



2159 BUCHANAN LP

9.4 ACRE, LIGHT-INDUSTRIAL PROPERTY



JEFF JOHNSON
WINDERMERE COMMERCIAL
360.319.8358
JJOHNSON@WINDERMERE.COM

ELIZABETH WOLFE
WINDERMERE COMMERCIAL
360.319.6923
ELIZABETHWOLFE@WINDERMERE.COM

2159 BUCHANAN LP

Permit-ready, light-industrial property ready for your business or future investment. Conveniently located in the I-5 Industrial Park, this 9.4 acre parcel is a valuable, rare find and a fantastic opportunity. Permits have been approved for a 19,600 SF building, with site plan approval to add 3 more buildings for ultimate income and growth. Geotech Study is completed and site is ready for development I-5 Industrial Park is growing rapidly, with CCRs already established and utilities available.

LOT SIZE	9.4 ACRES
PARCEL #	3803320435270000
AREA	NORTH FERNDALE / I-5 CORRIDOR
ZONING	LIGHT INDUSTRIAL
PERMIT READY	19,600 SF BUILDING
ASKING PRICE	\$3,990,000

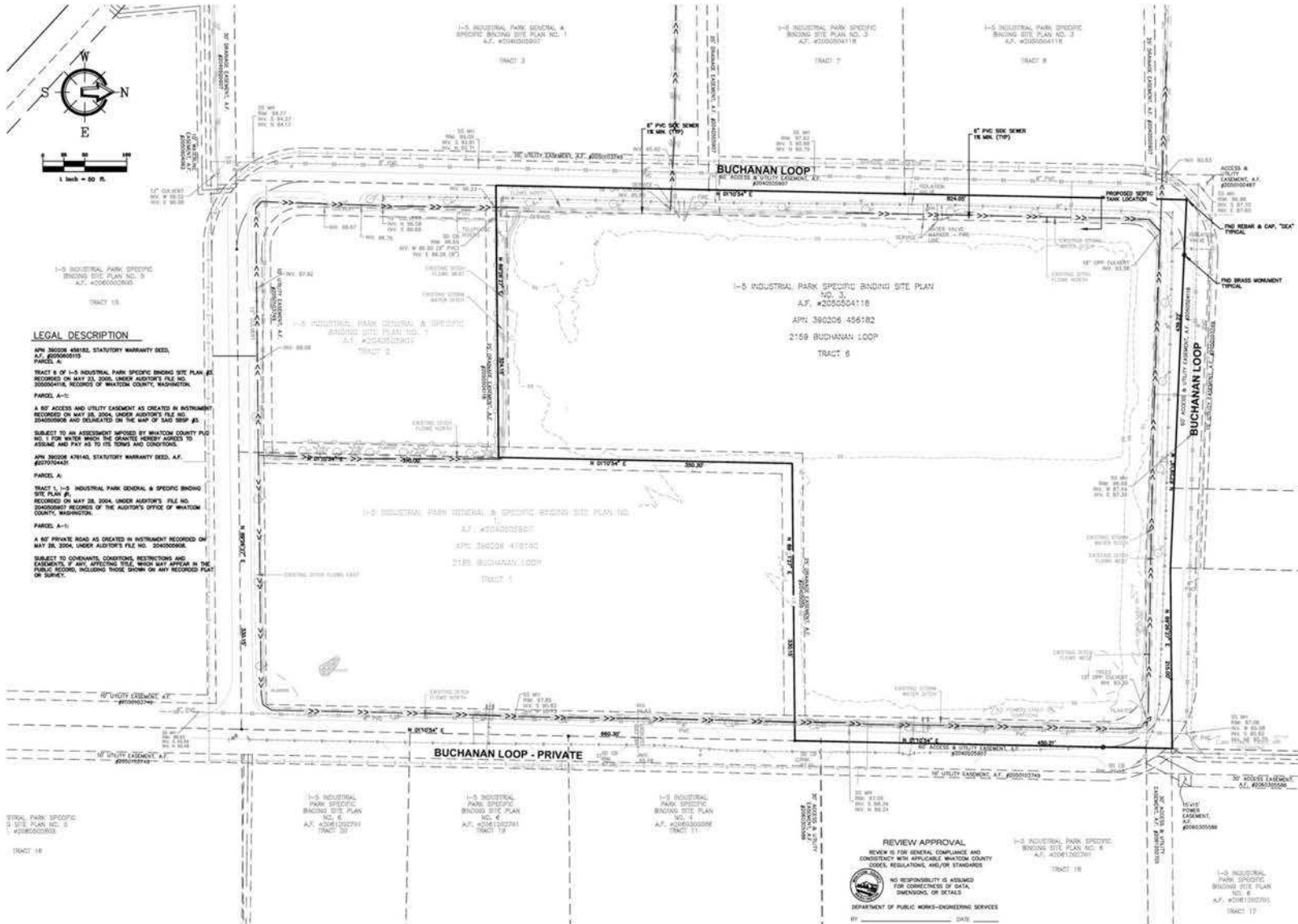


CHECKLIST OF COMPLETED SITE WORK

- ✓ **PERMIT READY FOR 19,600 SF INDUSTRIAL CONDO BUILDING WITH 8 LOADING BAYS**
- ✓ **SITE PLAN APPROVED FOR 3 ADDITIONAL BUILDINGS**
- ✓ **GEOTECH STUDY**
- ✓ **SITE PREPPED FOR CONSTRUCTION**
- ✓ **NO WETLANDS**
- ✓ **INDUSTRIAL PARK COMMUNITY SEPTIC SYSTEM INSTALLED**
- ✓ **PUD WATER & ELECTRICITY IN STREET**
