




INDUSTRIAL SPACE Snohomish/Whatcom Counties

Last Updated
8/8/2019

Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
	Ironguide Industrial 8971 Guide Meridian Rd Lynden, WA	Bldg-Sale	57,600	\$5,500,000	<ul style="list-style-type: none"> Multi-building industrial complex with income in place Full 502 compliant TI in Bldg 1, including sanitization, insulation, fire protection, heavy power and security Fully approved design for tier 3 production facility Zoned AG – Whatcom County 5 GL; 4 DH; 18'-25' clear height 50,400 SF available for occupancy by owner/user 	Fletcher Farrar 206.787.1469
		Bldg-Lease	9,500-37,500 (2,800)	Call for lease rates		
		Land	13 Acres			
	Cascade Gateway Industrial Park 41711 State Route 2 Gold Bar, WA	Building	51,200	\$3,250,000	<ul style="list-style-type: none"> 5 buildings total; 5.3 acres paved and fenced 14,600 SF leased by 4 tenants providing \$157,620 in NOI 36,600 SF available to an owner/user or tenant Excellent access and visibility from Hwy 2 frontage Zoned GC – most commercial and industrial uses allowed Heavy 480/277 volt power 	Kermit Jorgensen 206.787.1475 Fletcher Farrar 206.787.1469
				Also for lease call for rates		
	502 Producer/Processor Facility 5461 Meridian Guide Rd Bellingham, WA	Building	3,400	Call for rates NNN ± 450/Mo	<ul style="list-style-type: none"> 502-compliant facility with security cameras and screening fence Very clean interior for processing, cloning, etc. Large outdoor area for hoop-house or container grows Fully finished kitchen and offices for processing and admin Lease opportunity with sale of Tier 3 producer/processor license for \$100K 	Fletcher Farrar 206.787.1469
		Land	73,000			