

425 Sequoia Bellingham, WA

- **New Wood Frame Building**
- **Zoned Commercial/Industrial**
- **Blended Rate sf/mo:**
 - **Warehouse: \$0.66**
 - **Office \$1.25**
- **Size:**
 - **Site: 30,500 SF**
 - **Available 26,000 SF**
 - **Divisible to 4000 SF**
- **Below and Above Grade Loading Docks**
- **LL Build to Suit Potential**
- **3-Phase Power and Sprinkler System**
- **Abundant Parking**



Contact



David Buckner
360-927-4992
David@SaratogaCom.com



Contact



David Buckner
360-927-4992
David@SaratogaCom.

**425 Sequoia
Bellingham, WA**

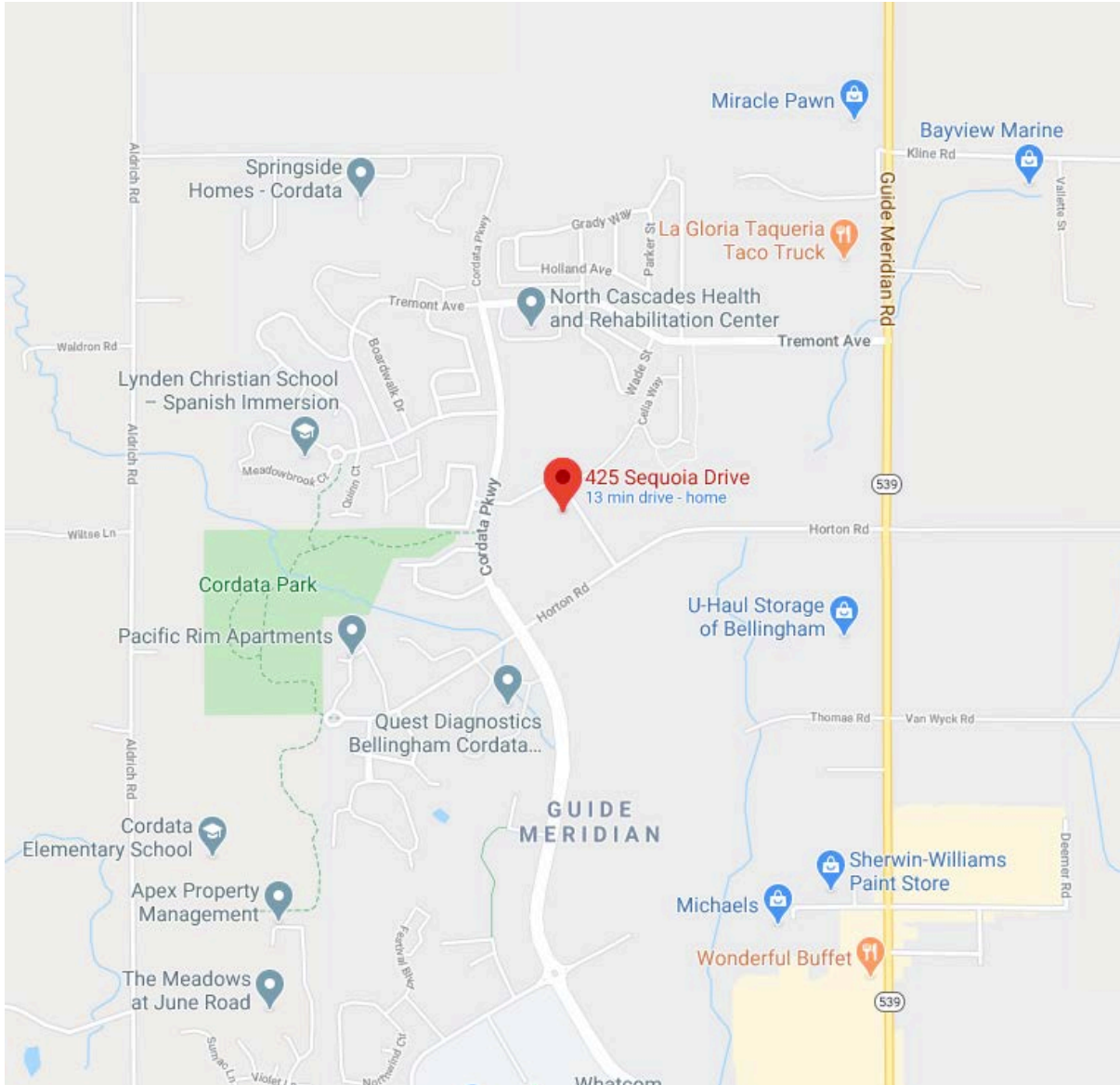


Contact



David Buckner
360-927-4992
David@SaratogaCom.com

425 Sequoia



Contact



David Buckner
360-927-4992
David@SaratogaCom.com

425 Sequoia
Bellingham, WA

425 Sequoia – Additional Information

30,500 Total SF

Divisible to Five - 4500sf Units and Two - 4000sf Units (most likely one 8000sf)

Each 4500 Unit has a grade level roll up door 14' Tall x 12' wide

Below Grade Loading Dock with Roll Up Door for Access to last 8000sf. Below grade loading dock is accessible for all tenants.

425 Sequoia Inside Height Measurements

Front of Building (west side - side of roll up doors)

- 18' 5" - Floor to ceiling along the front wall
- 16' 3" - Floor to bottom of 1st Cross beam
- 29' 2" Front Wall to First Cross Beam

Rear of Building (east side - opposite side from roll up doors)

- 20' 2" Floor to ceiling along the rear wall
- 16' 10" Floor to bottom of 2nd Cross beam (from front)
- 59' 8" Front Wall to Second Cross Beam

Last 2 units (approx. 10' shorter from front to back)

- 19' 2" Front Wall to First Cross Beam
- 49' 8" Front Wall to Second Cross Beam

Concrete Floor Thickness/Weight Capacity

We had the slab cored and tested before we rebuilt. According to the test results and analysis of the five core samples. the slab thickness ranged from

Contact



David Buckner
360-927-4992
David@SaratogaCom.com

425 Sequoia
Bellingham, WA