

FOR SALE OR LEASE

PRIME INDUSTRIAL OPPORTUNITY

5500 NORDIC WAY, FERNDALE, WA



Immediate access to Interstate 5.
Ideally positioned between Seattle and Vancouver.



3.1 ACRE SITE



26,000 SF BUILDING



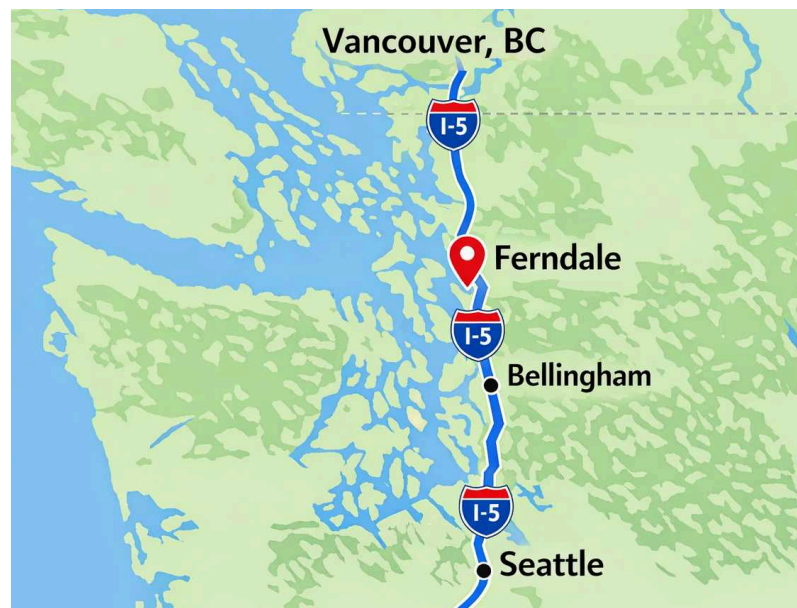
1,500 SF OF OFFICE SPACE



480V THREE-PHASE POWER



WAREHOUSE IS HEATED



OLEN MILLER, SRA

360-303-1809



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3.1 ACRE SITE

DETAILS

26,000 SF BUILDING

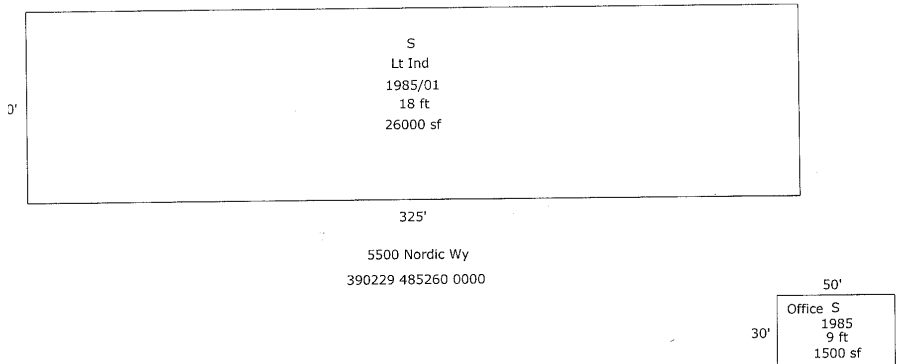
1,500 SF OFFICE

18' CLEAR SPAN HEIGHT

FIRE SUPPRESSION SYSTEM

MULTIPLE GRADE-LEVEL DRIVE-IN DOORS, 1,600 AMP POWER

AMPLE SPACE FOR TRUCK CIRCULATION, EQUIPMENT STAGING,
AND OUTDOOR STORAGE



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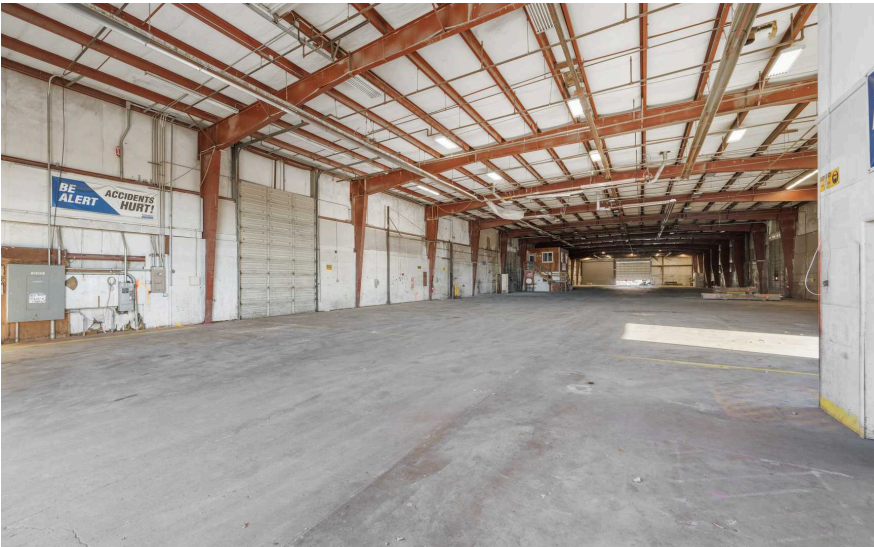


Immediate access to Interstate 5, ideally positioned between Seattle and Vancouver for efficient north-south distribution. The fully improved site offers ample space for truck circulation, equipment staging, and outdoor storage. The building features multiple grade-level drive-in doors, four heated bays, and a fire suppression system, along with dedicated office and warehouse support space. Well suited for an owner-user or investor in a growing industrial corridor. 18' Clear span height.

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