

# FABER CONSTRUCTION

## Pacific Fern Industrial Business Park



# Project overview

In order to have a home for your business, you must have a space that energizes your profits.

Quality, individualized, and accessible new construction will bolster any lucrative workflow.

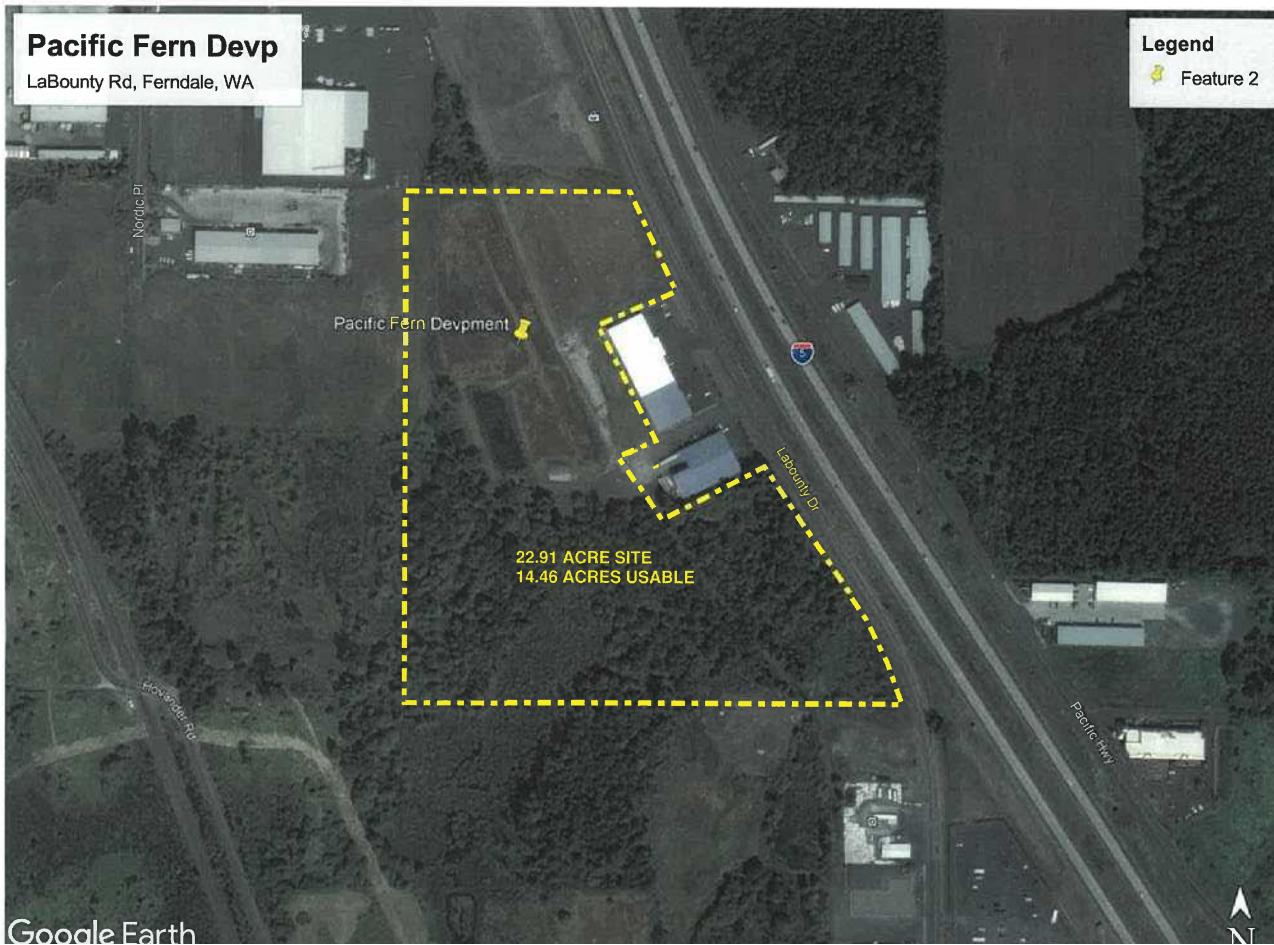
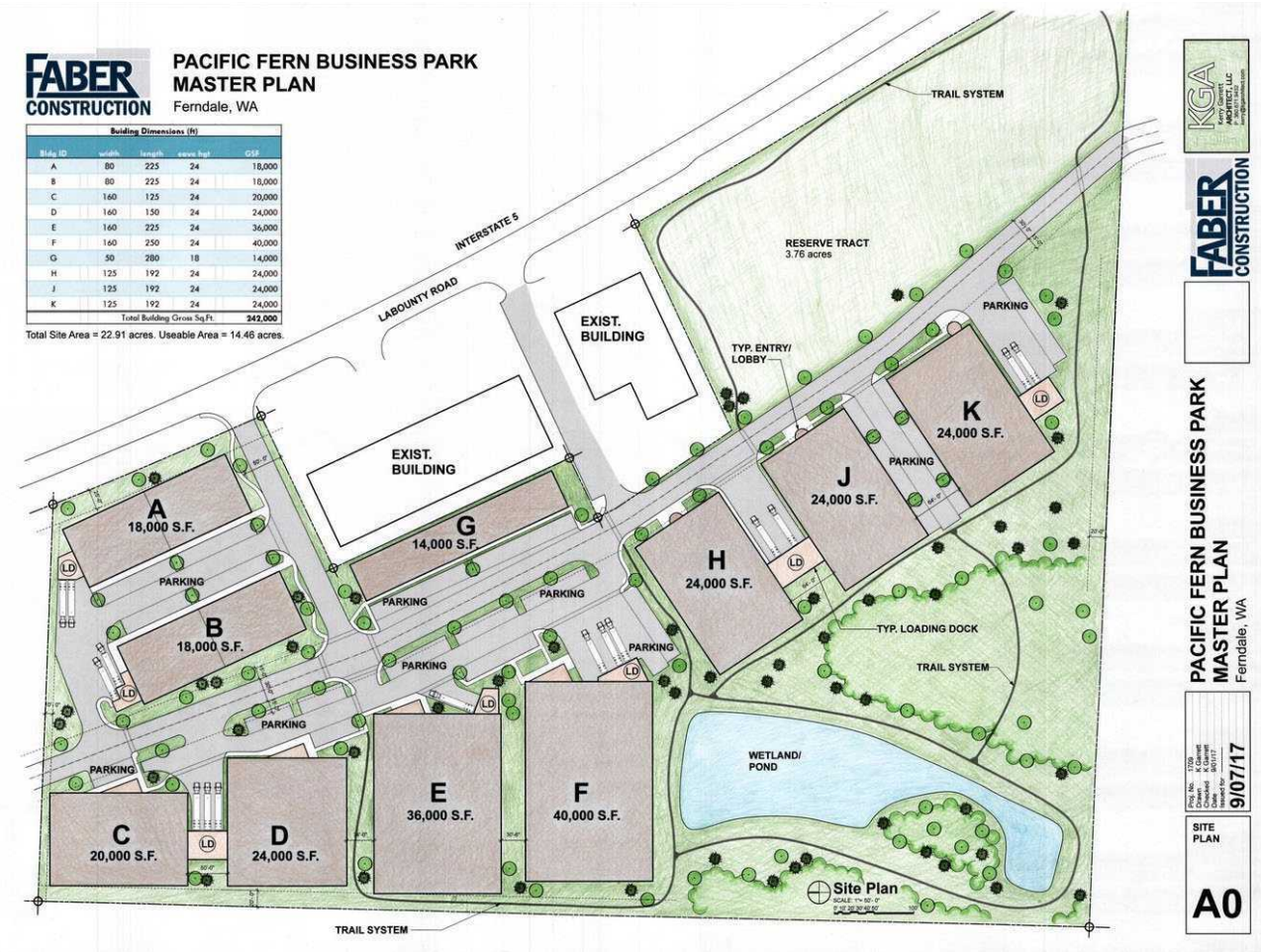
The folks at Faber Construction will deliver this idea at Pacific Fern Business Park, all at a competitive price.

