

# FOR SALE/LEASE

**4654 & 4666 Guide Meridian, Bellingham, WA**



## Green Works at Guide Meridian

Opportunity for Lease/Buy

Whatcom County

\$2,700,000.00

8.6 Acres 2 buildings

**Building D: 20,500 SF**

**Traditional uses: \$.60/SF+NNN**

**First Year Incentive (502)- \$.75/SF+NNN**

**Power Upgrade Completed in 2018**

- Another 13,600 SF building currently leased (502)
- 1/2 acre paved yard with additional yard potential
- New transformer capable of providing 2,000 amps + 3 phase 480V
- Zoned LII to allow for non-502 related retail sales
- Easy access to Interstate 5 from Meridian St (exit 256) and Bakerview Rd (exit 258)

### 502 Users:

- Year 1 Rent Incentive: \$.75/SF+NNN, Year 2: \$1.00/SF+NNN
- Building D (20,500 SF) has a completed building permit for 502 production/processing. See attached permitted plan on next page

Sale **CBA** Listing # 570538

Lease **CBA** Listing # 581736

## Paul Jacobson



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2018/05

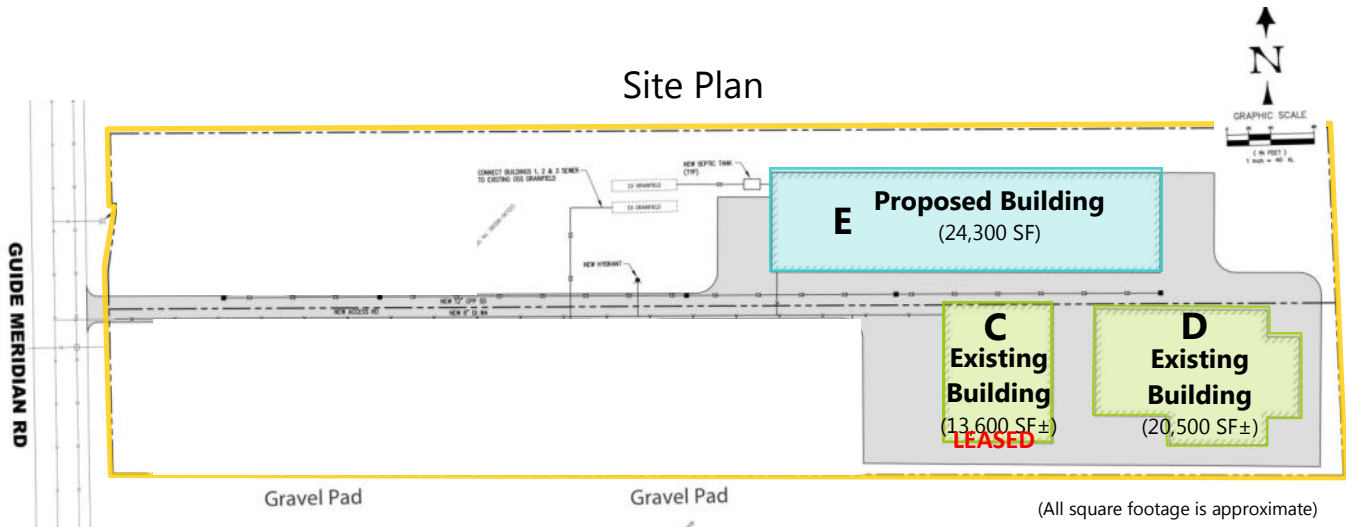
## Tracy Carpenter



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### 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

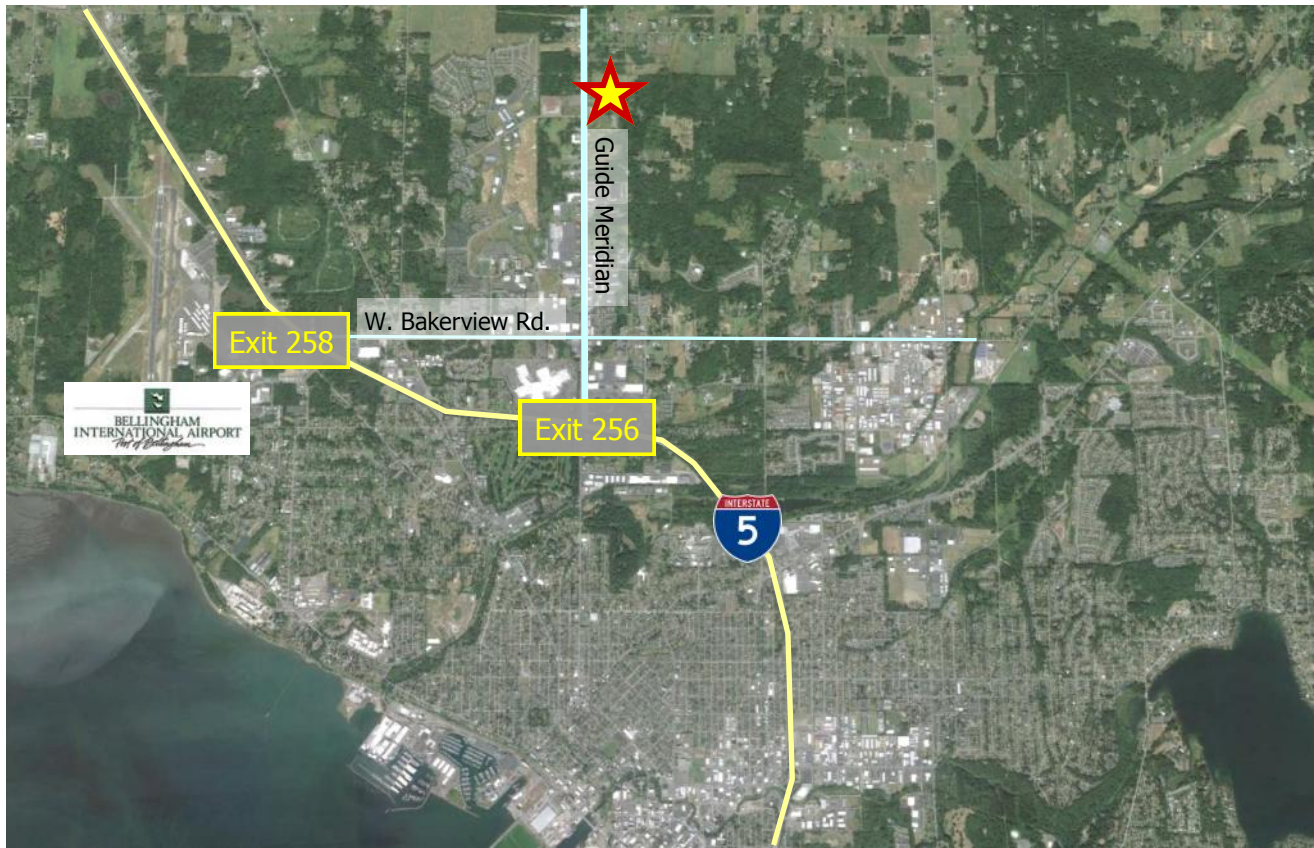




## Green Works at Guide Meridian

|                    | 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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