

FOR SALE/LEASE

4654 & 4666 Guide Meridian, Bellingham, WA



Green Works at Guide Meridian

Opportunity for Lease/Buy

Whatcom County

\$2,800,000.00

8.6 Acres 2 buildings

Building D: 20,500 SF

First Year Incentive- \$.75/SF+NNN

POWER TO EACH BUILDING

2000 AMP PANEL

480V 3 PHASE

- **Rent incentive Y1** at 75% of \$1/SF asking rent, or \$.75/SF+NNN. Y2 @ \$1/SF+NNN with assumed bumps in subsequent years.
- Site meets WSCLB guidelines for qualified locations (this must be confirmed directly by applicants)
- Building D (20,500 SF) has a completed building permit for a 502 production/processing. See attached permitted plan on next page.
- Easy access to Interstate 5 from Meridian St (exit 256) and Bakerview Rd (exit 258)
- The front building is leased (502 business).

Sale **CBA** Listing # 570538  Listing # 19638251

Lease **CBA** Listing # 581736  Listing # 19638479

Paul Jacobson



Principal
Regency Group, Inc.
Commercial Real Estate Services
12301 NE 10th Place, Suite 301
Bellevue, WA 98005
Direct (425) 990-3460
paul@regencygroupinc.com

For information contact:

2017/04

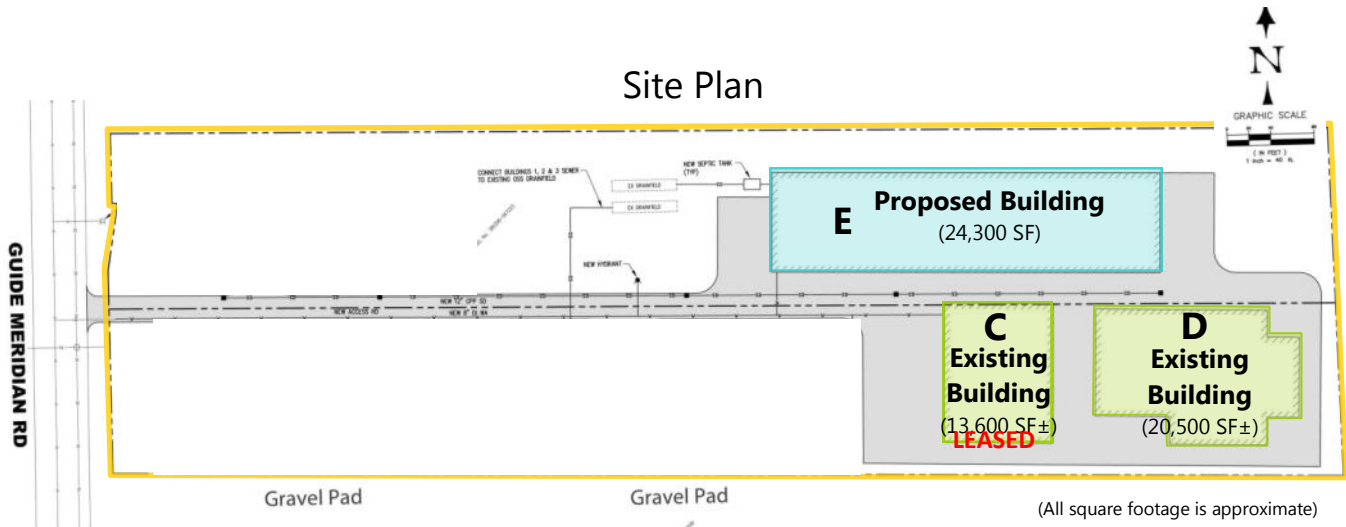
Tracy Carpenter



Managing Broker
Pacific Continental Realty LLC
Bellingham WA
(360) 303-2608 Direct
tracy@pacificcontinentalrealty.com



