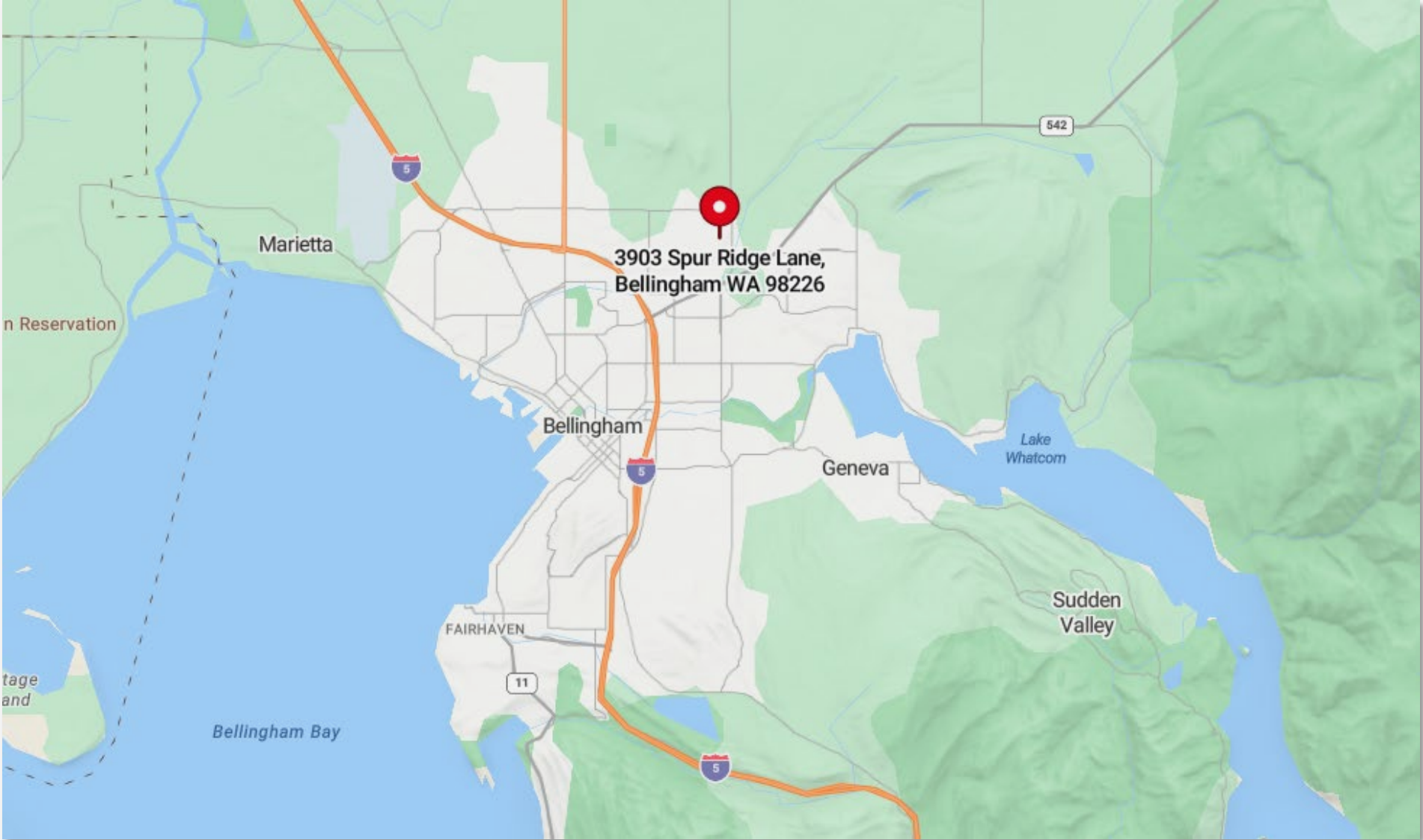
Power: Single Phase

Ceiling Height: 27 ft. to eave.

