

# LAND FOR SALE

## MULTI-TENANT WAREHOUSE DEVELOPMENT PROJECT W/ SPR APPROVALS

5391 LaBounty Dr, Ferndale, WA 98248



\* Project Location Approximated



- 3.8 Useable Acres (Approx.)
- Site Plan Review nearly complete with City of Ferndale
- Incredible I-5 Visibility

# FOR SALE: \$1,500,000

**GREG MARTINEAU**  
GAGE COMMERCIAL REAL  
ESTATE, LLC.  
360.483.0508  
GREG@GAGECRE.CCIM

**TRACY CARPENTER**  
GAGE COMMERCIAL REAL  
ESTATE, LLC.  
360.303.2608  
TRACY@GAGECRE.COM



## PROPERTY SUMMARY

### 5391 LaBounty Dr, Ferndale

- Seller is working with AVT Consulting to achieve SPR (Site Plan Review) approval from City of Ferndale (subject to conditions) for land use permits.
- Estimated approval date October 15, 2024 (SEPA, Site Plan & Shoreline Permit).
  - Plans, studies & reports:  
<https://www.dropbox.com/scl/fo/x33f0roqv8epkpifqb0c3/APzKuKuW7XZeKwUcyHaC9Vg?rlkey=qc00grzs49xbqrkvzjyoyaeo2&st=jdu8jx25&dl=0>
- Multi-Tenant Warehouse project (construction permits are responsibility of Buyer).
- Adjacent to utilities.
- Flat/level topography.
- Easily accessible, and great visibility to I-5.

## PROPERTY OVERVIEW

**Address:** 5391 LaBounty Dr,  
Ferndale WA 98248

**Site Area:** 16.88 Acres (Approx.  
3.8 Ac. Useable – 165,528 SF)

**Price:** \$1,500,000

SITE MAP





The architectural site plan illustrates a proposed multi-unit residential development. The plan includes the following details:

- Buildings and Units:**
  - BUILDING 1:** 52'x133' DIM (5 - 27'x96' UNITS) PFC=26.50
  - BUILDING 2:** 52'x175' (7 - 25'x52' UNITS)
  - BUILDING 3:** 52'x150' (6 - 25'x52' UNITS)
  - BUILDING 4:** 52'x75' (3 - 25'x52' UNITS)
  - BUILDING 5:** 52'x175' (7 - 25'x52' UNITS)
- Infrastructure and Features:**
  - 28th Avenue Drive:** 28' WIDE ASPHALT DRIVE LANE
  - 30th Avenue Drive:** 30' WIDE ASPHALT DRIVE LANE
  - Storm Water Vault:** Located between Building 2 and Building 3.
  - Parking:** Various stalls are marked, including a "PARALLEL STALLS" area and an "EMERGENCY VEHICLE TURNAROUND".
  - Walkways:** "WALKWAY TO CITY SIDEWALK" and "WALKWAY TO EXITS".
  - Other Features:** "TRASH" areas, "SIDEWALK", and "FLUSH # WALKWAY TO FRONT OF DOORS".
- 3D Views:**
  - 3D View 1:** A perspective view of Building 1, showing its modern design with large windows and a flat roof.
  - 3D View 2:** A side elevation view of the buildings, showing their relative heights and the arrangement of the development.
  - 3D View 3:** A perspective view of the entire development, showing the layout of the buildings and the surrounding landscape.