Site Plan



- Future building-

E-Building 1: 24,300 SF
Currently a Concrete pad

This building has been through a preliminary TRC review with the county

- Existing-

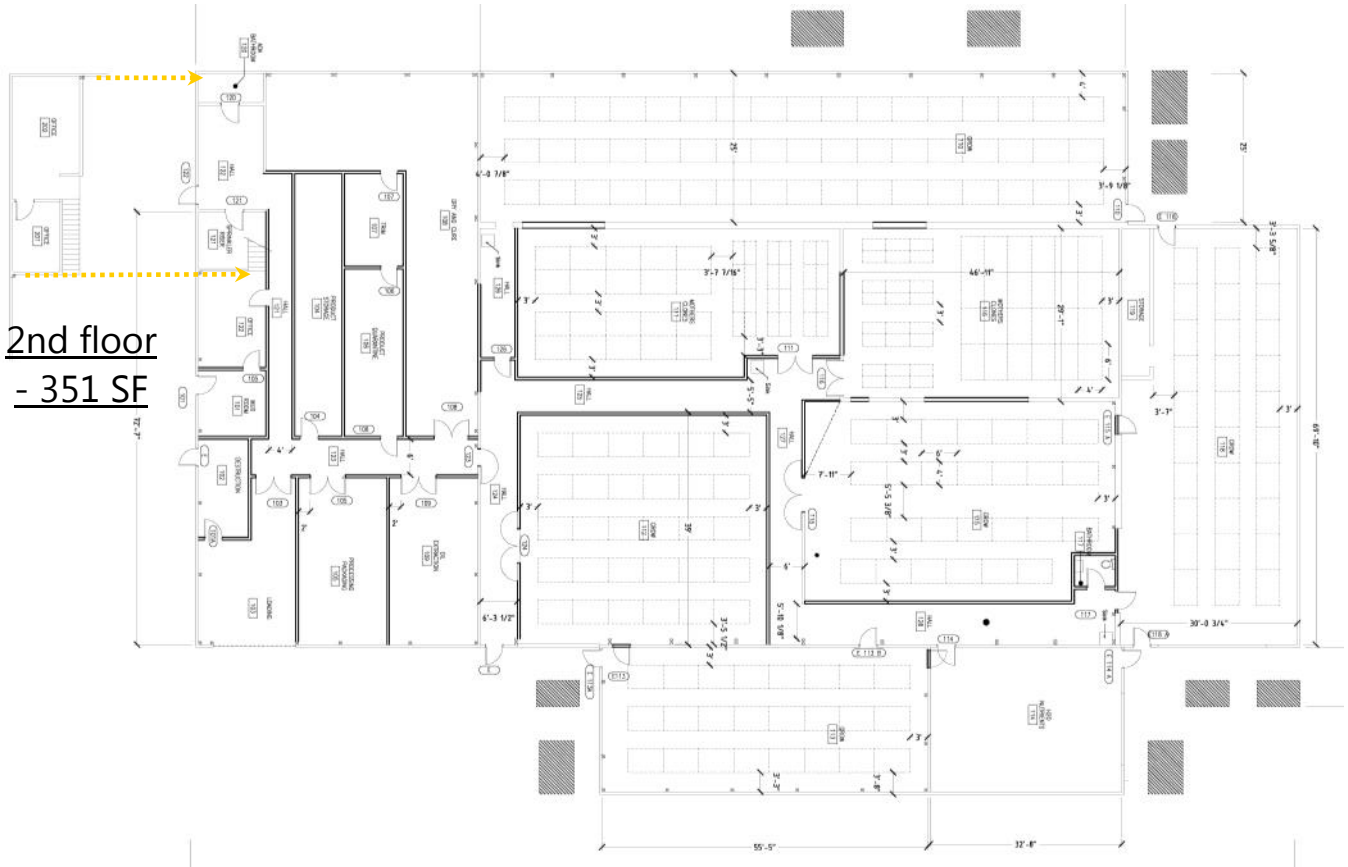
C-Building: **LEASED** 13,600 SF±, roll-up door access, 18 ft eves, steel construction, office, break room & restroom, mostly open floor plan, crane, concrete floor

