

F O R S A L E

# BURLINGTON INDUSTRIAL

744 & 750 S Spruce Street / Burlington , WA 98233



## SITE OVERVIEW

Located on South Spruce Street in the Burlington industrial area with close proximity to Interstate 5 off exit 230.

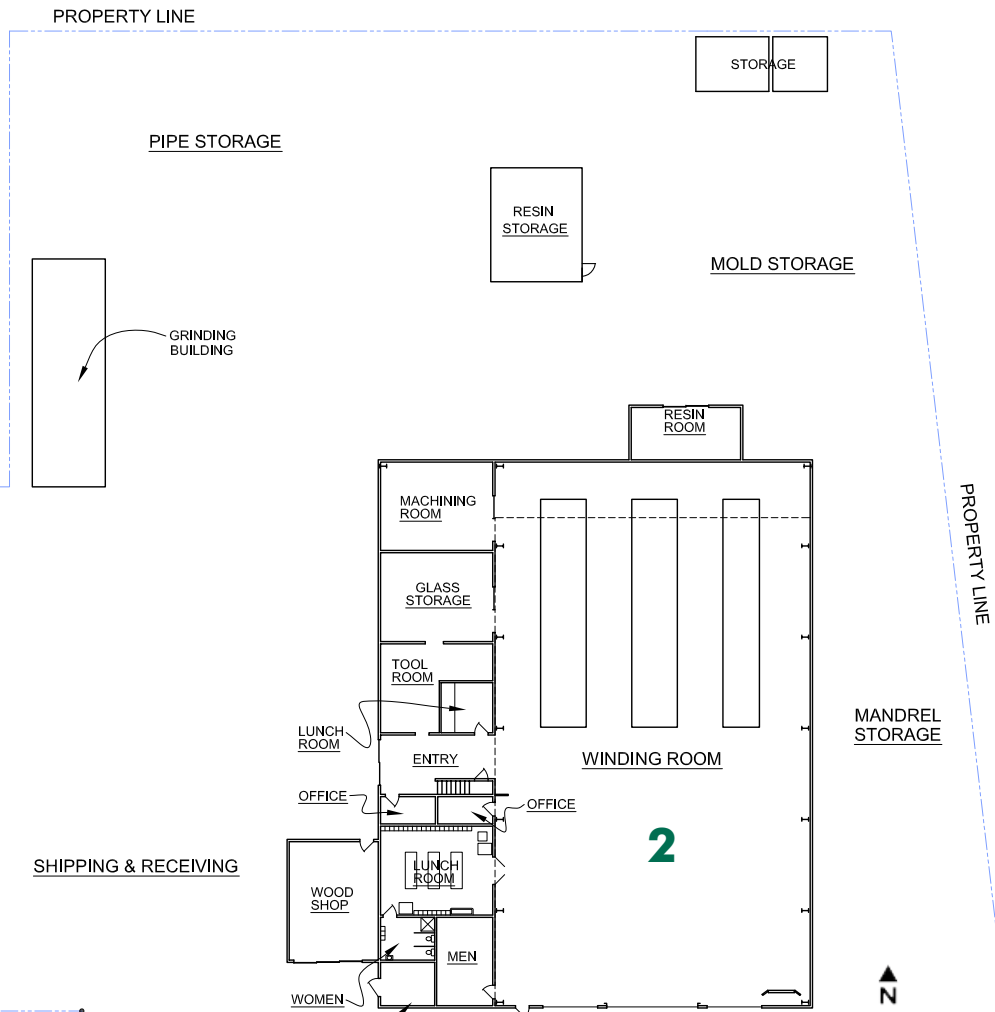
Property is approximately 29 miles from Bellingham, 67 miles to Seattle and 62 miles to Vancouver, BC.

Great site for an industrial user. The property includes two buildings with a fenced yard, multiple overhead cranes in place, heavy power and compressed air throughout.

- **Sale Price**  
\$2,550,000
- **Utilities**  
Sewer, water, power
- **Zoning**  
M-1 & C-2, City of Burlington
- **Access**  
0.7 miles to Interstate 5



BUILDING	SIZE (SF)
Total Site	±61,200 SF
Building #1	±13,177 SF
Building #2	±16,884 SF
Resin Storage	±500 SF
Storage #2	±190 SF
Grinding Building	±800 SF





### BUILDING ONE

- + ±13,177 SF
- + Loading doors:
  - Two 14'x14' on east side
  - One 10'x12' on west side
- + Clear height: ±20' (in industrial area)
- + Power: 440 volt throughout with 80 amps
- + Cranes:
  - Two bridge cranes with four 5-ton hoists
  - Two hoist rails with four 5-ton hoists
- + Compressed air throughout with almost new 50 HP air compressor
- + Currently occupied on a month-to-month lease, please do not disturb tenant

### BUILDING TWO

- + ±16,884 SF
- + Loading doors:
  - One 20'x20' on south side
  - Two 12'x12' on south side
- + Clear height: ±20' (in industrial area)
- + Power: 440 volt throughout with 80 amps
- + Cranes:
  - Six rails with multiple 5-ton hoists
- + Compressed air throughout with almost new 50 HP air compressor





**PLEASE CONTACT:**

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