



BAINBRIDGE ISLAND, WASHINGTON

THE BAINBRIDGE ISLAND LUMBER BUILDING

4566 Point White Drive NE · Owner-user · light industrial & laboratory

UNIQUE ON BAINBRIDGE ISLAND.

\$4,500,000
 OFFERED AT

±4,937
 SQUARE FEET

2019–22
 REBUILT

2022
 HISTORIC REGISTER

\$0
 2026 ASSESSED
 TAXES

±1,448
 SF DECK

Vacant
 DELIVERED

This may be the only commercial waterfront building on Bainbridge Island where a private party can design, test, build, and manufacture. Just shy of 5,000 square feet, the building sits on the waterfront overlooking Rich Passage, just around the bend from Lynwood Center. Completely renovated in 2022 with Coates Design and Toilsome Construction, the building offers a convenient mix of light industrial warehouse flex space, laboratory, offices, and kitchen. Glass doors in the warehouse roll up to a comfortable deck on the Sound. Offered at \$4,500,000.

Come take a look.

01

REBUILT FROM THE PILINGS UP

New pilings, new structure, new systems, and a certificate of occupancy in hand. The work ran from 2019 to 2022.

02

TURNKEY. MOVE ON IN.

Nothing is pending. The shoreline permit, certificate of occupancy, sewer connection, and fire monitoring were all granted and closed out, and the exterior work was reviewed under the City's historic preservation program.

03

ON THE HISTORIC REGISTER

Listed on the Bainbridge Island Register of Historic Places in 2022. The listing carries relief from setback, parking, and landscaping standards to allow the restoration.

04

TAXES ARE NEAR ZERO, FOR NOW

Washington's Special Valuation subtracts the rehabilitation cost from assessed value for ten years. 2026 assessed taxes are \$0 and transfers to a buyer.

05

±4,937 SF. ONLY LIMITED BY YOUR IMAGINATION.

Warehouse, lab, offices, a kitchen, showers, and a deck over the water. Lumen fiber to the building. No tenants, no leases to assume.

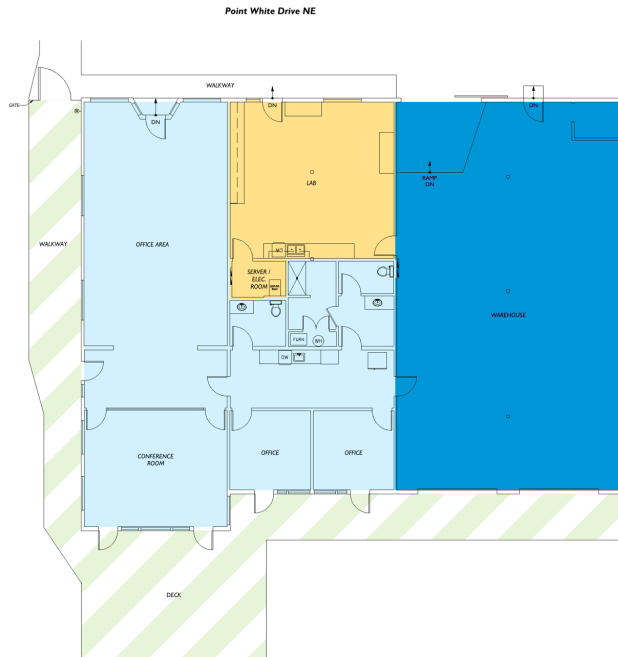
06

ZONING

Neighborhood Center zoning permits the offices to support primary light-industrial use. Warehouse flex and lab space are supported by private offices, a conference room and an open office configuration.

THE BUILDING, INSIDE AND OUT

WAREHOUSE EAST, OFFICES WEST, LAB IN BETWEEN.



■ OFFICE	2,269 SF
■ LAB	660 SF
■ WAREHOUSE	2,008 SF
TOTAL OCCUPANT AREA	±4,937 SF
■ DECK	1,448 SF

06 — WHO IT'S FOR

YOU PROBABLY ALREADY KNOW WHO BELONGS HERE.

- A distillery or brewery, with a tasting room and the deck over the Sound.
- A marine trade, in a beautiful space on the water.
- A shellfish or oyster company.
- A furniture maker, a glassblower, or a craft roaster — chocolate, coffee, cider.
- A marine-science or biotech lab that needs bench space and water access.
- A design-build shop that wants a landmark address instead of a metal box.

ZONING	Neighborhood Center
YEAR REBUILT	2019–2022
HISTORIC REGISTER	2022 (PLN51072)
UTILITIES	City water & sewer · Lumen fiber
DELIVERY	Vacant

The use is legal nonconforming under Neighborhood Center zoning, and the offices are permitted only as support to a primary light-industrial use.

Information is from sources deemed reliable but is not guaranteed and is subject to change. Square footage of record is ±4,937 SF (BOMA, as-built 4/1/2025); the ±1,448 SF deck is shown separately; the Kitsap assessor carries ~5,023 SF. A gross lease alternative is available at \$39.00/SF. Buyers should verify all information independently. This is not an offer to sell or a solicitation where prohibited.

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