D-Building: **AVAILABLE** 20,500 SF±, multiple roll-up door access, 18 ft & 20 ft eves, pole construction, recertified and updated sprinkler system, concrete floor, small break room and restroom, open floor plan

- Water is via Deer Creek Water Association
- Sewer is on a shared septic system with a 35 employee capacity for both buildings. The sewer lines have been completed but are dry on Guide Meridian requiring only a pump station
- Located in Whatcom County. Site meets WSLCB guidelines for qualified locations (this must be confirmed directly by applicants)
- Zoned light impact industrial

Existing Building D (20,500SF)— as approved Plan by County

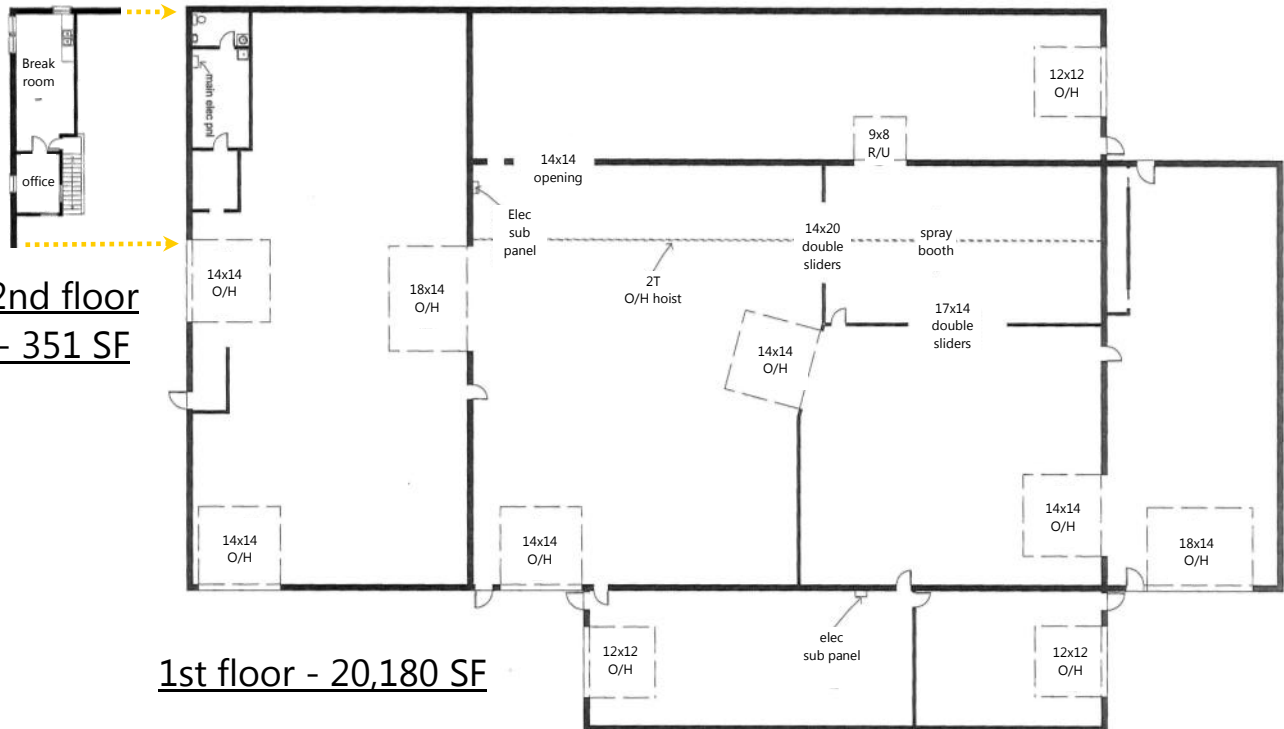
(not to scale)



**2nd floor
- 351 SF**

Existing "as is" Building D - approx 20,500 SF

(not to scale)