For 30 years Faber Construction has been demonstrating their prowess in commercial, civil, and industrial building across the Pacific North West. They have a reputation for excellence and their projects have been its genesis. Depending on how you decide, and what's still available the entire project is your sandbox. The twenty-two-acre site can be purchased as one whole or be split into small lots. Whatever the size, you can choose your project ranging from pad ready to a freshly finished brand new building.

On top of all this, the site has a number of other significant benefits for ease of access.

For one the land is centrally located as well as general business zoning, thus allowing many different uses. Another is that all of the utilities offered by the city of Ferndale are already installed, including water, sewer, power and paved access. Proximity to Interstate 5 is literally around the corner just minutes away. Faber has taken all the guesswork out of developing with all critical area studies, wetland delineations, and site plans completed.

With a trusted expert builder, the customization to multiple sized users, and the immense value of the land this is the premier business industrial park of Whatcom County. The Pacific Fern Industrial Business Park is a benchmark for industrial users and will envelop them in the space they need to be successful.



## The Builders:

- Faber Construction will provide the final product. They produce a desirable building of the highest quality and efficiency in every detail.
- Faber Construction will utilize their 30 years of experience, knowledge and proficiency building in Whatcom County to provide full design and construction services to meet your needs.

## What to expect:

- No B&O Tax
- 14 Buildable Acres
- The size and configuration of the LOTS and BUILDINGS are flexible, for the most part
- The highest quality of pre-engineered metal buildings
- A quarter mile of I-5 visibility
- Convenient I-5 access just two minutes away
- Ample Parking and Ingress/Egress
- Minimum building size is 10,000 square feet

## The Gravy:

- City of Ferndale utilities: including water, sewer, gas, and power.
- General business zoning allowing many different uses.
- All critical area issues have been resolved.
- Business friendly agency and community.
- Large maneuverable loading docks.
- Walking trails and wildlife habitat.

## The Timeline:

- Preliminary site work to begin late Winter 2018.
- Primary infrastructure scheduled to be completed in Spring 2018.
- Mutual acceptance to occupancy is estimated at 4-6 months.

## The Product:

The below numbers are provided as a rough order of magnitude (ROM) for the base building on the example lots illustrated in the general site plan and the example buildings demonstrated in the master plan.

Lot ID	Lot Size (ac)	Lot size (sf)	Devp. \$/sf	Devp. Tot.	Bldg ID	Bldg sf	Building	Total	GBSF
2A	1.22	53,143	\$ 11.00	\$584,573.00	A	18,000	\$1,267,020.00	\$1,851,593.00	\$102.87
2b	1.22	53,143	\$ 11.00	\$584,573.00	B	18,000	\$1,267,020.00	\$1,851,593.00	\$102.87
3	1.08	47,048	\$ 8.00	\$376,384.00	C	20,000	\$1,407,800.00	\$1,784,184.00	\$89.21
4	1.33	57,935	\$ 8.00	\$463,480.00	D	24,000	\$1,689,360.00	\$2,152,840.00	\$89.70
5	1.55	67,518	\$ 7.00	\$472,626.00	E	36,000	\$2,534,040.00	\$3,006,666.00	\$83.52
6	1.85	80,586	\$ 7.00	\$564,102.00	F	40,000	\$2,815,600.00	\$3,379,702.00	\$84.49
1	0.98	42,689	\$ 7.00	\$298,823.00	G	18,000	\$1,267,020.00	\$1,565,843.00	\$86.99
7a	1.19	51,836	\$ 6.00	\$311,016.00	H	24,000	\$1,689,360.00	\$2,000,376.00	\$83.35
7b	1.19	51,836	\$ 6.00	\$311,016.00	J	24,000	\$1,689,360.00	\$2,000,376.00	\$83.35
8	2.85	124,146	\$ 6.00	\$744,876.00	K	24,000	\$1,689,360.00	\$2,434,236.00	\$101.43

