

DISTRIBUTION CENTER

1465 Slater Rd., Bellingham, WA 98248



KC Coonc, Designated Broker
(360) 305-9977 | KC@PCRnw.com

Commercial Sales | Leasing | Management
114 W. Magnolia St., Bellingham, WA 98225 | www.PacificContinentalRealty.com

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OVERVIEW



Building SF: 20,236 SF

Base Rent: \$1.00

Est. NNN: \$0.15

Monthly Rent: \$23,271.40

Easy truck access off Slater Road I-5 Exit 260 in South Ferndale. The building is 20,236 sq ft divided by 13,100 sq ft of rackable warehouse and 7,136 sq ft of nicely finished office. The warehouse has seven truck docks with levelers and seals plus one 14' grade door. Ferndale water/sewer, fire suppression, 20k sq ft of asphalt with additional graveled yard for easy truck maneuvering, ample employee parking, and a right turn out onto Slater Road. Designed for easy cross dock, however, this building would be a good fit for production or R&D. Besides the building having a broad range of potential uses, the presentation of the building gives a great look for your company image. Available January 1st, 2024.

SITE MAP

ZERVAS GROUP ARCHITECTS

P.O. Box 1170, Bellingham, WA 98221
200 First St., Bellingham, WA 98225
(360) 733-4144 Fax (360) 733-2096

1988 USC CODE ANALYSIS

- A. Occupancy B-2
B. Type of Const. - V-A, fully occupied
C. Location on Property
Ext. walls 1-1/4" less than 20"
Overhangs not permitted less than 5"
Overhangs protected less than 5"
- D. Allowable floor area as designed:
- | | |
|--------------|------------------|
| Ground floor | 17,330 SF |
| Second floor | 2,250 SF |
| Total | 20,250 SF |

Base allowable (V-A) 8,000 SF
100% increase for yards 15,000 SF
100% increase for sprinklers 32,000 SF

- E. Height and no. of stories allowable:
2 stories, 40'
As designed: 2 stories, 30'

F. Occupancy/Exit Calculations

First floor office occupant loads:
Offices: 1800 sf = 100 = 18.0
Conference: 132 sf = 15 = 8.8
Lunch Room: 220 sf = 15 = 14.7

Total Occupants = 42

2 - 3'-0" wide exits provided

Second floor office occupant loads:
Offices: 328 sf = 100 = 3.9
Conference: 813 sf = 15 = 40.9
Storage: 1070 sf = 300 = 3.7
Other: 280 sf = 100 = 2.9

Total Occupants = 51

2 - 3'-0" wide exits provided

G. Corridor/Stair Construction

Corridors: Non-rated
See UBC 3305(g) exception no. 5

Stair enclosures: Non-rated
See UBC 3305(a) exception no. 1

H. Zoning: LL1, Urban Fringe Subarea
10' buffer zone at creek

I. Parking calculations:
Office area: 3493 = 200 = 17.5 spaces
Warehouse storage used:
2 shift employees = 2 spaces

Total spaces = 20

J. Parking provided:

Full size spaces	12
Compact spaces	7
Handicapped	1
Total	20

REGISTERED ARCHITECT
JAMES M. ZERVAS
NOV 19 1993
STATE OF WASHINGTON

ACE BEVERAGE

SITE PLAN

D
JOB NO. 9106-01
DRAWN
CHECKED
DATE 21 FEB 94
A-1

DRAWING INDEX

ARCHITECTURAL

- A-1 SITE PLAN
A-2 FLOOR PLANS
A-3 EXTERIOR ELEVATIONS
A-4 SECTIONS
A-5 WALL SECTIONS
A-6 ROOF PLAN AND RCP
A-7 INTERIOR ELEVATIONS