- ✓ **CCRS FOR I-5 INDUSTRIAL PARK**
- ✓ **STORM WATER TREATMENT INSTALLED (ON SITE STORM WATER TREATMENT REQUIRED BY BUYER)**



SITE PLAN



LEGAL DESCRIPTION

APN 390208 ABNLS STATUTORY WARRANTY DEED, A.P. #200008010
 PARCEL A:
 TRACT 8 OF I-5 INDUSTRIAL PARK SPECIFIC BINDING SITE PLAN, AS RECORDED ON MAY 23, 2004, UNDER AUDITOR'S FILE NO. 2004000418, RECORDS OF WHITMAN COUNTY, WASHINGTON.

PARCEL A-1:
 A 60' ACCESS AND UTILITY EASEMENT AS CREATED BY INSTRUMENT RECORDED ON MAY 28, 2004, UNDER AUDITOR'S FILE NO. 2004000418 AND DELINEATED ON THE MAP OF SAID TRIP #5, SUBJECT TO AN ASSIGNMENT ISSUED BY WHITMAN COUNTY PUD NO. 1 FOR WATER WHICH THE GRANTEE HEREBY AGREES TO ASSUME AND PAY AS TO ITS TERMS AND CONDITIONS.

APN 390208 ABNLS STATUTORY WARRANTY DEED, A.P. #200008010
 PARCEL A:
 TRACT 1, I-5 INDUSTRIAL PARK GENERAL & SPECIFIC BINDING SITE PLAN #3, RECORDED ON MAY 28, 2004, UNDER AUDITOR'S FILE NO. 2004000418, RECORDS OF THE AUDITOR'S OFFICE OF WHITMAN COUNTY, WASHINGTON.

PARCEL A-1:
 A 60' PRIVATE ROAD AS CREATED BY INSTRUMENT RECORDED ON MAY 28, 2004, UNDER AUDITOR'S FILE NO. 2004000418, SUBJECT TO CONTRACTUAL CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORDS, INCLUDING THOSE SHOWN ON ANY RECORDED PLAN OF SURVEY.