## The base building includes the following:

- Preconstruction / Value Engineering
- Pre-Engineered Steel Building
- Fire Spinklers Wet System
- (2) ADA Restrooms
- (2) Loading Docks w/ Manual Levelers
- (2) 12' X 14' Roll-up-doors
- 400 Amp 480/208 Electrical Service
- 5" Concrete Slab
- (2) 60K BTU Reznor Space Heaters
- Full Cavity Insulation
- (4) Steel Insulated Doors
- Secondary Framing
- 1-Teir Rod Bracing
- (5) Fixes Alum. Windows
- (4) 5ft Awnings w/ Soffit Liner
- 5ft Sidewalk



## The Bellwether Difference

Bellwether Commercial understands the needs of business whether large or small. We have made our clients over \$1,100,000.00 so far in 2017, through negotiation, above investment value. We service clients from all walks of life and all types of business. From industrial to manufacturing, retail and commercial office, medical/dental, or multifamily, we have served all asset classes. Our collection of commercial brokers are investment minded individuals that not only work hard to serve our clients but practice what they preach with acquisitions of their own. From sales to leasing, Landlord and tenant representation, 1031 exchanges and multifamily sales, we provide a full range of commercial services.

At Bellwether, we stand on the Pillars of Personal Growth and Freedom, Awesome Relationships, and Impacting the World. We look forward to an exciting future of growth, education, and success. We have a culture in which we strive for individuals to be the best person we can each be. We are hands-on and have an entire office of those who help build up the successes of those around them.

## The Bellwether Commercial Team



**Mike Parry**

I have lived and worked in Whatcom County since 1989. After 16 years as a general manager and regional operations manager in the automotive service and repair business, I began a career in real estate. I have grown my business through changing economic climates and have been successful in both residential and commercial clients. As a co-founder of Bellwether Real Estate, I have helped build a company of now over 70 brokers and administrative staff, in several market areas including Whatcom and King county. My clients continue to choose me for my honesty, negotiation skills, and understanding of small business and market conditions.

**For more information on this project, call  
Mike 360-201-6697  
Tony 360-824-2379**



**Tony Gallina**

It is no wonder why my clients consistently say I made the transaction easy for them. I save my clients time and money putting in the effort so they can focus on their own business. I will work in our business, so you can work in yours. I recently helped a client make \$500,000 over transaction value, through negotiations. We can talk now, whether it is something you need to do now or something you may do in the future.

I come from the business. My dad has been a developer back in Wisconsin (Gallina Co.) for the past 40 years specializing in apartments. My brother is a commercial real estate broker in New York City (Isaacs and Co.) specializing in high-end retail, and my sister is a commercial real estate broker in Wisconsin. Both have been involved in different avenues of commercial real estate for a combined experience of 30+ years. Although I have resisted the family communal decision to be in commercial real estate, nevertheless I have come to fully embrace the career and the challenges that come with it.

As I have always said “getting hurt is part of the sport”. Throughout high school and college I became a competitive skier, competing at a professional level. I was given money and products to do what I created of myself. I am no stranger to drive.

## Our Clients

We, at Bellwether Commercial, are pleased and honored to have earned the trust of our variety of clients.

We are proud to present some prominent areas in which we have worked below.

### Our Experience

- Commercial; Local Development and Re-Development
- Heavy Industrial; International, national, and local Concrete Pre-Casting
- Light industrial; International and local Manufacturing, Welding, and Fabricating
- Light Industrial; local Transmission Rebuild
- Light industrial; local Commercial and Residential Glass installation
- Light Industrial; local Beer and Kombucha Brewing
- Light Industrial; local Coffee Roaster
- Medical: Local Laboratory and Practice
- Medical: National and local Dental
- Retail: Regional Tattoo Brand
- Retail: National Auto supply Brand
- Retail: National and local Bicycle Brand
- Office: National and local Tech Company
- Office: National and local Fanatical institutions

