FOR LEASE

INDUSTRIAL BUILDING

6920 SALASHAN PKWY, BUILDING E100, FERNDALE, WA 98248

CBA **Listing #: 30298668**

LoopNet™

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verifications of all matters deemed to be material including but not limited to statements of income and expenses. Consult your attorney or accountant or other professional advisors.

EXCLUSIVELY LISTED BY:

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This Offering Memorandum has been prepared by Muljat Group Commercial for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to confirm, independently, its accuracy and completeness. All projections have been developed by Muljat Group Commercial , Seller and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond control of Owner, and therefore are subject to variation. No representation is made by Muljat Group Commercial or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or presentation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Muljat Group Commercial , Owner, and its employees disclaim any and all liability for representations and warranties, expressed or implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

Prospective tenants should be aware that Owner of the real property known as 6920 Salashan Pkwy, Bldg E100, is leasing the Property in its "AS IS" condition with all faults, without representations or warranties of any kind or nature. Upon written request prior to and or after contracting to lease, as appropriate, tenant will be given reasonable opportunity to inspect and investigate the Property and all improvements therein, either independently or through agents of tenants choosing. Prospective teanants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. In addition to the first sentence of this paragraph, but without limiting the generality thereof, tenant shall not be entitled to and should not rely on Owner or its affiliates or its agents as to (i) the quality, nature, adequacy, and physical condition of the Property, including but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, ground water, and geology; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, its habitability, merchantability, fitness, suitability, or adequacy of the Property for any particular purpose; (v) the zoning or the legal status of the Property; (vi) the Property's or its operation's compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, restrictions of any governmental, quasi-governmental entity, or any other person or entity; (vii) the quality of any labor or materials furnished at or to the Property; (viii) the compliance of the Property with any environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements, including, but not limited to, those pertaining to the handling, generating, storing, or disposing of any hazardous materials, or the Americans with Disabilities Act; and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status, and extent of any right-of-way, lease, right of retention, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting the title. Although the Owner may have performed work, or contracted for work performed by related and or third parties in connection with the Property, Owner and its agents shall not be responsible to tenant or any successor on account of any errors or omissions or construction defects of such predecessors and or related third parties.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective tenant.

Owner and Muljat Group Commercial each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to lease the Property unless and until such offer is approved by Owner a written agreement for the leasing of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

Any offer to Owner must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract to lease to be prepared by Owner and executed by both parties, and (iii) approved by Owner before the transaction becomes binding on either party. Neither the prospective tenant nor the Owner shall be bound until execution of the contract of a lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Owner or Muljat Group Commercial and that you will use the information in this Offering Memorandum or any of its content in any fashion or manor detrimental to the interest of Owner or Muljat Group Commercial. If you have no interest in the Property, please return the Offering Memorandum forthwith.

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OFFERING SUMMARY

6920 SALASHAN PKWY
BUILDING E100

$0.70 /SF + NNN
Lease Rate

9,975 SF +/-
Space Available

$6,982.50
Estimated Monthly Base Rent

$0.09 /SF
Estimated NNNs

$7,880.25
Total Estimated Monthly Rent
(Base Rent + NNNs)

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TWO LOADING DOCKS

ONE GRADE DOOR

OFFICE & RESTROOM

480 VOLT 3-PHASE POWER

PROPERTY DESCRIPTION

Conveniently located industrial building! Grandview Industrial Park is situated between the Canadian border & Bellingham, and less than one mile from an I-5 interchange. Building E100 features two loading docks, one grade door, 480 volt 3-phase power, LED lighting, and natural gas warehouse heat. The building is free span with a restroom and 260-square-foot office. Now is the chance to join other tenants in the park such as Andgar and Fastenal.