STRUCTURAL

- S-1 FOUNDATION PLAN AND DETAILS
S-2 SECOND FLOOR FRAMING

MECHANICAL

- M-1 SCHEDULES
M-2 DETAILS
M-3 PLUMBING PLANS
M-4 HVAC PLANS

ELECTRICAL

- E-1 ELECTRICAL - SITE PLAN
E-2 LIGHTING - FLOOR PLANS
E-3 POWER - FLOOR PLANS
E-4 RISER DIAGRAM & PANEL SCHEDULE

CIVIL

- C-1 GRADING AND DRAINAGE PLAN



VICINITY MAP

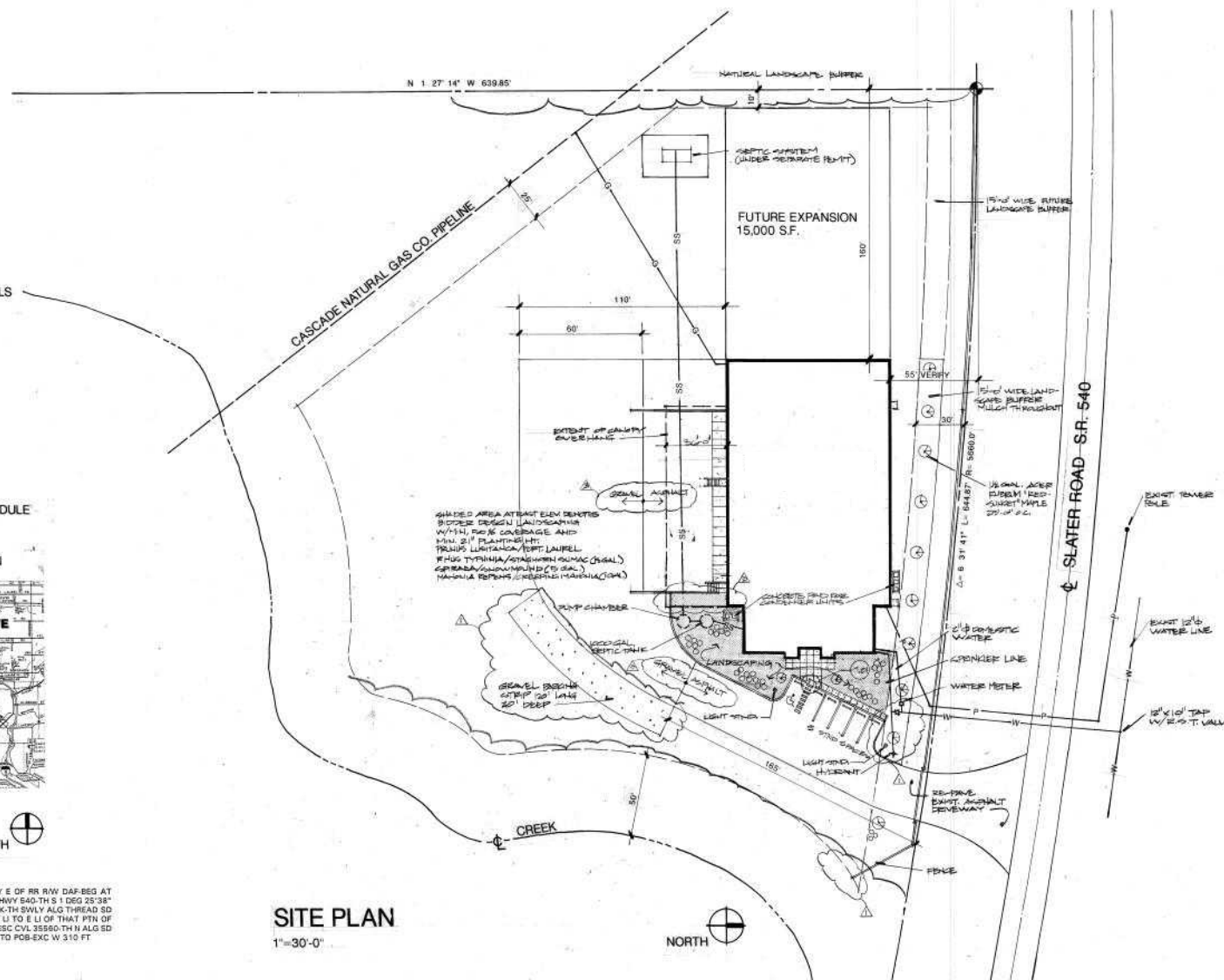
NO SCALE

ACE BEVERAGE LEGAL DESCRIPTION

TR IN W 1/2 GOVT LOT 2 PTN GOVT LOT 3 SE NW LY E OF RR RW DAP-BEG AT INTER OF E LY OF W 1/2 SD GOVT LOT 2 S LY OF STATE HWY 540 TH S 1 DEG 25'38" E ALG SD E LY 200 FT MIL TO THREAD OF SUNSET CREEK TH SWLY ALG THREAD SD CREEK TO ELY LY OF CO RD 574 TH NWLY ALG SD ELY LY TO E LY OF THAT PTN OF GOVT LOT 3 CONV TO STATE FOR HWY BORROW RT DESC CIVL 35860 TH ALG SD LY TO S LY OF SD STATE HWY 540 TH ELY ALG SD S LY TO POB-EXC W 310 FT

SITE PLAN

1"=30'-0"



An aerial photograph of a large industrial facility. In the foreground, there is a large white warehouse with a flat roof. To its left is a paved parking lot with several vehicles. Further back, there is a larger paved area with more vehicles and a small pond. The facility is surrounded by lush green trees and fields. In the background, there are rolling hills and mountains under a blue sky with scattered clouds.

