

FOR SALE OR LEASE

# 4-Parcel Industrial / Warehouse Site

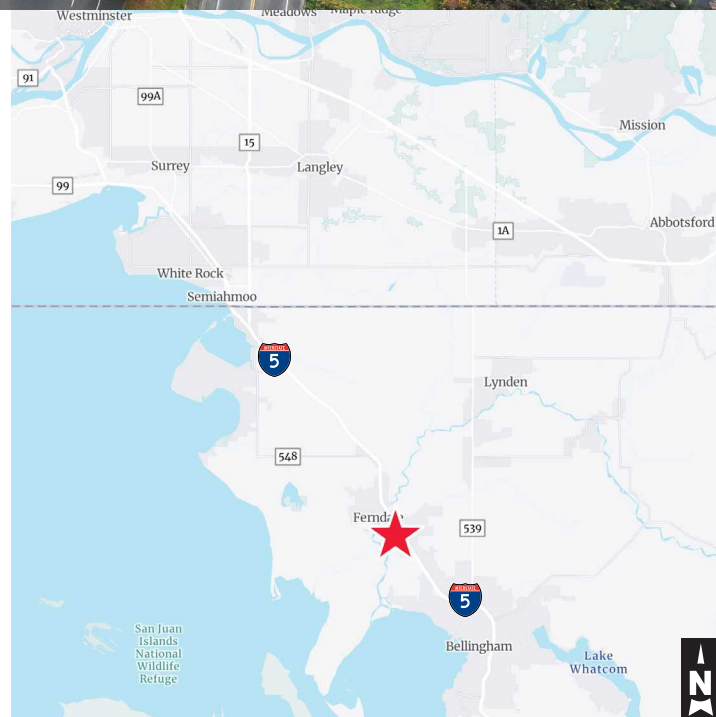
5530 Nordic Way, Ferndale, WA 98248

Colliers



±14.85 total acres with a ±57,964 square foot office/warehouse building

- Easy access to and from I-5
- Abundance of parking and outside storage
- Income from existing cell tower
- Walking distance to many amenities: banks, retail, restaurants, athletic club
- Zoned General Business in business-friendly Ferndale with no B & O tax
- Strategically located one hour from Vancouver, BC and one and a half hours from Seattle
- Available now



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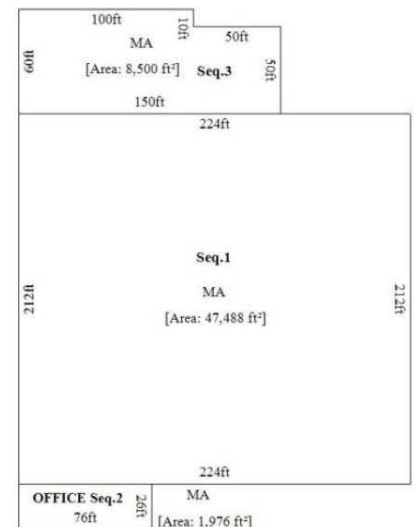


±14.85 total acres across four parcels with the potential to subdivide

Existing building available:

- ~57,964 SF including ±4,500 SF of office
- 3,000 amps @ 480 277 volts
- Clear height ranges from 23 - 31 feet
- Drive-in loading
- Hydramach bridge crane

Contact brokers for additional information and rates.



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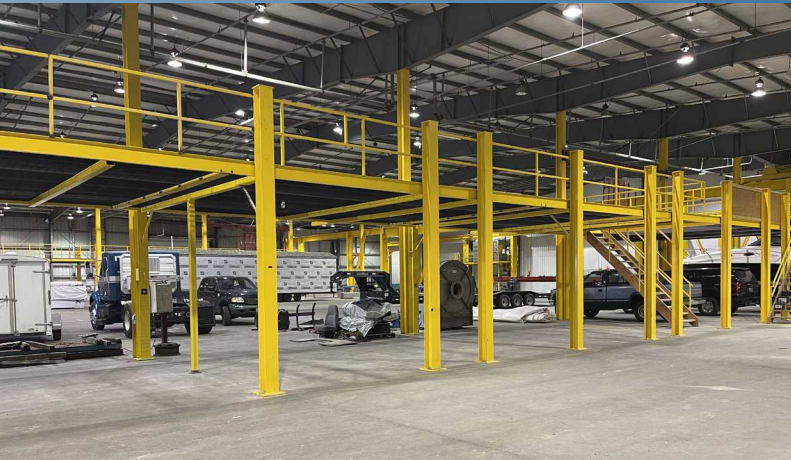


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