



# Squalicum Business Park For Lease

## Warehouse & Office Space

Squalicum Business Park

3550 Meridian Street

Suite 6

Bellingham, WA 98225

9,680 SF Available

\$0.75 per SF, NNN

Includes 2,280 SF High Quality

Office

(Additional 2,280 SF Mezzanine

Dock High & Grade Level

Loading

3-Phase Power, 480 Volts, 400  
Amps

<http://squalicumbusinesspark.com>



### Contact

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**Tracy Carpenter**

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*The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All info should be verified prior to purchase or lease.*



# For Lease

## Warehouse & Office Space

### PROPERTY FACT SHEET

Web Address: [www.Squalicumbusinesspark.com](http://www.Squalicumbusinesspark.com)

Zoning: Light Industrial

Construction: Concrete Tilt

Roof Systems: TPO Membrane

Office SF: 2,280 SF (nice finishes)

HVAC: Yes, rooftop units

Doors: One 14' Dock High, Two 10' Dock High + 14' Grade Level

Parking: Front + Huge Gravel Area in Back

Telecommunications: Phones & High Speed Internet. Fiber is available too

Heated/ Insulated: Yes

Ceiling Height: 18' to 24'

Sprinkler System: Yes

Electrical Service: 3-Phase, 480 Volts, 400 Amps

Bonus SF: 2,280 SF Mezzanine



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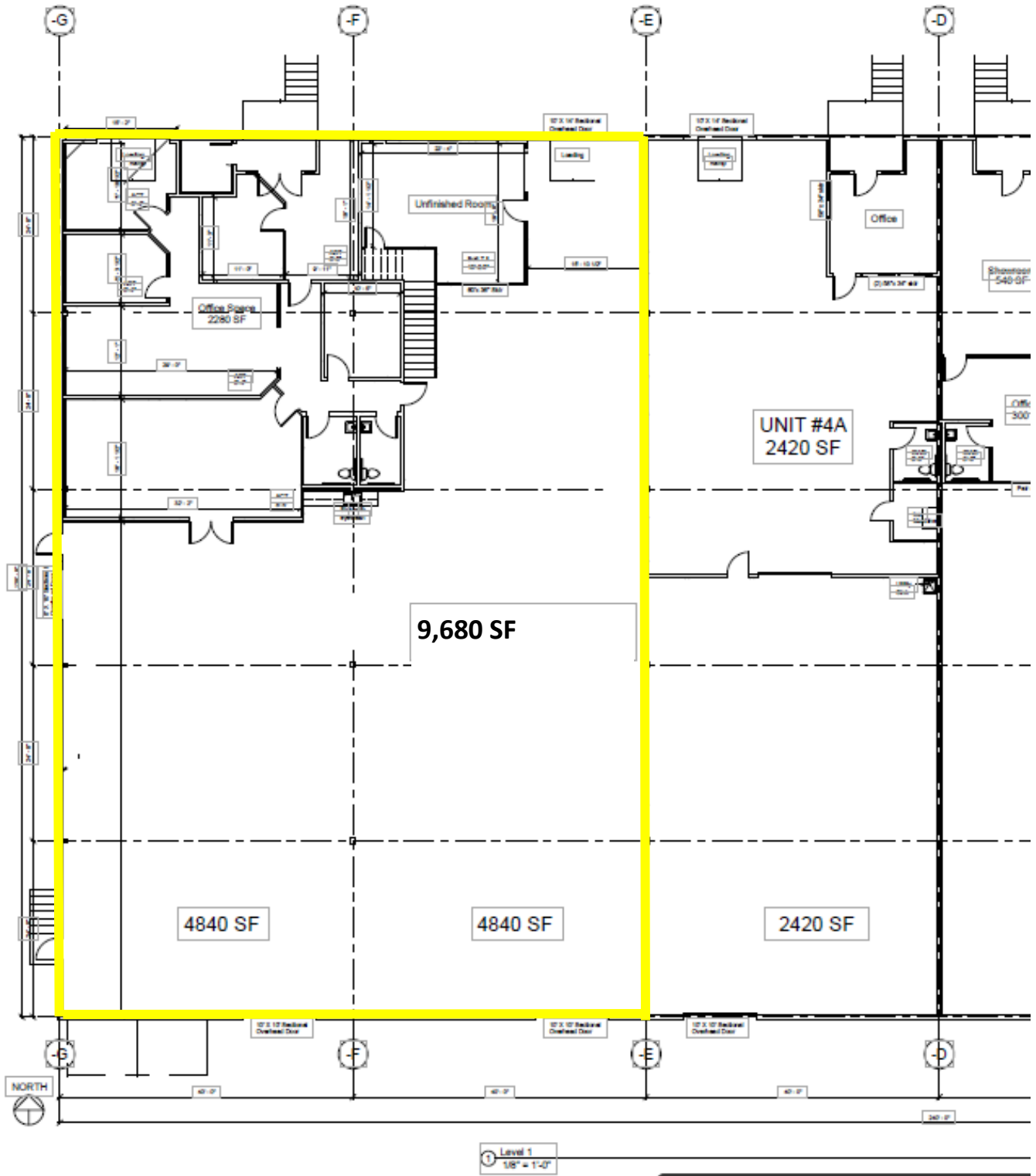
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**3550 Meridian Street, Suite 6, Bellingham, WA**

**9,680 Square Feet** (not including mezzanine)

(2,280 SF of additional mezzanine (light storage) space above the offices)





# For Lease

6 Ceiling Fans Throughout Warehouse



3 Gas Heating Units in Warehouse



3- Phase, 480 Volts, 400 Amps



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# For Lease

## Office Space Photos



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# For Lease

One dock high loading door (14') in front of Building



One grade level loading door (14') on side of Building



Two dock high loading doors (10' each) at rear of Building



Lots of exterior space for truck maneuvering

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# For Lease

Warehouse Interior Facing Side Grade-Level Door



Mezzanine Facing Rear of Warehouse- Two Dock-High Doors



Warehouse Interior Facing Rear



Warehouse Interior Facing Front



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