REVIEW APPROVAL
 REVIEWED FOR GENERAL COMPLIANCE AND CONSISTENCY WITH APPLICABLE WHITMAN COUNTY CODES, REGULATIONS AND/OR STANDARDS.

NO RESPONSIBILITY IS ASSIGNED FOR CORRECTNESS OF DATA, DIMENSIONS, OR DETAILS.

DEPARTMENT OF PUBLIC WORKS-ENGINEERING SERVICES



ARCHITECTURE | INTERIOR DESIGN
 zervas@zervas.com
 10000 1st Avenue
 Burien, WA 98148
 206.834.9494



PERMIT SET
 11.11.2022

NO.	DESCRIPTION

PLAN NORTH TRUE NORTH
 SCALE: 1"=40'

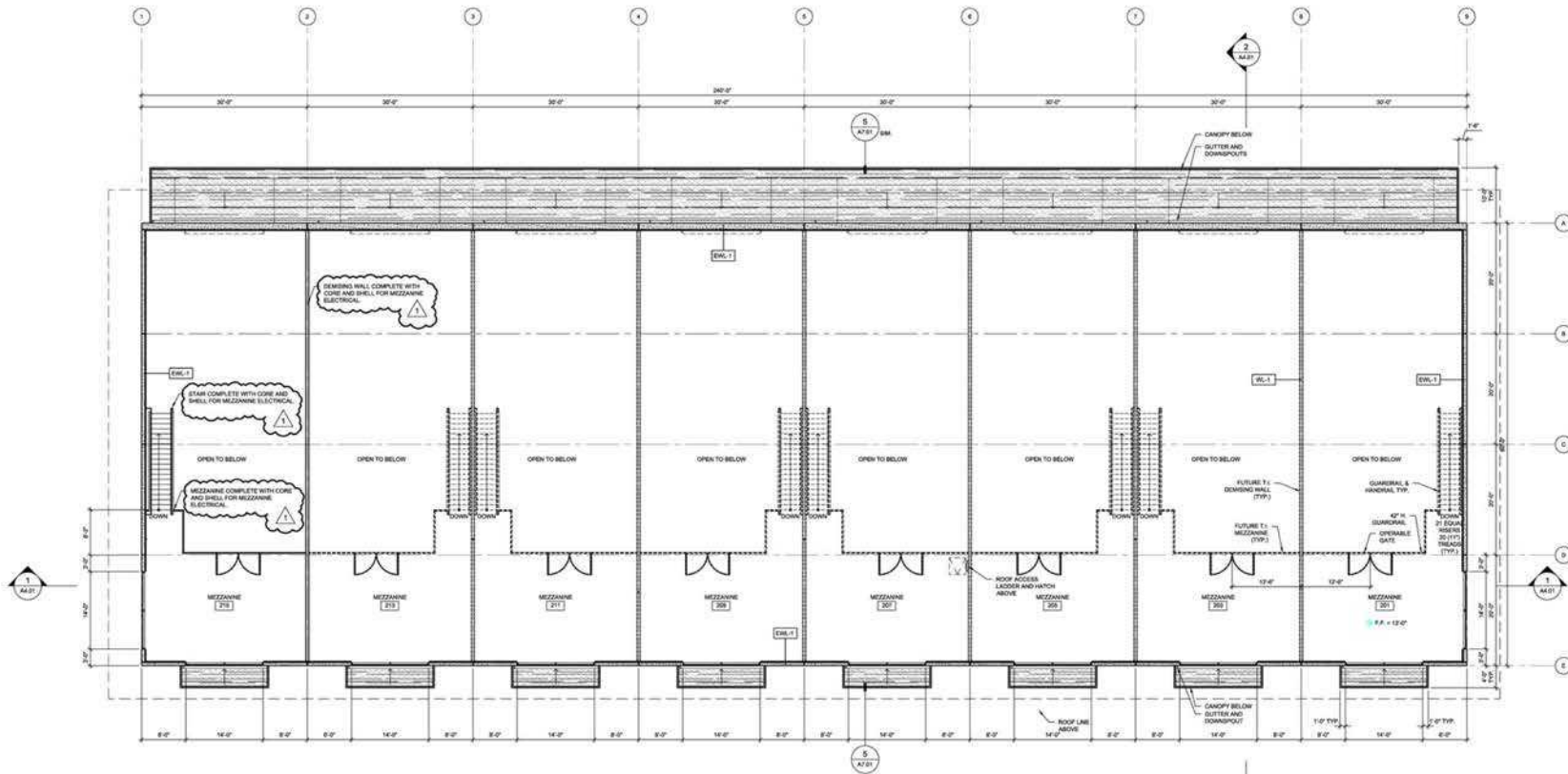
IMCO BUILDING

EXISTING CONDITIONS

PROJECT NO.	2008
DRAWN BY	JMF
CHECKED BY	JMF
DATE ISSUED	11-11-2022

C2

PERMIT READY BUILDING



1 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

PERMIT SET
06.23.2022

NO.	DESCRIPTION	DATE

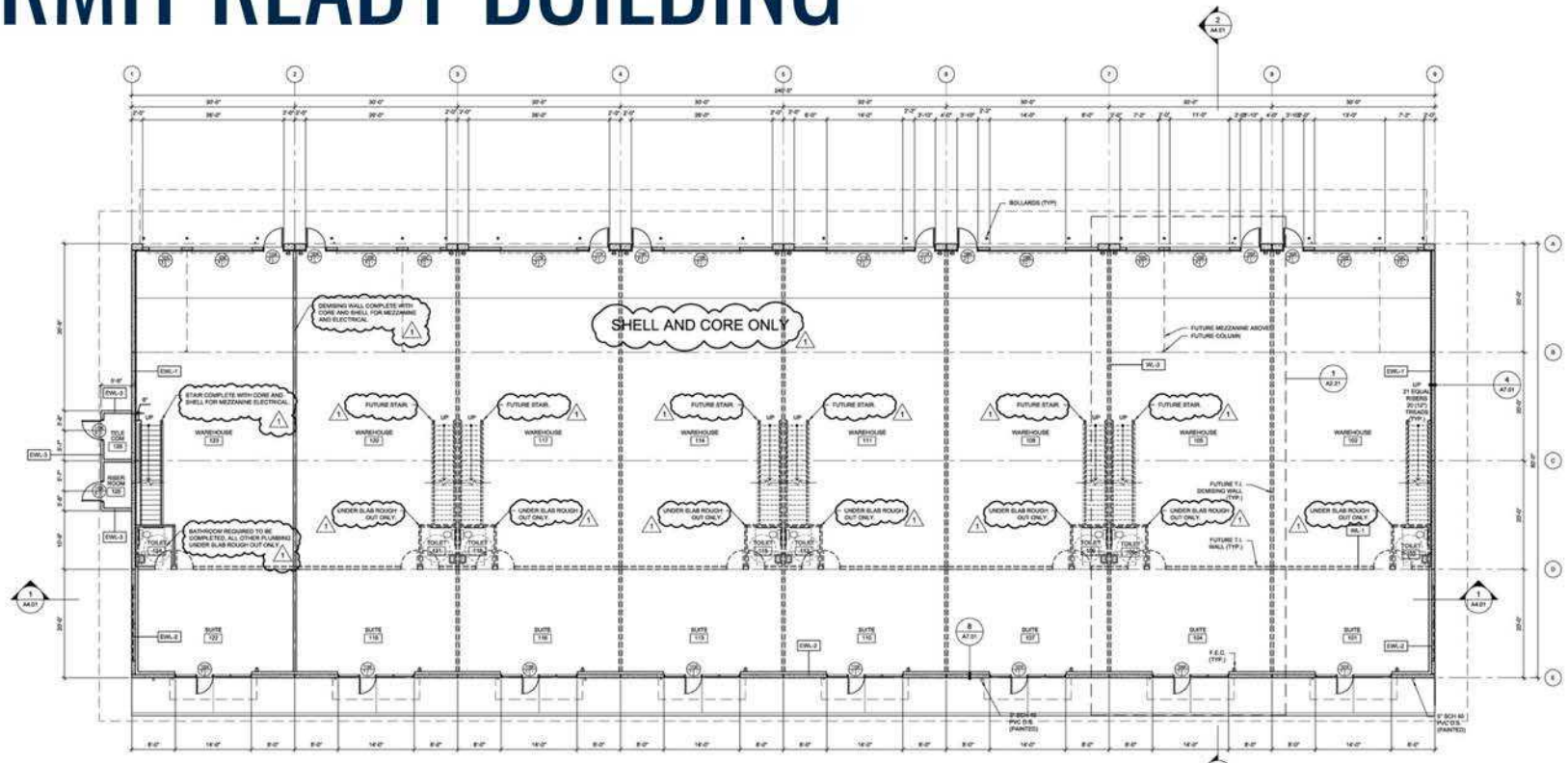
PLAN NORTH TRUE NORTH
SCALE: 1/8" = 1'-0"

