

FOR SALE

# PHASE ONE LAND

5545 LABOUNTY DRIVE, FERNDALE, WA 98248



The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verifications of all matters deemed to be material including but not limited to statements of income and expenses. Depicted property lines are approximate. Consult your attorney or accountant or other professional advisors.

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EXCLUSIVELY LISTED BY:

**Troy C. Muljat, CCIM, CPM**  
360.820.2000  
troy@muljat.com



**MULJAT GROUP**  
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# OFFERING SUMMARY

**\$750,000.00**

Sale Price

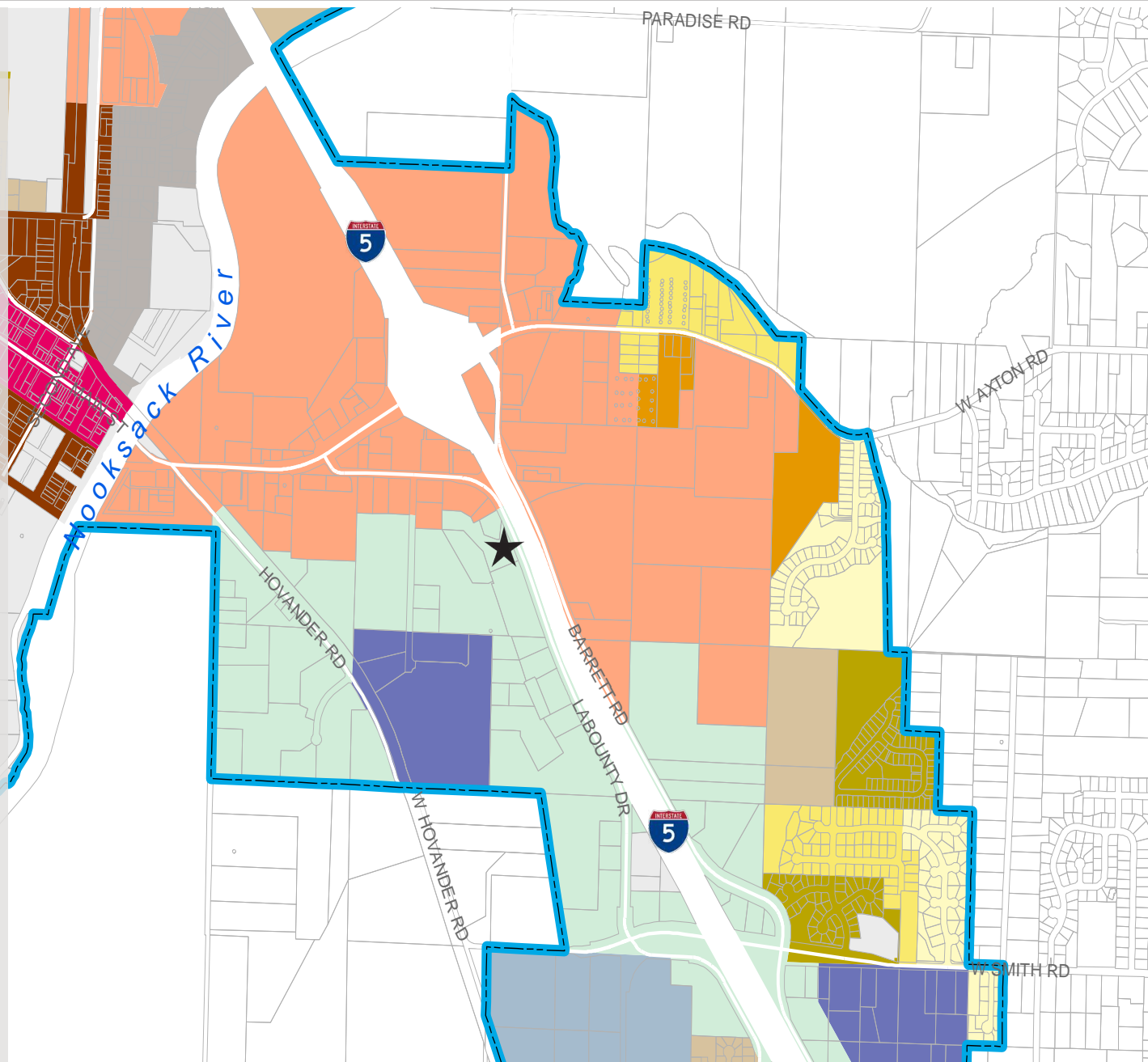
**48,453 SF +/-**

Lot Area (Pending Lot Line Adjust.)

