



# Hovander Industrial

5501 Hovander Road | Ferndale, WA

Warehouse Space For Lease

Modern Industrial Park

11,150 SF Leasable Area

Minutes to I-5

Jim Bjerke, Managing Broker  
(360) 671-4200 x 101 | (360) 961-1369  
[Jim@PacificContinentalRealty.com](mailto:Jim@PacificContinentalRealty.com)



Commercial Management | Sales | Leasing

Pacific Continental Realty, LLC - 114 W. Magnolia St. Suite 201, Bellingham WA 98225



## The Offering

This is an industrial park comprised of three modern warehouse buildings constructed of insulation encapsulated steel. Within a half mile of Main Street Ferndale and 1 mile of I-5. Located 100 miles N of Seattle and 60 miles S of Vancouver, BC. The building for lease is a terrific 11,150 SF modern warehouse. The exterior walls are two side steel construction with insulation between each layer (no puffy insulation on the inside). Clean, well lit with restrooms, office and conference rooms.

There are three dock high truck doors with weather seal , two of which have load levelers. Excellent truck loading and unloading. The extra clean warehouse space with smooth sealed floors also contains ceiling lights that are motion controlled. Making sure your business stays energy efficient. With 20' ceilings and a three amp power system this warehouse will be able to tackle any job. Minutes to I-5 and Main Street in Ferndale. Nice, new and great location!



### Highlights

- 20' ceiling height, Clear span
- 2 1/2" thick Polyurethane foam core with an interior & exterior metal skin
- Ample parking
- Building has sprinklers and dock high loading doors
- Zoned is General Business
- Efficient natural gas reznor heating system
- Bus stop 1/2 mile from warehouse
- No wetlands.