NAPOLI PROPERTIES, LLC
BUILDING 'A' CORE / SHELL

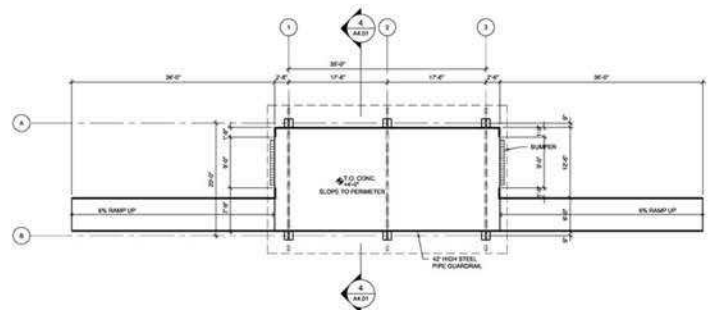
UPPER LEVEL FLOOR PLAN
PROJECT NO. 202-06-09
DRAWN BY: JB
CHECKED BY: TR
DATE ISSUED: 06.01.2022

A2.02

PERMIT READY BUILDING



1 MAIN LEVEL FLOOR PLAN
18'-11" x 112'-0"

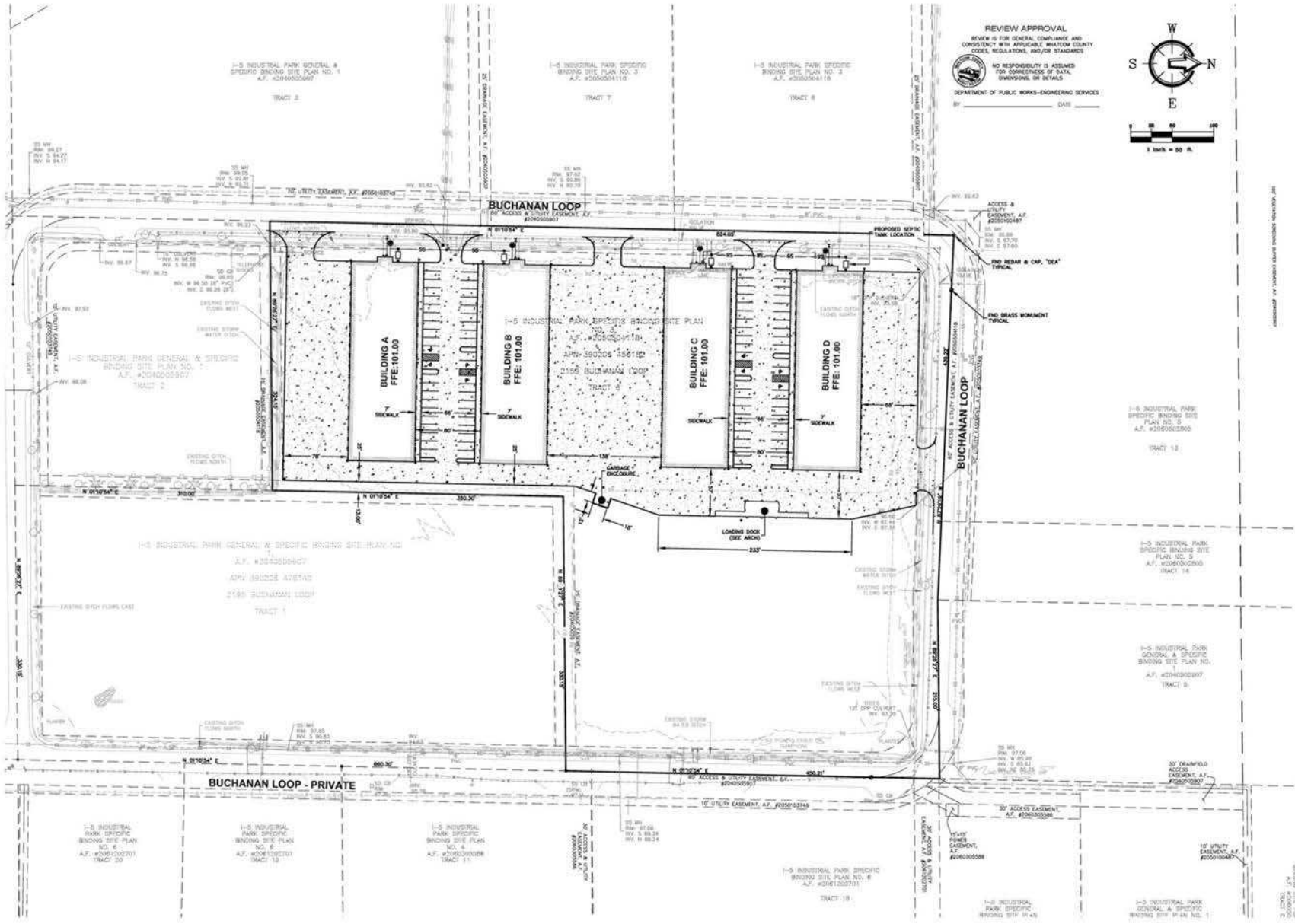


2 LOADING DOCK PLAN (SEPARATE BUILDING PERMIT)
18'-11" x 0"

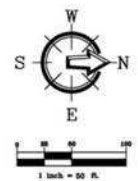
THIS PROJECT APPROVED AS SHELL AND CORE ONLY. ALL DEMISING WALLS, SUITE WALLS AND MEZZANINES ARE SHOWN FOR POTENTIAL BUILD-OUT AND ARE CONCEPTUAL ONLY.
FUTURE TENANT IMPROVEMENT PERMITS ARE REQUIRED AND THE PERMIT AND DESIGN ARE TO BE THE RESPONSIBILITY OF THE TENANT PROPOSING TO OCCUPY SAID SPACE.

