



For Lease or Sale • Build-to-Suit Industrial

# CAN-AM Border Logistics

2240 Grandview Rd. • Ferndale, WA 98248



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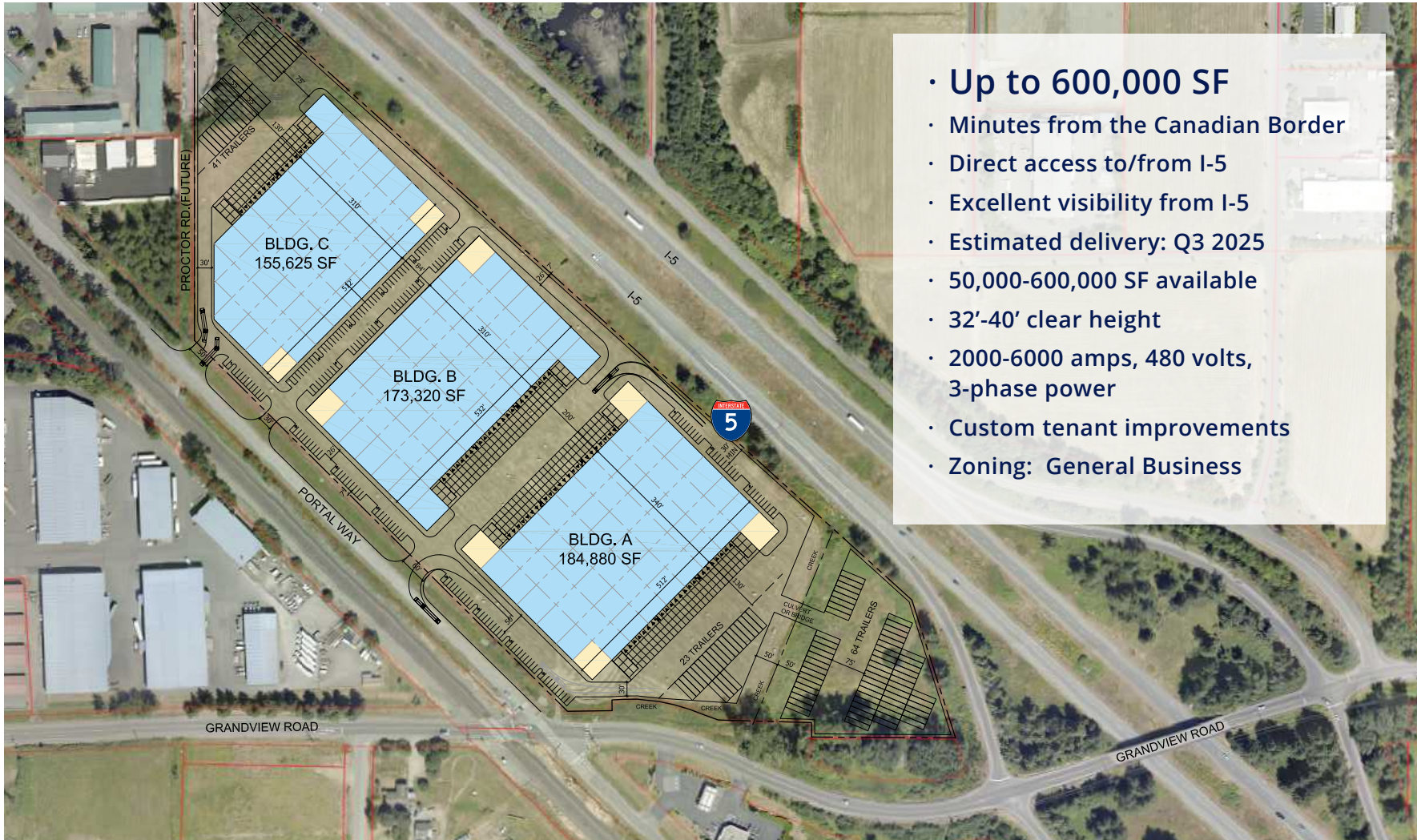
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## Conceptual Site Plan