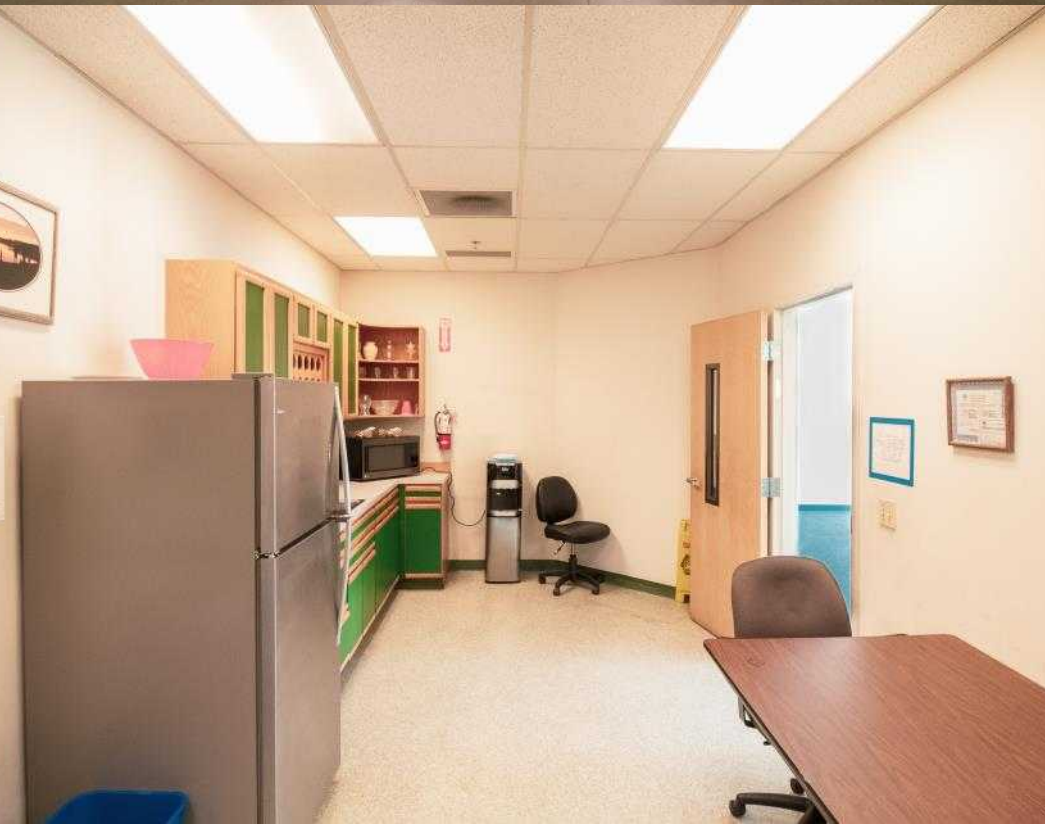
FEATURES

- Year Built: 1993
- 20,236 SF Total
- 13,100 SF Warehouse
- 24' High Ceiling
- 7,136 SF Office
- Two Levels of Offices with Restrooms and Conference Rooms
- Additional 4,320 SF Covered Loading Dock
- 7 Truck Docks with Ramps and Seals
- 1 14' Grade Door
- Full Fire Suppression
- 20K SF of Asphalt with Additional Graveled Truck Yard

INTERIOR — OFFICE



WAREHOUSE



LOCATION DETAILS



Canadian International Border
20 minutes

Bellingham International Airport
10 minutes

I-5 Exits 260
2 minutes

MARKET AREA

The Pacific Northwest scarcely gets more peaceful than unspoiled Bellingham, a bustling city nestled in the Bellingham Bay. Nature abounds in all directions surrounding this coastal paradise. Bellingham can be conveniently accessed by land, air, rail, and sea. With easy transportation to both Canada and the international hub of Seattle, Bellingham offers a great middle point. While the Canadian market offers a diverse economy for the local businesses, continually businesses are migrating north to the area in order to find a new and better home. The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine arts.



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:

Bellingham:

93,910

\$56,198

37.5

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