PERMIT SET 06.23.2022	
NO. 001	PROPOSED WORK
NO. 002	PERMIT
<p>PLAN NORTH TRUE NORTH</p> <p>SCALE: 1/8"=1'-0"</p>	
<p>NAPOLI PROPERTIES, LLC BUILDING 'A' CORE / SHELL</p>	
<p>1/4 SPLIT OPTION MAIN LEVEL FLOOR PLAN</p> <p>PROJECT NO. 20210606 DESIGNED BY: [Signature] CHECKED BY: [Signature] DATE ISSUED: 06.07.2022</p>	
A2.01	

4 BUILDING SITE PLAN



REVIEW APPROVAL
 REVIEW IS FOR GENERAL COMPLIANCE AND
 CONSISTENCY WITH APPLICABLE WASHINGTON COUNTY
 CODES, REGULATIONS, AND/OR STANDARDS.
 NO RESPONSIBILITY IS ASSUMED
 FOR CORRECTNESS OF DATA,
 DIMENSIONS, OR DETAILS.
 DEPARTMENT OF PUBLIC WORKS-ENGINEERING SERVICES
 BY: _____ DATE: _____



PERMIT SET
 11.11.2022

NO.	REVISION	DATE

PLAN NORTH
 TRUE NORTH
 SCALE 1"=50'