### Details

- CBA #: #625332
- \$7,694.00 per month (\$0.69 SF/M) + NNN

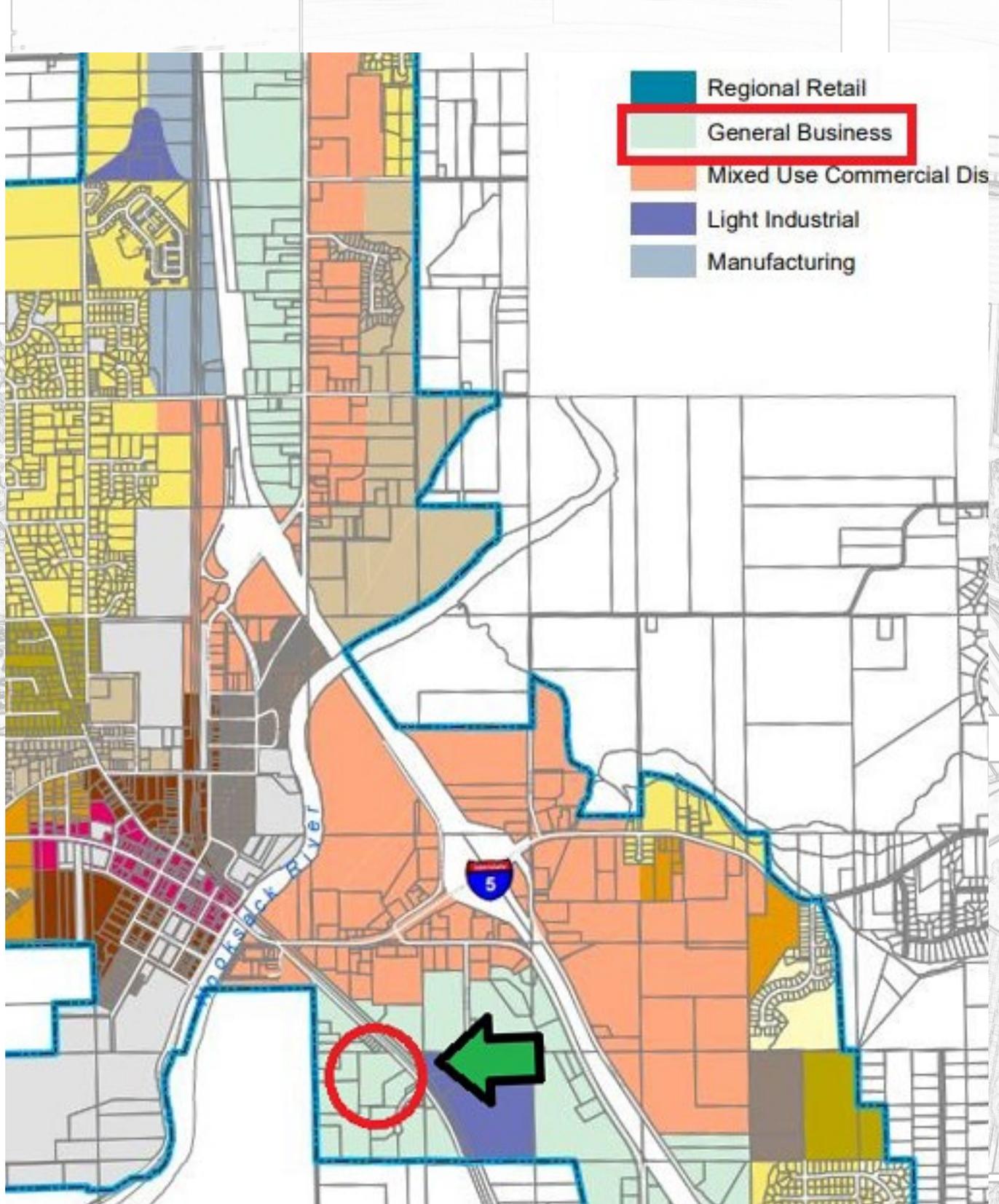
### Specifications

- Size: 11,150 SF
- Built: 2003-2005
- Parking: 140 asphalt est 114,750 SF
- Exterior Walls: Corrugated metal and glass storefront
- Structure: Metal, clear span in two buildings
- Roof: Metal
- HVAC: Gas heaters in warehouse, some HVAC in office
- Electrical: Three phase, ample for all users
- Stories: One story