- Up to 600,000 SF
- Minutes from the Canadian Border
- Direct access to/from I-5
- Excellent visibility from I-5
- Estimated delivery: Q3 2025
- 50,000-600,000 SF available
- 32'-40' clear height
- 2000-6000 amps, 480 volts, 3-phase power
- Custom tenant improvements
- Zoning: General Business



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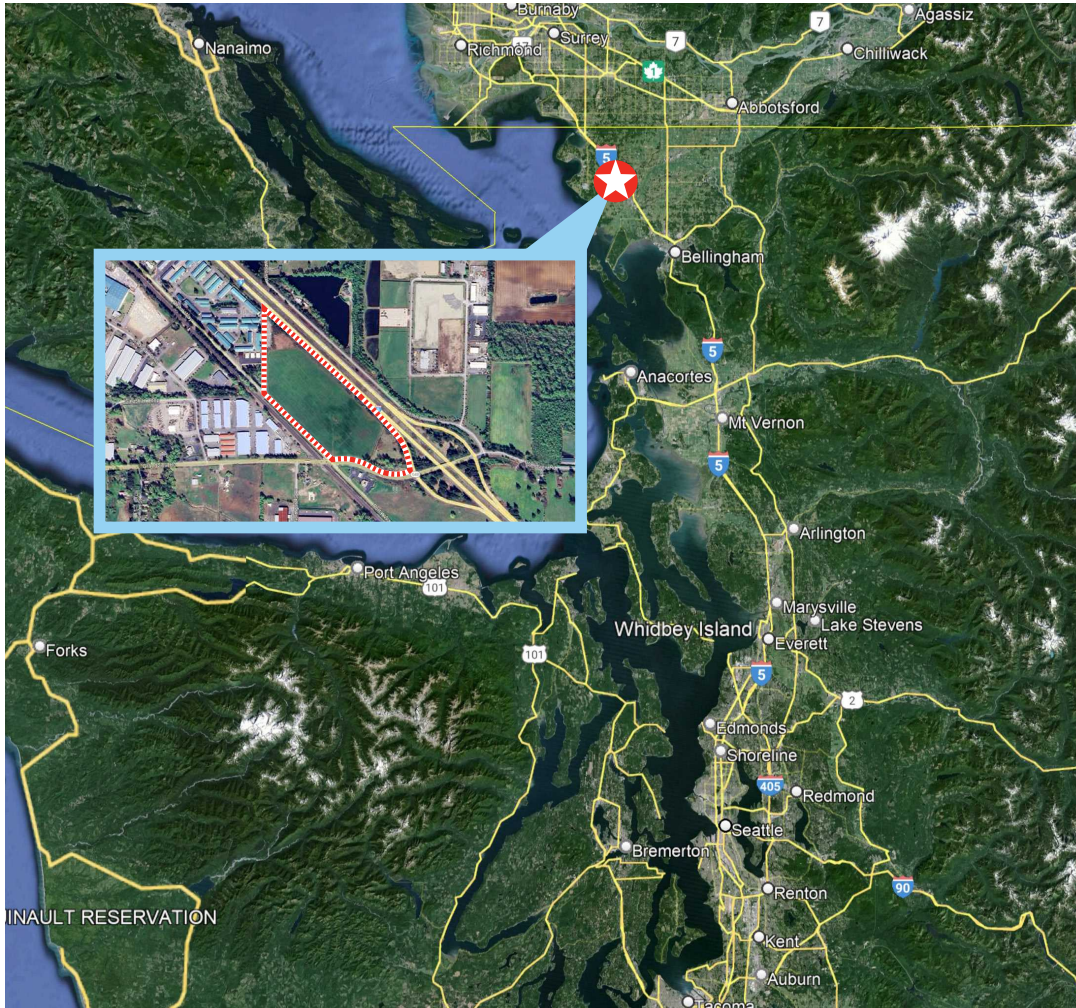
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## Location and Drive Times



### TRAVEL TIME TO

Canadian Border	11 miles 12 minutes
Bellingham	14 miles 17 minutes
Everett	73 miles 70 minutes
Paine Field Airport	81 miles 77 minutes
Bellevue	101 miles 102 minutes
Seattle	101 miles 102 minutes
SeaTac Airport	115 miles 112 minutes



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