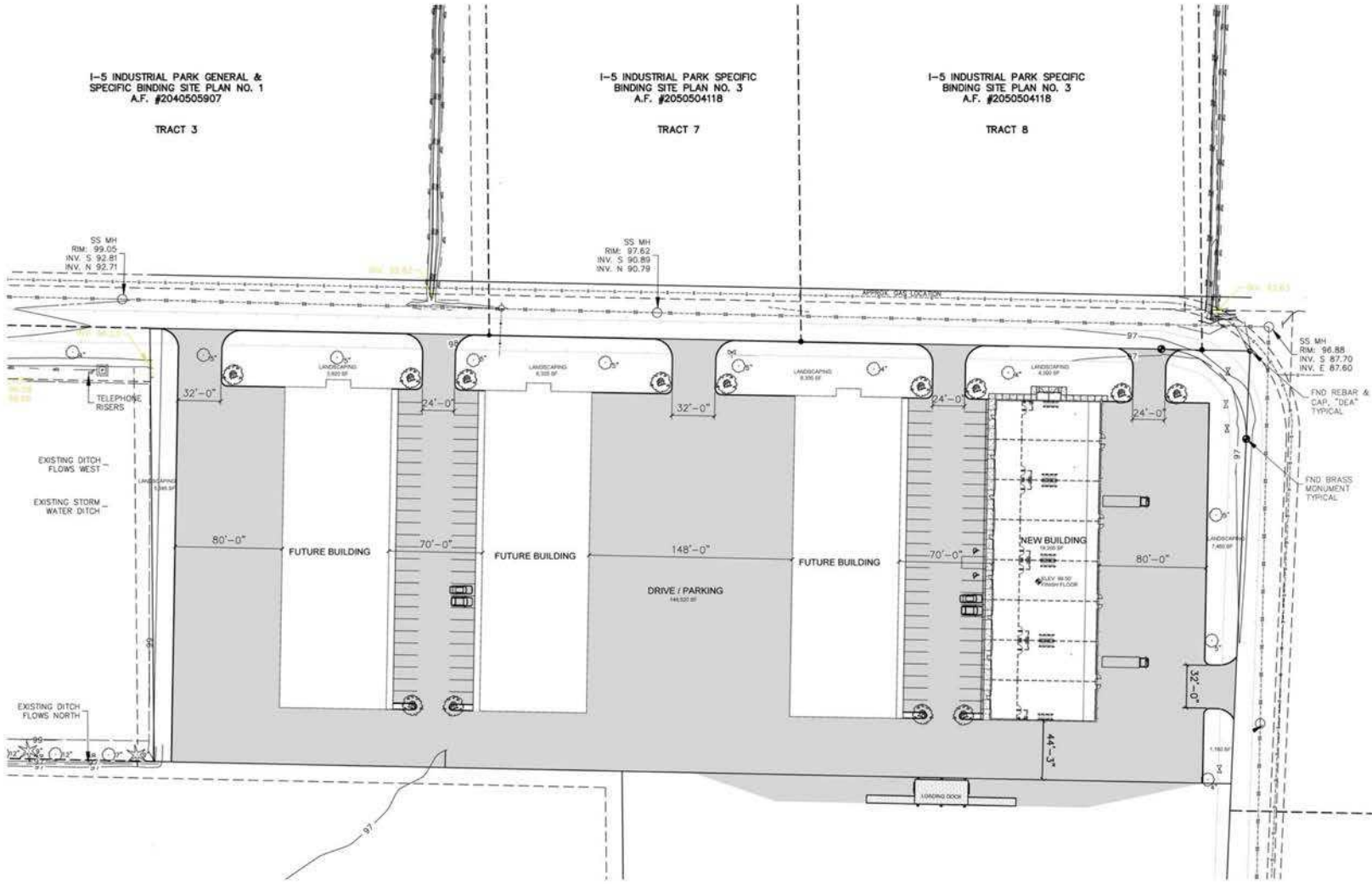
IMCO BUILDING

SITE PLAN

PROJECT NO.	2398
DRAWN BY	MM
CHECKED BY	MM
DATE BRND	11-11-2022

C6

4 BUILDING SITE PLAN



1 SITE PLAN
1" = 30'-0"

PERMIT SET 06.23.2022	
PROJECT NO.	202109.00
DATE	06.23.2022
PLAN NORTH	TRUE NORTH
SCALE: 1" = 30'-0"	
NAPOLI PROPERTIES, LLC BUILDING 'A' CORE / SHELL	
SITE PLAN	
PROJECT NO.	202109.00
DRAWN BY	JL
CHECKED BY	TR
DATE REVISED	06.23.2022
A1.01	

AERIAL IMAGE



AREA DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2154 Buchanan Loop, Ferndale, WA 98248

CITY, STATE

Ferndale, WA

POPULATION

14,613

AVG. HHSIZE

2.63

MEDIAN HH INCOME

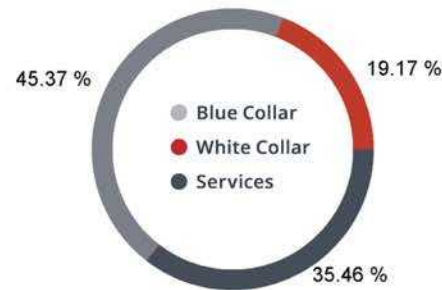
\$59,003

HOME OWNERSHIP

Renters: **1,610**

Owners: **3,895**