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BUSINESSES NEARBY

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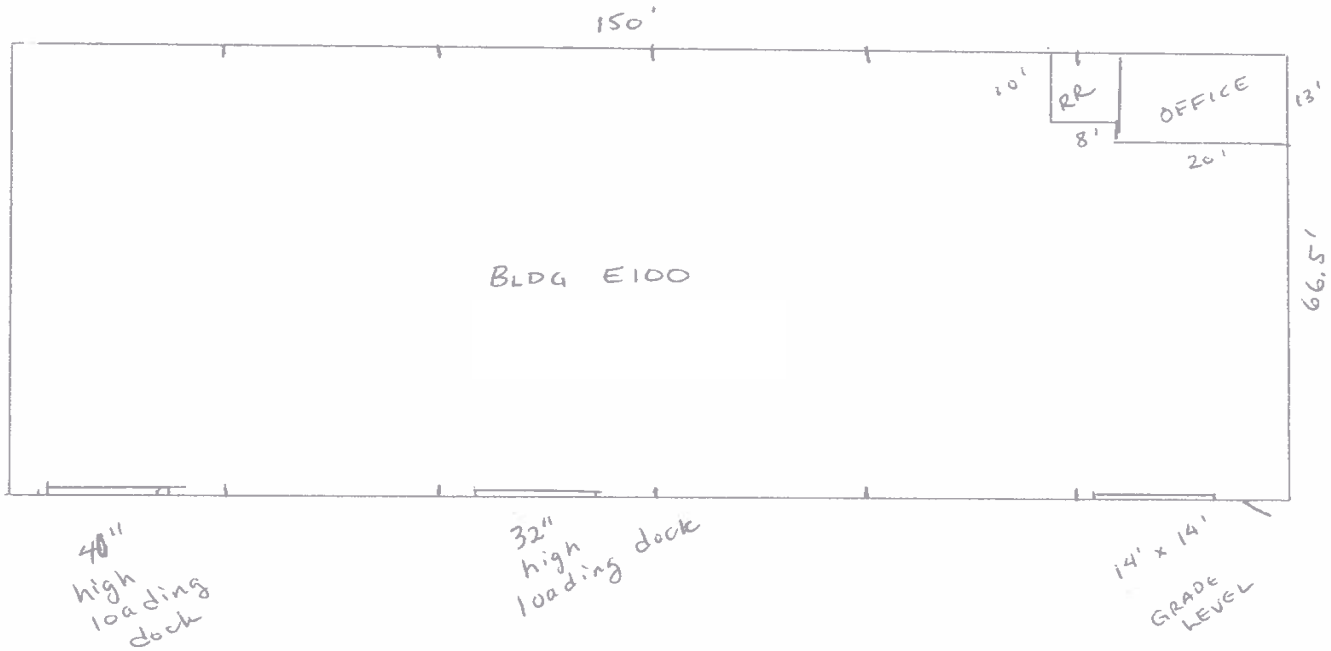
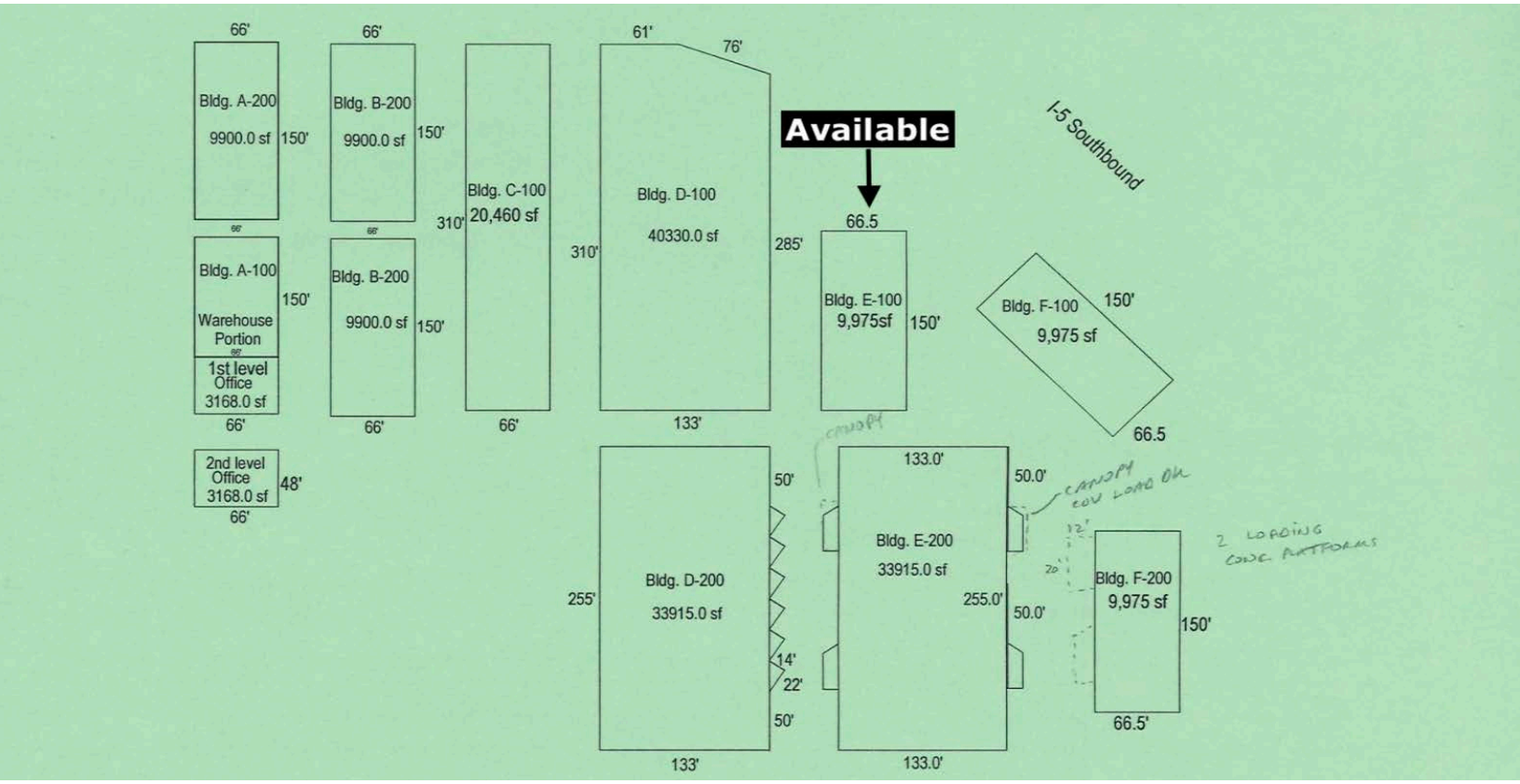
PLANS