## GENERAL BUSINESS ZONE

City of Ferndale Zoning

Premier Phase one development land offering exceptional potential for industrial or retail use, ideally situated between well-known brands such as Les Schwab, Valvoline, and Pap'e. Enjoy outstanding visibility along I-5 with convenient access to major routes. Whether you're an owner-user ready to establish your business or an investor looking to build and attract quality tenants, this location offers unmatched opportunity. Be part of the exciting growth and momentum happening on Labounty Drive!



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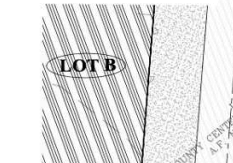
# PENDING LOT LINE ADJUSTMENT



IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE FEDERAL, ANY STATE REGULATIONS, AND TO OBTAIN ANY NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL PARKING AND LOADING SPACES, TOGETHER WITH DRIVEWAYS, ALLEYS AND CIRCULATION AREAS, SHALL BE SURFACED WITH PERMANENT DURABLE SURFACING.

ALL DRIVING, PARKING AND VEHICLE LOADING AREAS SHALL BE PAVED WITH AN ALL-WEATHER DRIVING SURFACE ACCEPTABLE TO THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENTS PER FMC 18.76.110



**ENGINEER:**  
WEDEN ENGINEERING, LLC  
2636 NUBURGARD RD  
FERNDALE, WA 98248

**ADDRESS:**  
5545 & 5575 LABOUNTY ROAD  
FERNDALE, WA

**LEGAL DESCRIPTION:**  
LOT A LABOUNTY CENTER LOT LINE ADJUSTMENT, A.F. #2019-1103306 AND LOT 1 McFERLAND LOT LINE ADJUSTMENT, #2040101842

**TAX PARCELS:**  
390229 570378 & 390229 564395

**PARCEL AREAS EXIST:**  
LOT A - 3.334 AC  
LOT 1 - 0.801 AC  
TOTAL - 4.135 AC

**PARCEL AREAS PROPOSED:**  
LOT A: 1.112 AC (48,453 SF)  
LOT 1: 3.023 AC (131,670 SF)  
PAD: 1.800 AC (78,396 SF)  
POND: 1.223 AC (53,274 SF)  
TOTAL: 4.135 AC (180,120 SF)

**CRITICAL AREAS:**  
WETLAND "A" SHOWN DELINEATED BY ATSI DATED JAN. 2021  
WETLAND "A" AREA: 19,602 SF (0.450 AC)  
PROPOSED FILL MITIGATION PROVIDED OFFSITE LOT C SUPER & SHORT PLAT. SEE TENMILE CREEK COMBINED MITIGATION PROJECT.

**BUILDING SETBACKS:**  
FRONT: NO SETBACK FROM STREET RIGHT-OF-WAY  
REAR & SIDES: 15' IF SITE ADJONS ANY RESIDENTIAL DISTRICT, OTHERWISE NONE

**SOURCE OF SEWER DISPOSAL:**  
CITY OF FERNDALE SEWER DISTRICT

**METHOD OF SURFACE WATER DISPOSAL:**  
MITIGATION PROVIDED BY BOTH EXISTING PONDS AND PROPOSED ONSITE UNDERGROUND FACILITIES - RELEASE TO EXISTING CITY INFRASTRUCTURE

**APPROVED**  
04/11/2024 8:52:07 AM

Labels: 03/15/24 12:30m - P:\2021-01 Westfront\7 CAD\Planning\Site Plan\2021 Site Plan 23.11.14.dwg

**ON-SITE IMPERVIOUS AREA:**

BUILDINGS	38,900 SF
PAVEMENT SURFACE	70,133 SF
CONCRETE	7,026 SF
<b>TOTAL AREA</b>	<b>116,439 SF</b>

**BLDG A: 13,500 S.F.**

WAREHOUSE:	8,100
STOREFRONT:	2,700 S.F.
OFFICE:	2,700 S.F.

