

**3254 Bennett Drive,
Bellingham, WA**



\$2,950,000

\$0.65 per Square Foot + NNN

23,000 SF (includes 2,200 SF high-quality office space within)

Heavy Power (three panels):

3 Phase 480v 400amp

3 Phase 240v 400amp

1 Phase 120 – 240v

No B&O Tax (City Services & County Location)

Contact:

Greg Martineau, CCIM

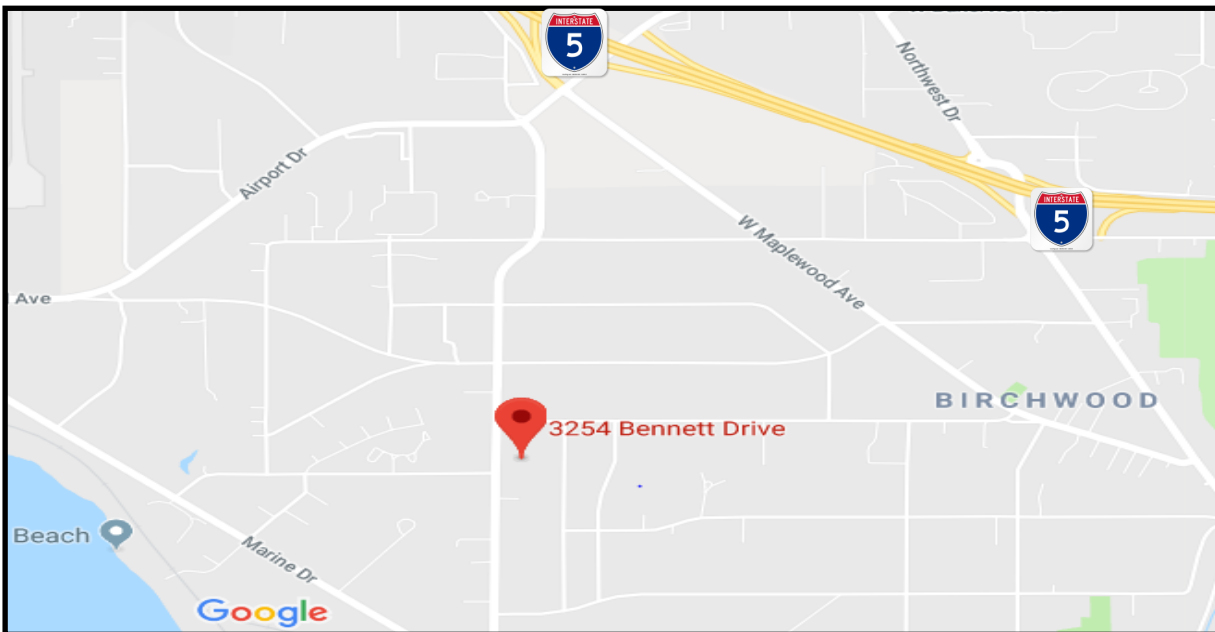
360-820-4645 (cell)

Greg@saratoga.com

Warehouse and Manufacturing

**3254 Bennett Drive,
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Piping in place for an air compressor	Exhaust Fans / Interior Fans / ventilation to the outside / Dust Collection System
Overhead Crane Rails	1 Loading Dock + 4 Grade Level Doors
Heated Warehouse	10' to 16' Ceiling Heights
Fenced / Secured Yard / Lots of Parking	Located Near I-5 (Exit 258)



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