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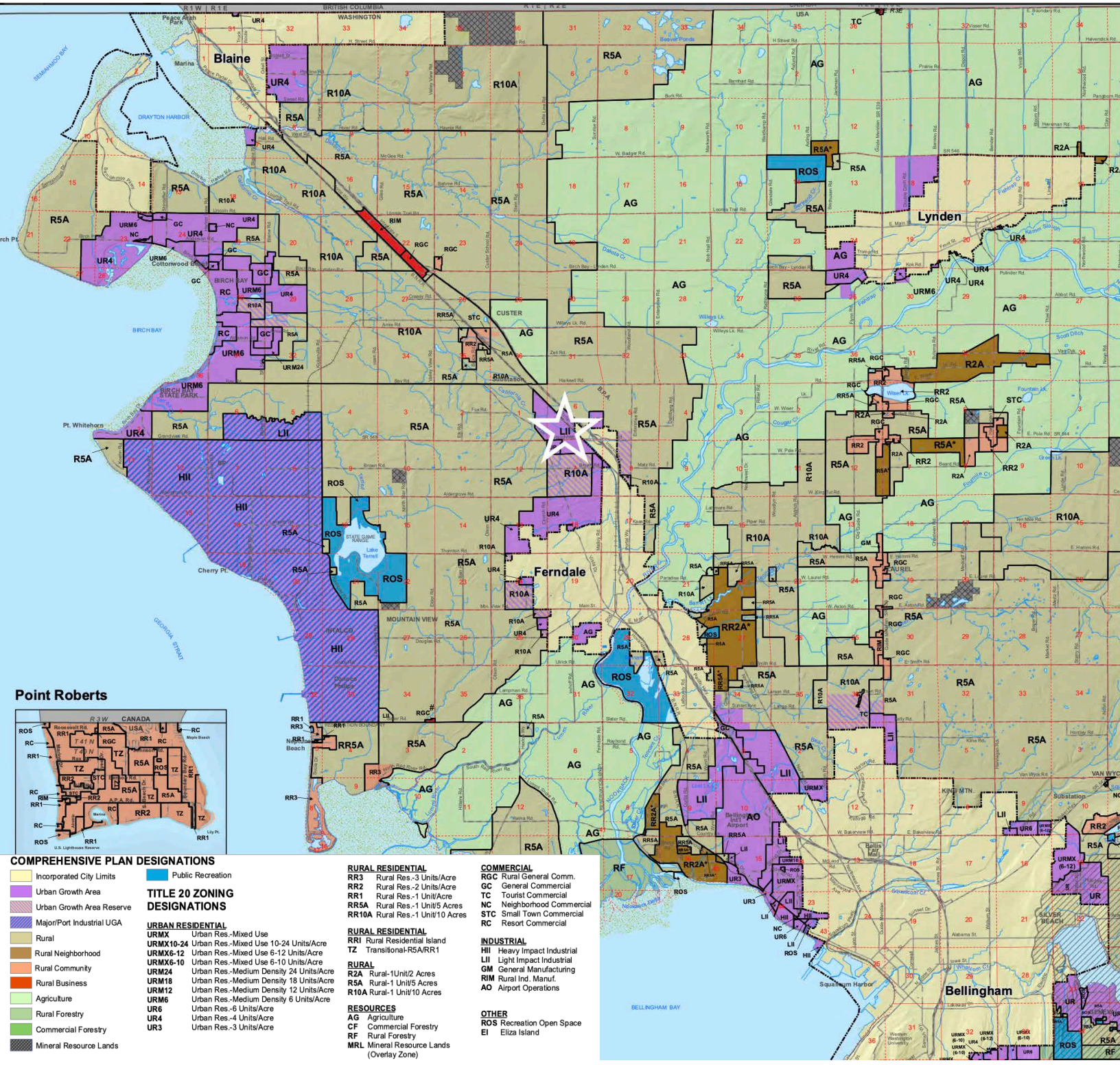
ZONING MAP