SITE AERIAL



MAP



AERIAL





SITE PLAN & FLOOR PLANS



PROPERTY PHOTOS

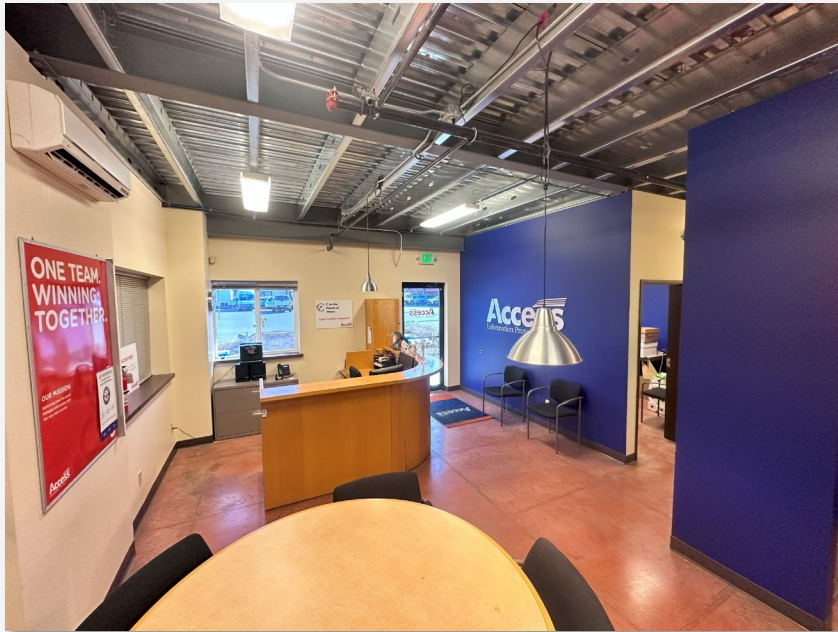
AERIAL PHOTOS



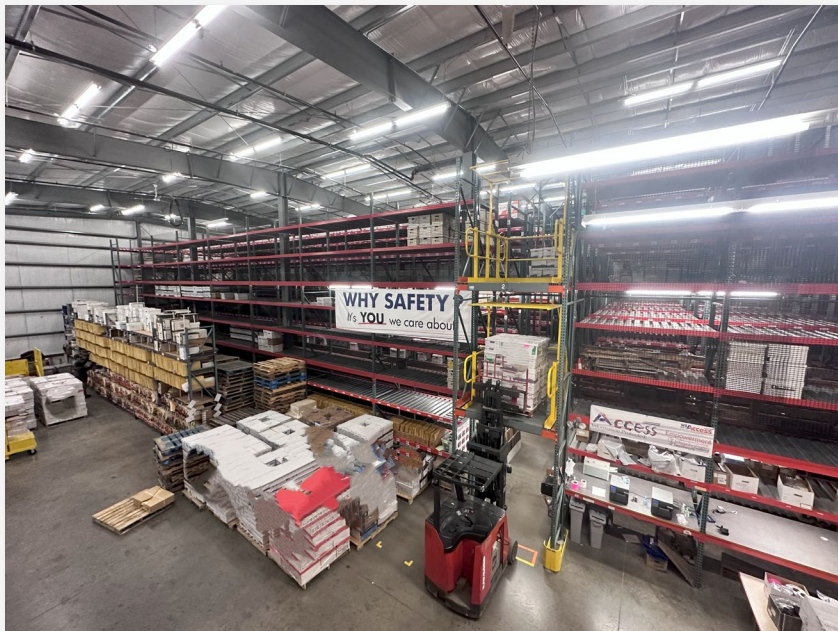
EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS





FOR MORE INFORMATION

PLEASE CONTACT:

TRACY CARPENTER

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.303.2608

TRACY@GAGECRE.COM

GREG MARTINEAU, CCIM

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.820.4645

GREG@GAGECRE.COM