

FOR SALE OR LEASE

3 Parcel Industrial / Warehouse Site

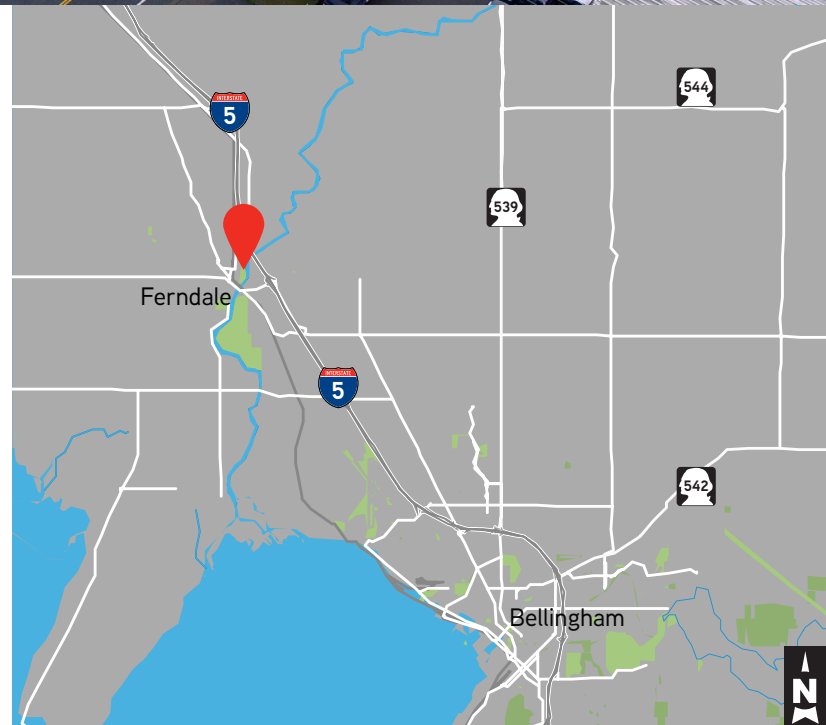
5530 Nordic Place, Ferndale, WA 98248



14.92 total acres with a 57,964-square-foot office/warehouse building

- Excellent visibility and access from I-5
- Abundance of parking and outside storage
- Income from existing cell tower
- Walking distance to many amenities: banks, retail, restaurants, athletic club
- Business-friendly Ferndale: no B & O tax
- Strategically located one hour from Vancouver, BC and one and a half hours from Seattle
- Available now

PURCHASE PRICE: \$8,000,000



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Lot A - 57,964 SF building on 6.09 acres

Purchase Price: \$6,000,000

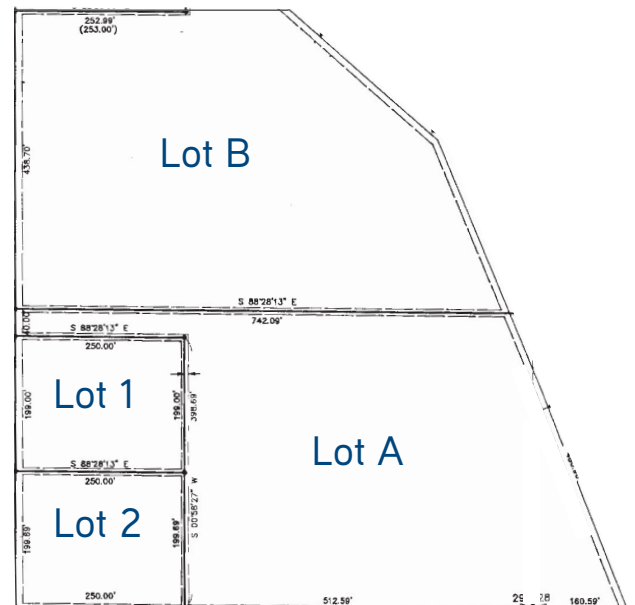
- 1,976 SF office; 55,988 SF warehouse
- 3,000 amps @ 480 277 volts
- Clear height ranges from 23 - 31 feet
- Drive-in loading
- Also available for lease at \$0.60/SF/Mo, NNN

Lot B - 6.54 acres

Purchase Price: \$7.00/SF

Lots 1 & 2 - 2.29 acres

Purchase Price: \$7.00/SF



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