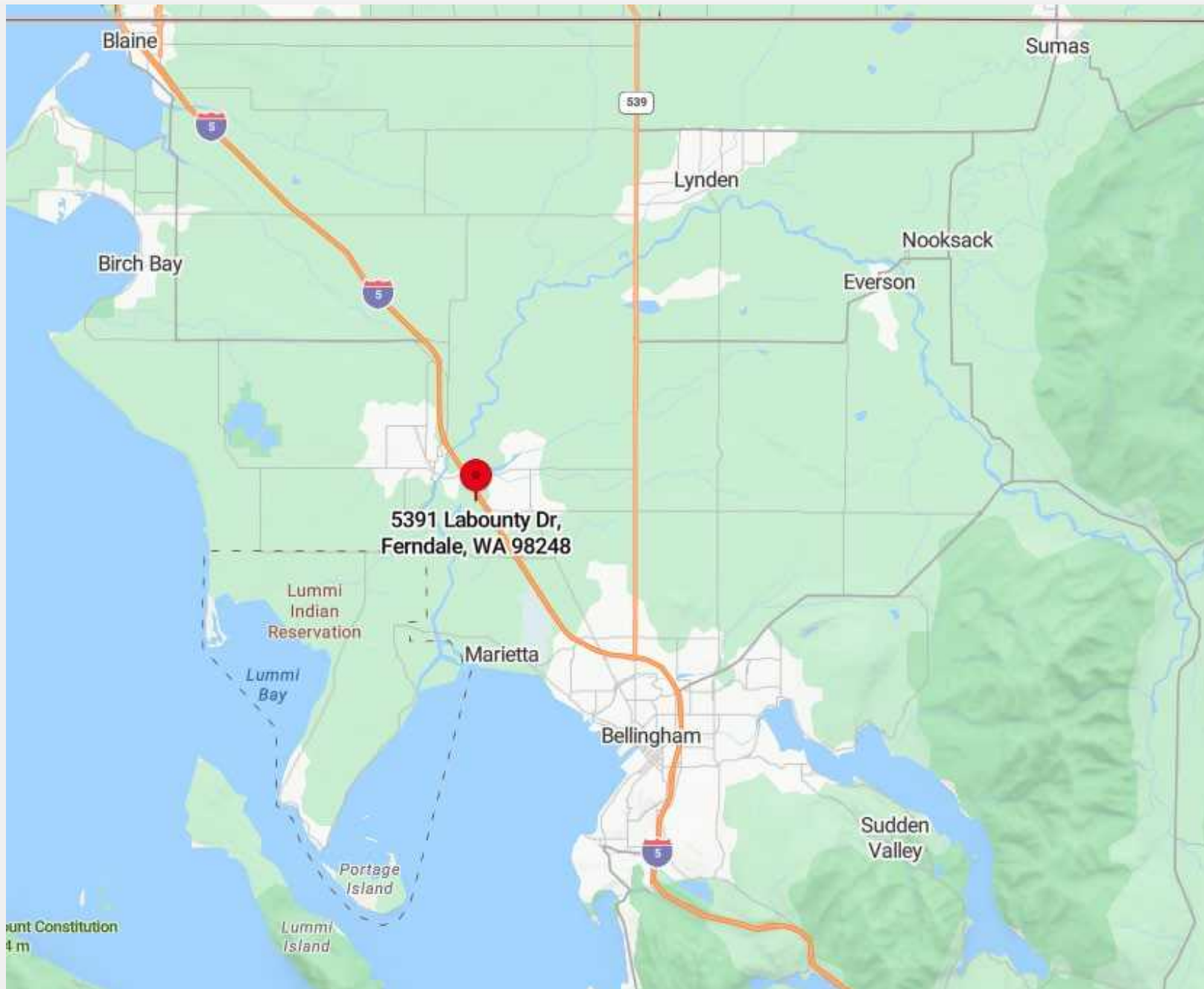
SITE DETAILS

| BUILDING | UNITS | BUILDING SF         |
|----------|-------|---------------------|
| 1        | 5     | 12,768 (96' X 133') |
| 2        | 7     | 9,100 (52' X 175')  |
| 3        | 6     | 7,800 (52' X 150')  |
| 4        | 3     | 3,900 (52' X 75')   |
| 5        | 7     | 9,100 (52' X 175')  |
| 6        | 7     | 9,100 (52' X 175')  |
| TOTALS   | 35    | 51,768 SF           |





# MAP





## PROPERTY AERIAL PHOTO





## PROPERTY AERIAL PHOTO







**FOR MORE INFORMATION**

PLEASE CONTACT:

**GREG MARTINEAU**

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.820.4645

GREG@GAGECRE.COM

**TRACY CARPENTER**

GAGECOMMERCIALREAL ESTATE, LLC.

BROKER/OWNER

360.303.2608

TRACY@GAGECRE.COM