COMPREHENSIVE PLAN DESIGNATIONS

- Incorporated City Limits
- Urban Growth Area
- Urban Growth Area Reserve
- Major/Port Industrial UGA
- Rural
- Rural Neighborhood
- Rural Community
- Rural Business
- Agriculture
- Rural Forestry
- Commercial Forestry
- Mineral Resource Lands
- Public Recreation

TITLE 20 ZONING DESIGNATIONS

URBAN RESIDENTIAL

URMX	Urban Res.-Mixed Use
URMX10-24	Urban Res.-Mixed Use 10-24 Units/Acre
URMX6-12	Urban Res.-Mixed Use 6-12 Units/Acre
URMX6-10	Urban Res.-Mixed Use 6-10 Units/Acre
URM24	Urban Res.-Medium Density 24 Units/Acre
URM18	Urban Res.-Medium Density 18 Units/Acre
URM12	Urban Res.-Medium Density 12 Units/Acre
URM6	Urban Res.-Medium Density 6 Units/Acre
UR6	Urban Res.-6 Units/Acre
UR4	Urban Res.-4 Units/Acre
UR3	Urban Res.-3 Units/Acre

RURAL RESIDENTIAL

RR3	Rural Res.-3 Units/Acre
RR2	Rural Res.-2 Units/Acre
RR1	Rural Res.-1 Unit/Acre
RR5A	Rural Res.-1 Unit/5 Acres
RR10A	Rural Res.-1 Unit/10 Acres

