

PIONEER COMMERCIAL CENTER

Barrett Rd, Ferndale WA 98248



FOR LEASE

- WAREHOUSE SPACE AVAILABLE
- 952 SF AVAILABLE
- SPRINKLED
- PREMIER LOCATION- CENTRALLY LOCATED IN WHATCOM COUNTY



PROPERTY SUMMARY

Pioneer Commercial Center- Centrally Located in Whatcom County

Built in 2007, Pioneer Commercial Center offers a unique mix of spaces to fit your business needs. Ranging from dedicated, finished office Suites (when available) with individual bathrooms & high quality polished concrete floors, to Warehouse Units with Mezzanine- perfect for storing toys or equipment- with room for an office space as well. Warehouse sizes range from 952- 1,362 SF. Units (if available) can be connected via interior pass-through.

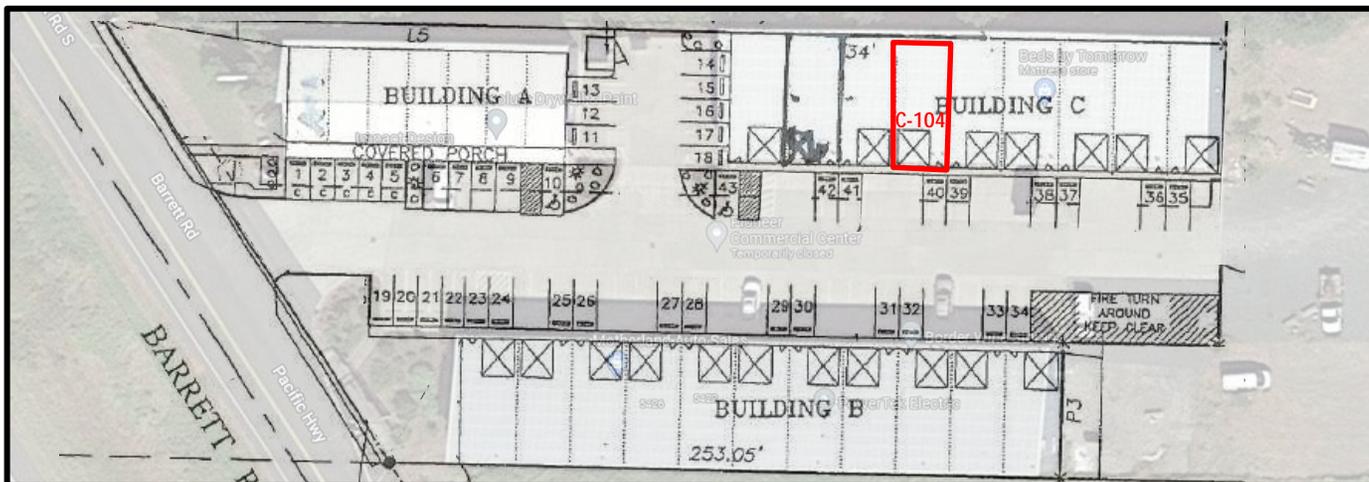
PROPERTY HIGHLIGHTS

Premier Location - Visible from I-5, Pioneer Commercial Center offers incredibly easy I-5 access from Exit 262 (Ferndale exit), while also being 10 minutes to Bellingham, 3 minutes to downtown Ferndale, and 15 minutes to the Canadian Border.

Finishes - Warehouse spaces offer a clean environment and simple finishes for your business. Concrete Floors, Bathroom, 3-phase power in every other unit, Man-door & Roll-up Entry. Roll-up Doors are manual chain entry, and spaces feature very high ceilings. Mezzanine available in Building B (See Site Plan below).

Signage - The property has large pole signage (when available) that is viewable from I-5 and offers incredible passive marketing for your business.

Excellent Tenant Mix - Pioneer Commercial Center is home to many Local business professionals, including Louws Truss, Prodigal Construction, Impact Design, Earthworks and many more.



PROPERTY OVERVIEW

Address(s):

Building A: 5426 Barrett Rd, Ferndale WA 98248

Building B: 5410 Barrett Rd, Ferndale WA 98248

Building C: 5422 Barrett Rd, Bellingham WA 98248

APN: 390228186122

Total Building SF: 18,400

Site Area: 4.00 Acres (174,240) SF

Year Built: 2007

Construction: Steel

Market: Ferndale

Lease Terms: Minimum 2 Year Term

Excluded Uses: I-502, Porn, Automotive Use or Coffee Roasters.