**2nd floor
- 351 SF**

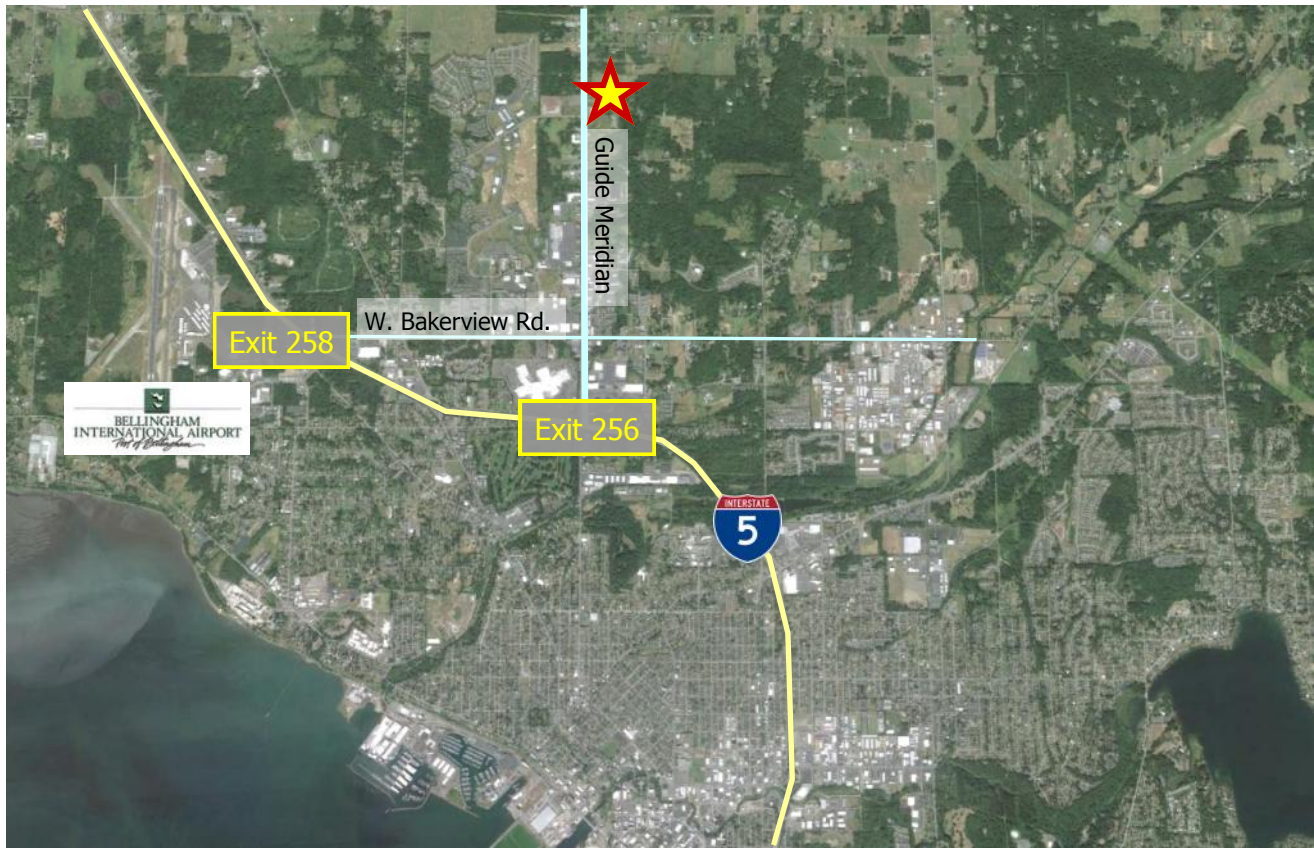
1st floor - 20,180 SF



Green Works at Guide Meridian

	4654	4666
	Guide Meridian	Guide Meridian
Tax Parcel #s:	380307069207	380306067223
Total Parcel Size:	4.33 acres	4.34 acres
Zoning:	Light Industrial	

Located in the high-growth North Bellingham.
1.9 miles from I-5 exit 256.



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