

FOR SALE

KELLY MULDROW
COMMERCIAL REAL ESTATE SERVICES

Windermere
COMMERCIAL

The Bainbridge Island Lumber Building

4566 Point White Drive NE, Bainbridge Island, WA 98110

Waterfront Light-Industrial · Rebuilt From the Pilings Up · Bainbridge Island

\$4,500,000

OFFERED AT

±4,937 SF

BUILDING

2019–22

REBUILT

2022

HISTORIC REGISTER

\$0

2026 TAXABLE VALUE

Vacant

DELIVERED

The Bainbridge Island Lumber building at 4566 Point White Drive is a waterfront light-industrial landmark, offered at \$4,500,000 and delivered vacant to an owner-user. Between 2019 and 2022 it was taken down to the shoreline and rebuilt from the pilings up — new structure, new systems, a fresh certificate of occupancy — behind a historic face that carries a near-zero property-tax position. On Bainbridge, a building entitled to make things on the water is nearly impossible to replace, and the entitlements here cannot be reproduced at any price.

Rebuilt from the pilings up: Raised on new pilings in 2019–2022, with a current certificate of occupancy behind the historic face.

Entitled to make things on the water: Shoreline permit, occupancy, new sewer, and fire alarm — all in hand, and unrepeatable on this shoreline today.



LOCATION & ACCESS

- **On the water:** Fronting Rich Passage on Point White Drive, at the south end of Bainbridge Island — deck and pilings over Puget Sound.
- **Affluent island:** About 24,600 residents and a \$172,000 median household income — among the most affluent communities in Washington.
- **Constrained supply:** Waterfront property entitled for light-industrial or production use on Bainbridge is nearly nonexistent.
- **35 minutes to Seattle:** The Bainbridge ferry reaches downtown Seattle in about 35 minutes; SR-305 is the island's spine.
- **Historic landmark:** The Bainbridge Island Lumber building has anchored Point White for generations — and the sign stays.
- **Owner-user ready:** Delivered vacant, rebuilt and permitted — a buyer can move in and make something.

DEMOGRAPHICS · DRIVE-TIME RINGS

BAINBRIDGE ISLAND

24,631

residents · 9,887 households

MEDIAN HH INCOME

\$172,188

among Washington's most affluent

TO DOWNTOWN SEATTLE

35 min

by Washington State Ferry

CONTACT

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