EMPLOYMENT



45.90%

Employed

2.72%

Unemployed

EDUCATION

High School Grad: **33.91%**

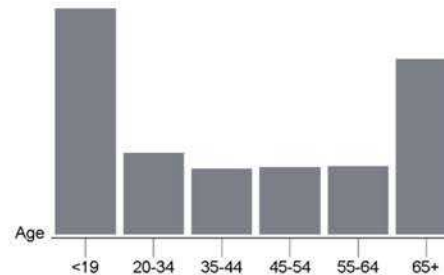
Some College: **27.02%**

Associates: **6.75%**

Bachelors: **20.11%**

GENDER & AGE

50.20% 49.80%

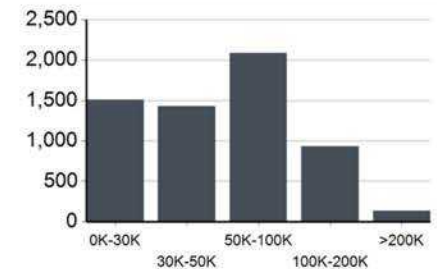


RACE & ETHNICITY

White: **76.86%**
 Asian: **0.37%**
 Native American: **0.24%**
 Pacific Islanders: **0.02%**
 African-American: **0.00%**
 Hispanic: **13.50%**
 Two or More Races: **9.02%**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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PRESENTED BY



JEFF JOHNSON
WINDERMERE COMMERCIAL
360.319.8358
JAJOHNSON@WINDERMERE.COM



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Windermere
COMMERCIAL