Loading Dock

# Zoning



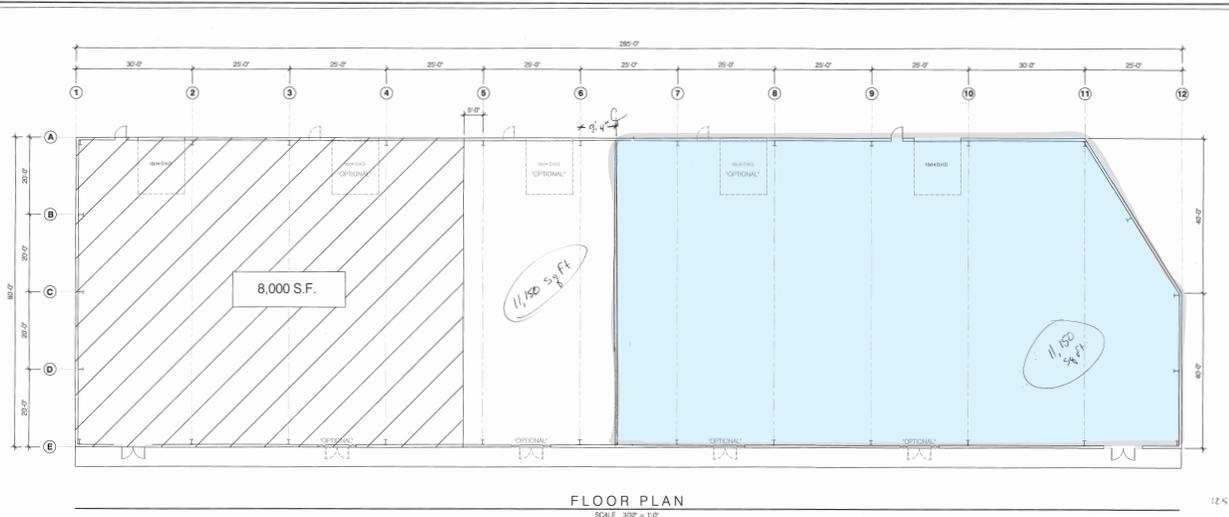


Warehouse



Office

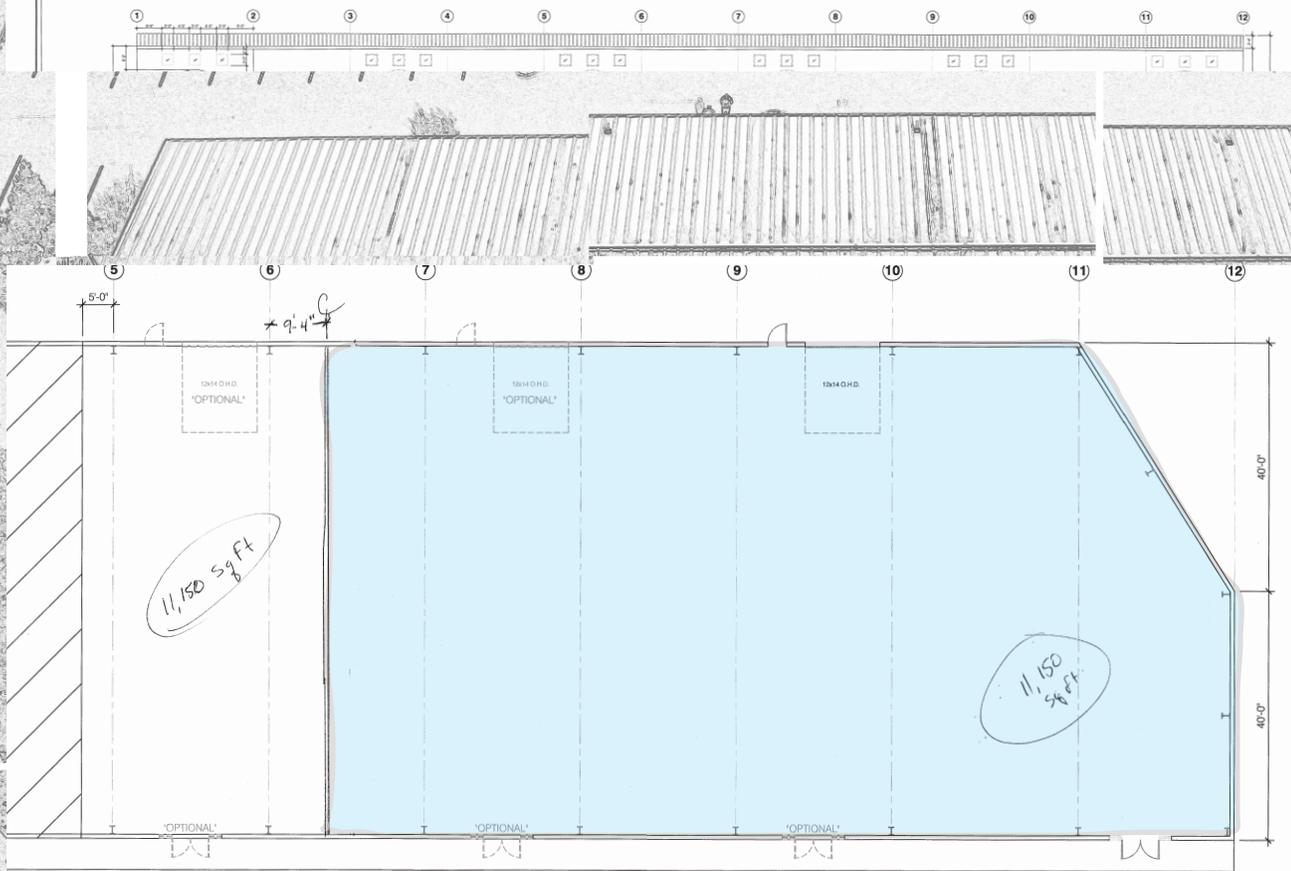
# Floor Plan



Revision	No.	Date	Description
	A	08-10-11	ISSUED FOR PRELIMINARY REVIEW
	SD		
	ML		

THIS DRAWING IS THE PROPERTY OF SAM-CHEER II. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SAM-CHEER II.

**SAM-CHEER II**  
MAIN FLOOR PLAN  
& ELEVATIONS



Issue Date	Revisions		
No.	Date	Description	
	A	08-10-11	ISSUED FOR PRELIMINARY REVIEW

The drawings and plans set forth on this sheet as instruments of service are and shall remain the sole property of SAM-CHEER II. They are to be used only for the project and site specifically identified hereon. They are not to be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of SAM-CHEER II.



# About The City of Ferndale

Located in the northwest corner of Washington State near the Nooksack River, Ferndale was officially incorporated on March 19, 1907. Once called Jam because of its location next to a logjam on the river. The City was renamed Ferndale by the school teacher who admired ferns that once grew around the original schoolhouse.

Today, Ferndale is a vibrant community of 14,354 people (April 1, 2019, Washington State Office of Financial Management population estimate), located on the Interstate 5 corridor, approximately 6 miles north of Bellingham and 13 miles south of the Canadian Border. There are many nearby attractions, including Mount Baker, the San Juan Islands, numerous lakes, and the Nooksack River. Ferndale also enjoys proximity to Vancouver, British Columbia.

“Welcome to Ferndale, WA, one of the fastest-growing cities in the Northwest (ranking 24th out of 281 Washington cities in growth from 2010 - 2016 and still growing)! With a population of 14,700 friendly folks (30,000 including unincorporated Ferndale), Ferndale is the best of what the Pacific Northwest has to offer. Located almost equally between Seattle, WA, and Vancouver, BC, we boast fishing, hiking trails, boating, camping, hunting, skiing, golfing, historical parks, and so much more, and that’s just within minutes of our front door. We have great schools, affordable housing, commercial land for your business, and a beautiful historic downtown. Unlike its neighbors, Ferndale began as a timber and dairy town, while holding strong to its agricultural roots. But today is considered a more industrial or manufacturing city. With strong economic growth, small-town charm, and stunning views of Mt. Baker and the San Juan Islands, it’s one of the most desirable cities to live in Whatcom County and Washington State.” - Downtown Ferndale Website





Washington State Office of Financial Management estimates that the total population of Whatcom, Skagit, Island, and San Juan combined is approximately 439,700 as of 2017. With its current population estimated at 216,300, Whatcom County, home to the city of Ferndale, is by far the most populous segment of these counties.

Whatcom County has seen steady population growth of about 2.06% since 2010, which is higher than the corresponding rate for Washington State (1.4%). Whatcom County attracts firms relocating out of the Seattle metropolitan area due to the quality of life found in cities like Ferndale, as well as the much lower housing and living costs.



# Hovander Industrial

5501 Hovander Rd. | Ferndale, WA



Jim Bjerke  
Managing Broker

(360) 671-4200 ext 101 | (360) 961-369

[Jim@PacificContinentalRealty.com](mailto:Jim@PacificContinentalRealty.com)

Commercial Management | Sales | Leasing