RURAL RESIDENTIAL

RRI	Rural Residential Island
TZ	Transitional-R5A/RR1

RURAL

R2A	Rural-1Unit/2 Acres
R5A	Rural-1 Unit/5 Acres
R10A	Rural-1 Unit/10 Acres

RESOURCES

AG	Agriculture
CF	Commercial Forestry
RF	Rural Forestry
MRL	Mineral Resource Lands (Overlay Zone)

COMMERCIAL

RGC	Rural General Comm.
GC	General Commercial
TC	Tourist Commercial
NC	Neighborhood Commercial
STC	Small Town Commercial
RC	Resort Commercial

INDUSTRIAL

HII	Heavy Impact Industrial
LII	Light Impact Industrial
GM	General Manufacturing
RIM	Rural Ind. Manuf.
AO	Airport Operations

OTHER

ROS	Recreation Open Space
EI	Eliza Island

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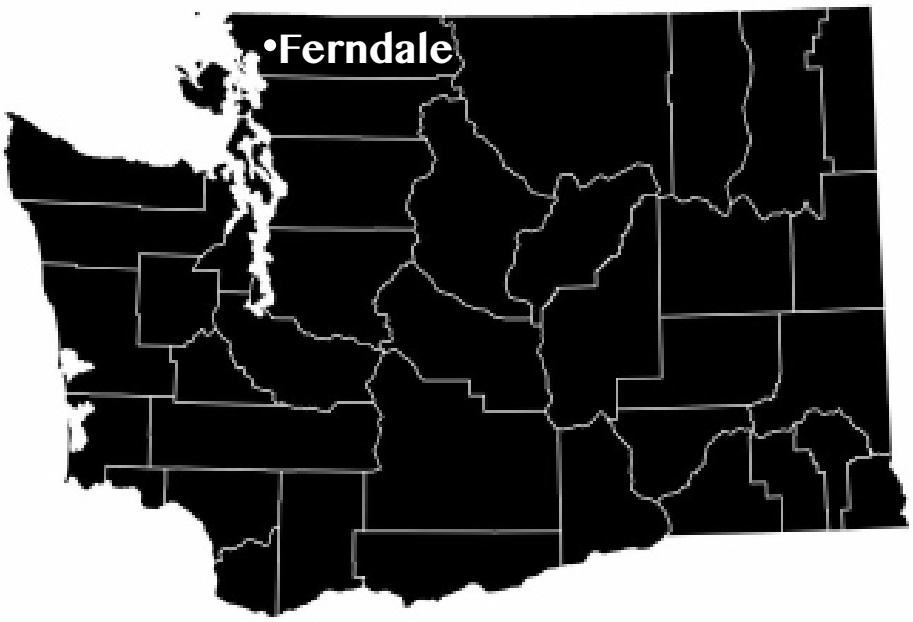
DEMOGRAPHICS

FERNDALE, WA



14K
Population

$69K
Median Household Income

30%
Bachelor's Degree or higher

36.3
Median Age

Ferndale is located near the Nooksack River in Whatcom County, approximately 6 miles north of Bellingham and 13 miles south of the Canadian Border. Ferndale is one of the fastest growing cities in the Northwest. Ferndale has been known to hold strong to its agricultural roots as a timber and dairy producer, but is more recently considered a strong industrial and manufacturing city.

Education is a hallmark of the community and adds to a skilled labor force. Western Washington University, Whatcom Community College, Bellingham Technical College, and Northwest Indian College call Whatcom County home. Besides schools, major employers include St. Joseph's hospital, BP Cherry Point, and Lummi Nation.

Mount Baker and the San Juan Islands are the backdrop to a vibrant recreational community and tourism sector. Visitors are attracted to the area's natural beauty and historical preservation. Whatcom County ranks fifth in state for tourist spending.

Sources: cityofferndale.org, STDB.com, census.gov

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