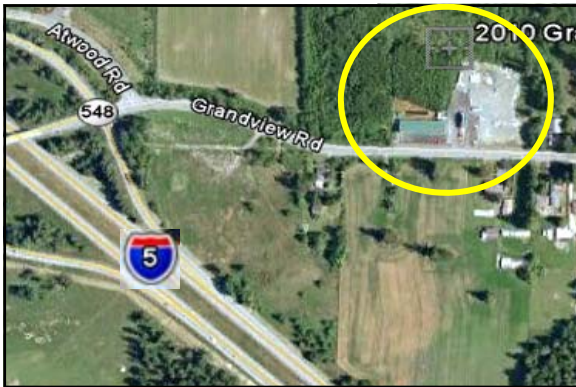


# FOR SALE

2010 Grandview, Ferndale, WA



Grandview Rd

## Rare Industrial Development off Grandview

- 5.58 useable acres on 9.7 total acres
- Light Industrial Area
- Located just East of I-5
- Recently completed warehouse
- 3 Shared Restrooms
- Onsite full service coffee cafe
- Water retention pond and subject properties drain field sized for current building and build of 3 more buildings

### Existing Building Includes:

- Power: 125 Amp, Single Phase
- Lots of Natural Light
- Large 2nd story office
- Gas heat
- High speed cable
- Each unit is 1,650 SF

Sale Price: \$1,500,000



Sales, Leasing, Management  
Office, Retail and Industrial Properties

114 W Magnolia Street, Suite 302, Bellingham, WA 98225

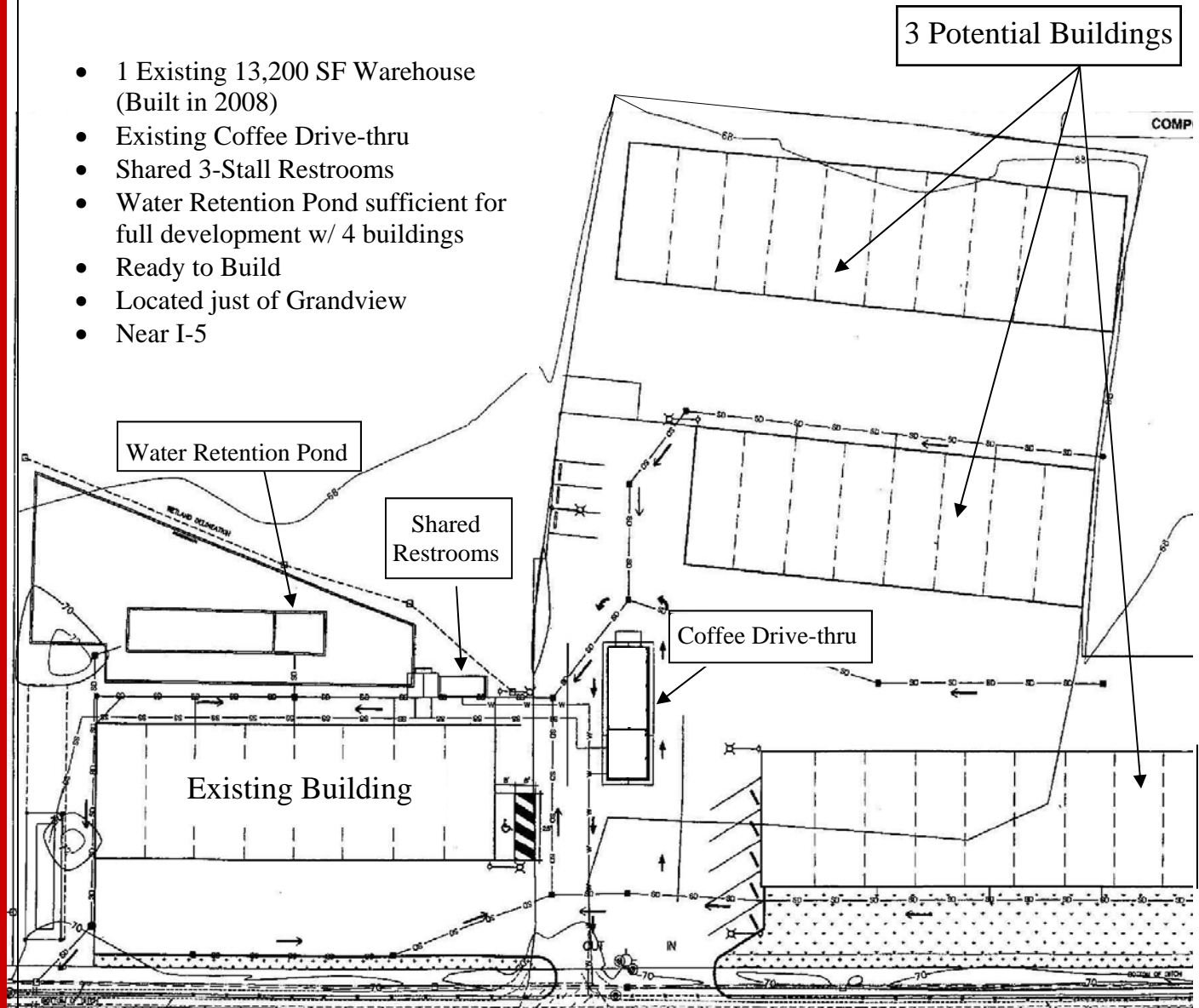
For information contact:

**Tracy Carpenter  
or Jim Bjerke**

(360) 671-4200 ext 3114 or 3101  
Tracy@pacificcontinentalrealty.com  
Jim@pacificcontinentalrealty.com

# Site Plan

- 1 Existing 13,200 SF Warehouse (Built in 2008)
- Existing Coffee Drive-thru
- Shared 3-Stall Restrooms
- Water Retention Pond sufficient for full development w/ 4 buildings
- Ready to Build
- Located just of Grandview
- Near I-5



-----GRANDVIEW RD-----



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