

# SALASHAN INDUSTRIAL BUILDING

6955 Salashan Pkwy., Ferndale, WA 98264



Pete Wasley, Property Asset Manager

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Commercial Sales | Leasing | Management

114 W. Magnolia St., Bellingham, WA 98225 | [www.PacificContinentalRealty.com](http://www.PacificContinentalRealty.com)

*Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

# THE OFFERING



**Building: 40,000 SF**

**Base Rent: \$0.75 SF/M**

**Est NNN: \$0.07 SF/M**

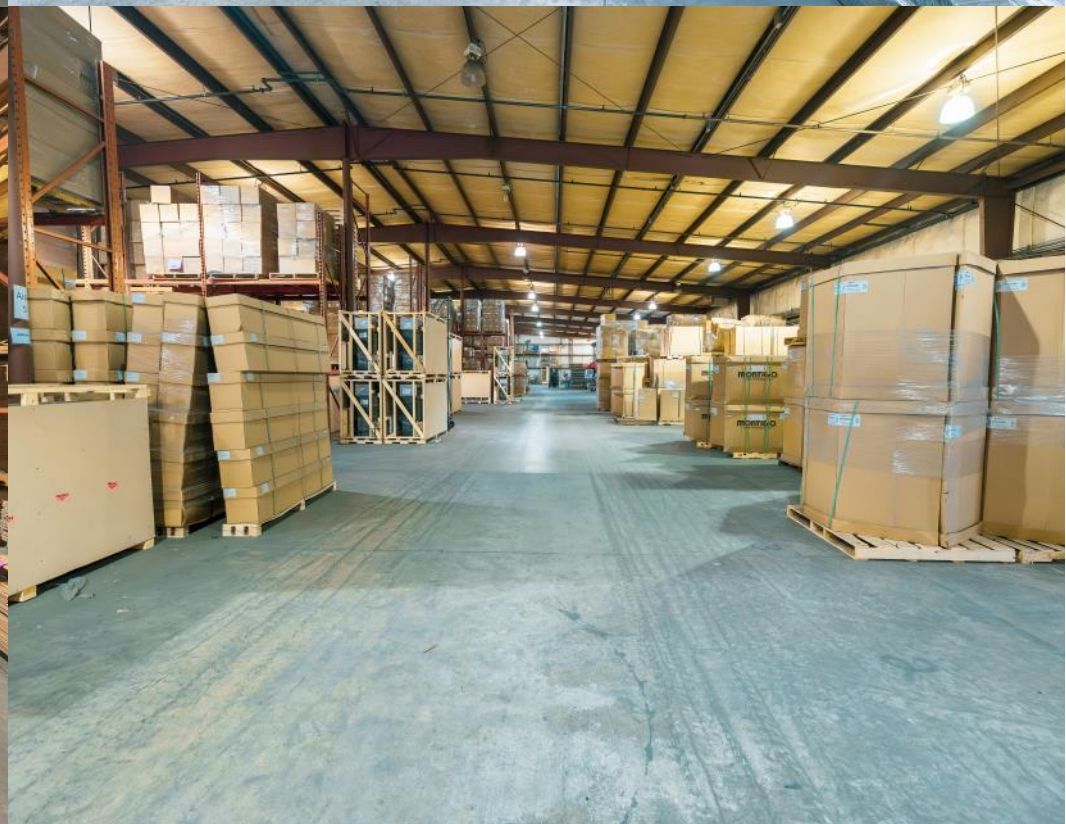
**Base Rent + Est. NNN = \$32,800 Per Month**

**CBA #: 39207295**

Great Sub-lease opportunity until 6-30-2027. Building B is a 40K Square Foot Light Industrial Building located in the Grandview Business Park. The Engineered fully sprinklered Steel Building has 1 grade door, one loading dock and heavy power. Ample parking with great ingress, egress. Available January 1<sup>st</sup>, 2024.

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# PHOTOS



# EXTERIOR PHOTOS



# SURROUNDING AREA



Canadian International Border

15 minutes

12 miles

Bellingham International Airport

15 minutes

10 miles

I-5 Exits 266

3 minutes

1 mile

# MARKET AREA

Ferndale is the second-largest city in Whatcom County, following Bellingham. It resides in the northwest corner of Washington State near the Nooksack River, and serves as a great middle point between the two technological hubs of Vancouver, B.C. and Seattle, WA. As Ferndale continues to develop, more and more people are relocating there for a new and better home. According to the Washington State Office of Financial Management, Ferndale saw their population grow by an impressive rate of 4.6% in 2020. Seemingly, its charming historic community and many nearby attractions are inviting new residents and making Ferndale a sought-after place to live and conduct business in.



## NATURAL BEAUTY

The dominating Mt. Baker towers over the city, with its staggering beauty. The deep expansive blue of the ocean carries our sight to the San Juan Islands. All the while you are hugged by the soft green of thunderous trees that decorate land for as far as the eye can see.



## STRATEGIC LOCATION

The prosperous city Vancouver, Canada only sits 55 miles north. And the technological hub of Seattle resides 88 miles to the south. Bellingham provides an essential middle point for those looking to operate within both expanding districts.



## HIGHER EDUCATION

Within Whatcom there are five different institutions of higher education that cover a vast array of different focuses. Western Washington University, Whatcom Community College, Bellingham Technical College, NW Indian College, and Trinity University all provide qualified and skilled workers.

## DEMOGRAPHICS



### Population

230,077



### Average HH Income

\$80,569



### Median Age

39

Whatcom County:

Ferndale:

93,910

\$77,746

37

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