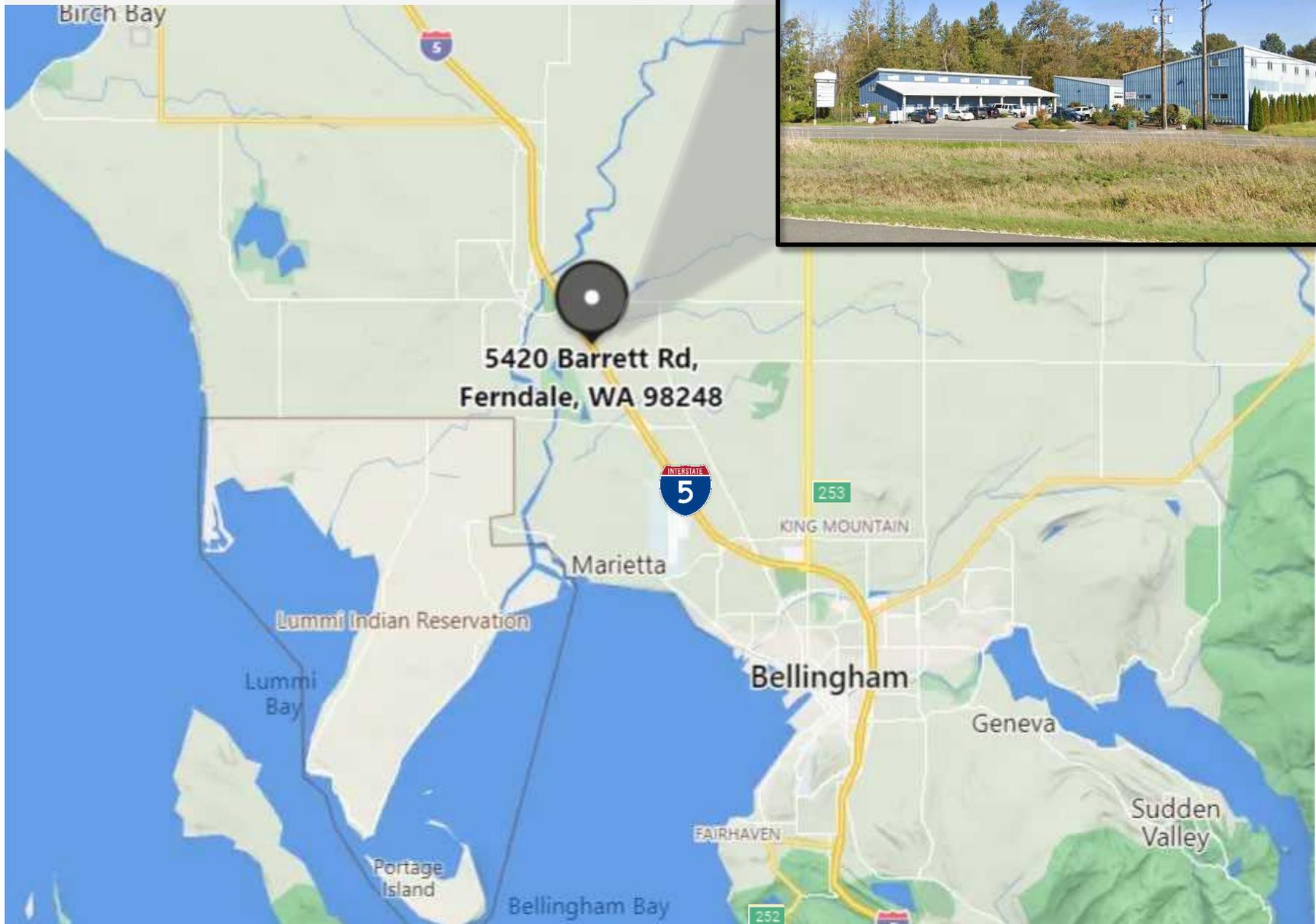
PROPERTY SPEC - WAREHOUSE

Unit Size Available:	1,362 SF	Exterior	Metal
Interior Finishes		Electrical	Single Phase (100 Amp) & Three Phase available (3- phase power available in every other unit and where available)
Walls:	Sheetrock		
Floors:	Concrete		
Roofing:	Metal For Long Life		
Door Sizes:	12' X 14' (Manual)		
Plumbing:	Sewer, Water (City of Ferndale) & Natural Gas	Communications	Phone, Cable, Internet Wired to each unit (Comcast)
Lighting:	Generous, Overhead		
Heat:	Overhead Gas Heaters		
Insulated:	Yes		
Fire Suppression:	Sprinkled		
Private Bathroom:	Each Unit, Finished		

AVAILABLE SPACES

SUITE				
"B" Building- 912 SF Ground Floor W/ 450 SF Mezzanine	SF	BASE RENT	EXPENSES (\$0.19/ SF)	MONTHLY TOTAL
LEASED	(\$1.02/ SF / MO.)			
	1,362	\$1,390.00	\$259.00	\$1,649.00
"C" Building- 952 SF - NO Mezzanine	SF	BASE RENT	EXPENSES (\$0.19/ SF)	MONTHLY TOTAL
	(\$1.10/ SF/ MO.)			
C-104 - Available June 1, 2024	952	\$1,050.00	\$181.00	\$1,231

MAP



PHOTOS- "B" BUILDING- UNIT W/ MEZZANINE



PHOTOS- "B" BUILDING- UNIT W/ MEZZANINE



PHOTOS- "C" BUILDING- NO MEZZANINE



PHOTOS- "C" BUILDING- NO MEZZANINE



SITE PHOTOS





FOR MORE INFORMATION

PLEASE CONTACT:

TRACY CARPENTER

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.303.2608

TRACY@GAGECRE.COM

GREG MARTINEAU, CCIM

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.820.4645

GREG@GAGECRE.COM