Partner with the Port of Bellingham!

Real Estate Leasing Opportunities

- 1000 F Street
- Airport Industrial Park
- Bayview Building
- Bellwether Building
- Harbor Mall
- Marine Industrial Area
- Marine Trade Opportunities

March 2020

BROKERS WELCOME
For the Port’s Real Estate Broker Compensation Policy please contact the Port of Bellingham’s Real Estate Division

Judy Harvey,
Managing Broker,
Senior Property Manager

Office: 360-676-2500
Cell: 360-319-9574
judyh@portofbellingham.com
1000 F Street
Bellingham, WA

LOCATION: F Street and Roeder Avenue on the waterfront in Bellingham, WA

ZONING: Waterfront District Urban Village - Industrial Mixed Use, Marine Trade Uses Only

BUILDING: 100,000 SF, available in a 240,000 SF single-story, concrete tilt-up warehouse, Built in 1999

INTERIOR: 26’ ceiling height in warehouse, Interior columns spaced 42’ (North-South) x 67’ (East-West). Limited insulation, Floor load limit 250 PSF, Office with mezzanine, Common area, Three offices and restrooms (1,600 SF)

EXTERIOR: Perimeter of building includes six 10’x10’ loading docks, One 12’x14’ retracting door and several entry doors. Ample paved area for parking and access

MECHANICAL/ELECTRICAL: HVAC in office and warehouse is well vented and exhaust fanned. Fully fire sprinklered, plus skylights. 1500kVA, 480V 3 phase

RATE STRUCTURE: Modified gross plus Washington State Leasehold tax.

AVAILABLE NOW!

Regional Labor Force: 200,000
Strong Higher Education & Workforce
NO Income Tax
City Incentives
Cross-border Services
Outstanding Community Lifestyle

Terry Ilahi,
Real Estate Analyst
Senior Property Manager
Cell: 360-927-4972
terryi@portofbellingham.com
Marine Industrial Lease Opportunity

**PROPERTY:** Approximately 15-acre industrial zoned site including 7 acres of uplands and 8 acres of tide and submerged lands with deep water access.

**PIERS & BERTHS:** Three piers totaling over 65,000 square feet and providing up to 8 berths totaling over 2,000 lineal feet of moorage, capable of mooring up to three large dry-dock facilities and other vessels.

**MARINE RAIL:** Railway with a lifting capacity of 400 LT with a side track system accommodating multiple vessels.

**BUILDINGS:** Over 80,000 square feet of buildings including fabrication shops, warehouse, offices, and paint, sand blast and water treatment facilities.

**SERVICES:** Site is completely fenced and secure with full services including water, electrical, compressed air, sewer and waste water treatment, and fiber/data.

**WORKFORCE:** A highly skilled, experienced workforce is available including welders, painters, machinists, pipefitters, electricians, and fabricators.

**AVAILABLE NOW!**

Brady Scott
Marine Trades
Senior Property Manager
Cell: 360-927-1807
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Bellingham, WA
Bellwether On The Bay

- **Bellwether Building:**
  11 Bellwether Way - Bellingham, WA
  Three story Class A office building
  2,350 SF Available

- **Bayview Building:**
  12 Bellwether Way - Bellingham, WA
  Two story Class A office building
  1,145 - 1,317 SF Available

- Located at Bellwether on the Bay in Squalicum Harbor
- Neighboring tenants include a wide range of restaurants, shops, and offices

Judy Harvey, Managing Broker
Senior Property Manager
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Opportunities in Fairhaven

- **Fairhaven Station**
  401 Harris Ave. - Bellingham, WA
  3,136 SF Upper Level Suite
  Terry Ilahi, Sr. Property Manager
  Cell: 360-927–4972
  terryi@portofbellingham.com

- **Cruise Terminal Warehouse**
  365 Harris Ave. - Bellingham, WA
  8,500 SF warehouse available
  Water Reliant Use
  Brady Scott, Marine Trades Senior Property Manager
  Cell: 360-927-1807
  bradys@portofbellingham.com
More Leasing Opportunities!

Harbor Mall

- 2620 N Harbor Loop, Bellingham, WA
- 600 SF Available
- Roll-up door
- Located in Squalicum Harbor
- Neighboring tenants include a wide range of restaurants, offices and marine related businesses

Noah Carlson, Property Manager
Cell: 360-319-9576
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**Airport Industrial Park**

- **3928 Williamson Way:**
  
  Bellingham, WA  
  24,000 SF Available  
  4 Buildings total  
  Plenty of parking  
  Secure paved area  
  Zoned Light Impact Industrial

- **Development Sites 1 - 6 Acres**
  
  Water and Sewer to Sites  
  DA#4: 2.49 acres  
  DA#7: 3.83 acres  
  DA#8: 1.53 acres  
  DA#15: 2.23 acres  
  DA#17: 6.27 acres  
  DA#18: 4.43 acres

Noah Carlson, Broker  
Property Manager  
Cell: 360-319-9576  
noahc@portofbellingham.com
Development Opportunities

- **AIP SITE D7**
  Approximately 3.83 Acres (167,250 SF)

- **AIP SITE D4**
  Approximately 2.49 Acres (108,300 SF)

- High-traffic corner location with easy access to Interstate 5 and the Bellingham International Airport

- Water, Sewer, Gas and Electric Available

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**Building Rendering for Site D7**
Located on the corner of W. Bakerview Rd. and Airport Way

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**Building Rendering for Site D4**
Located on the corner of W. Bakerview Rd. and Mitchell Way

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**Noah Carlson, Broker**
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