

**Warehouse on Port Property**

3851 Sound Way  
Bellingham, WA



**\$495,000**

**(Building & Improvements)**

Long-Term Land-Lease with Port of Bellingham  
6,450 SF Building on 25,000 SF Lot  
Paved Yard (fenced & secure)

**Inquiries:**

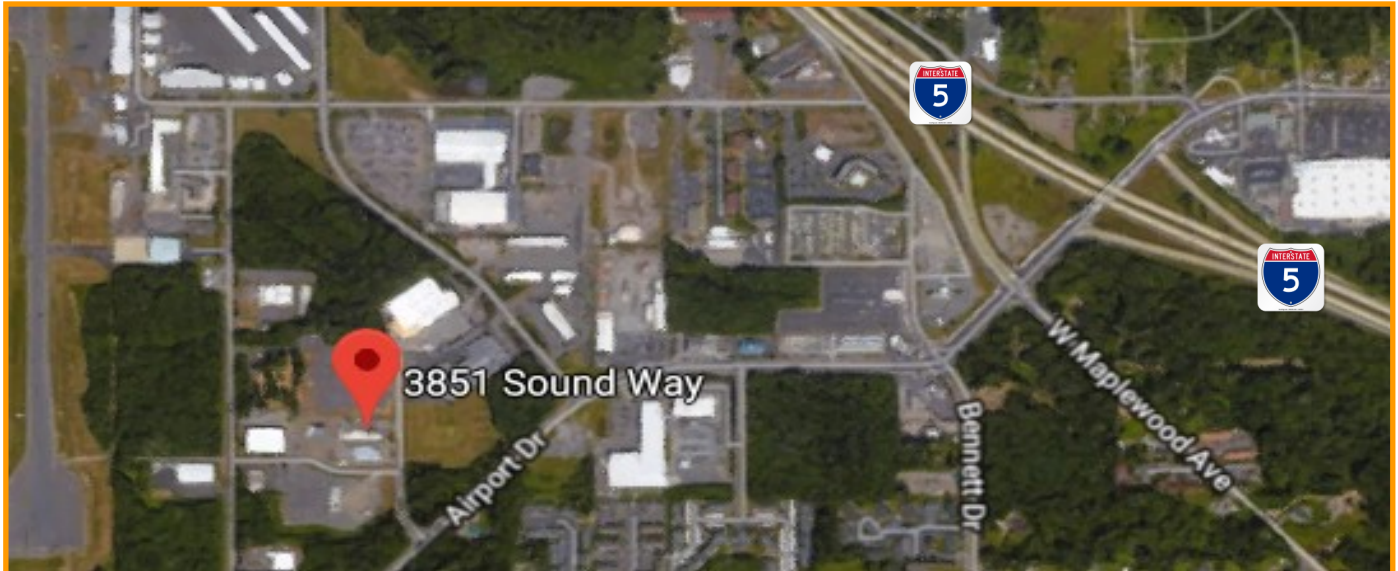
**Lydia Bennett, CCIM**  
**360-224-6600**  
[Lydia@saratogacom.com](mailto:Lydia@saratogacom.com)

**Greg Martineau, CCIM**  
**360-820-4645**  
[Greg@saratogacom.com](mailto:Greg@saratogacom.com)

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Building includes 5,000 SF Warehouse + 960 SF Office + 500 SF Mezzanine + 700 SF covered & secure storage.	Building & Improvements are "For Sale" only. Land-lease with Port: 10 year initial term with four, 5-year options (30 years total). Current property rent \$1,292.55 plus 12.84% leasehold excise tax..
City Water & City Sewer.	8100 SF Fenced Yard + 18 parking spaces.
Heated Warehouse.	Located Near I-5 (Exit 258).
Power: Single Phase 200 Amps.	5 Grade Level Doors: 14'-16' High.
County Zone: Light Industrial (LII).	Compressor / Freezer + Cooler.



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Ideal for a "commercial kitchen" Use. The large break room has existing sinks and plumbing