**BLDG B: 17,000 S.F.**

WAREHOUSE:	10,020 S.F.
STOREFRONT:	3,400 S.F.
OFFICE:	3,400 S.F.

**BLDG C: 8,400 S.F.**

WAREHOUSE:	5,040 S.F.
STOREFRONT:	1,680 S.F.
OFFICE:	1,680 S.F.

**BUILDING AREA:**

BUILDING A	13,500 SF
BUILDING B	17,000 SF
BUILDING C	8,400 SF
<b>TOTAL BUILDING FOOTPRINTS:</b>	<b>38,900 SF</b>

**PARKING REQUIREMENTS:**

OFFICE: 1 SPACE PER 300 SF Min.  
1 SPACE PER 200 SF Max

RETAIL: 1 SPACE PER 333 SF Min.  
1 SPACE PER 200 SF Max

WAREHOUSE: 1 SPACE PER 2000 SF Min., 10 STALLS MIN  
1 SPACE PER 1500 SF Max

**BLDG A**  
WAREHOUSE= 8,100/2000=4.1=10 STALLS REQUIRED  
RETAIL/STOREFRONT= 2,700/333=8.1=8 STALLS REQUIRED  
OFFICE= 2,700/300=9.0=9 STALLS REQUIRED

**BLDG B**  
WAREHOUSE= 10,020/2000=5.0=10 STALLS REQUIRED  
RETAIL/STOREFRONT= 3,400/333=10.2=10 STALLS REQUIRED  
OFFICE= 3,400/300=11.3=11 STALLS REQUIRED

**BLDG C**  
WAREHOUSE= 5,040/2000=2.5=10 STALLS REQUIRED  
RETAIL/STOREFRONT= 1,680/333=5.0=5 STALLS REQUIRED  
OFFICE= 1,680/300=5.6=6 STALLS REQUIRED

**TOTAL REQUIRED = 79 STALLS**

**PROPOSED PARKING:**

COMPACT (8'X16')	23 STALLS
STANDARD (9'X19')	91 STALLS
ADA (VAN)	4 STALLS
ADA PARKING	3 STALLS
<b>TOTAL PARKING</b>	<b>121 STALLS</b>

BICYCLE 12 STALLS

**INFORMATION SHOWN IS FOR PLANNING PURPOSES ONLY**  
GIS INFORMATION FROM CITY OF FERNDALE GIS DATA  
TOPOGRAPHY SURVEY "TOPOGRAPHIC BASE MAP FOR PAPE GROUP BY PWERTEK SURVEYING, DATED 10/10/2019"

**EXHIBIT**

**WEDEN ENGINEERING, LLC**  
Civil Engineering • Planning • Project Management  
2636 Nuburgard Rd, Ferndale, WA 98248  
Phone: 360.820.2000  
Email: info@wedenengineering.com

DATE	03/15/24
NO.	REVISED SUBMISSIONS
FIELD ADDRESSES AND EXHIBIT	03/15/24
REV. WEST PL. LANSDEPMT WITH	03/15/24
BUILDING LAYOUT AND PARKING	1/17/23
POWER, GAS, WATER, SEWER, AND	07/27/22
TOUR, TRAFFIC & SIGNAGE	
REVISED	RAWAN, KLS
REVISED	EDW
DATE FILED	FEBRUARY 06 - 2024 - 01

**PROJECT TITLE**  
WESTFRONT  
BUSINESS COMPLEX  
5545 & 5575 LABOUNTY DRIVE  
FERNDALE, WA

**SITE PLAN**

DATE: 03/15/2024  
DRAWING No. 1 of 1

**NOT APPROVED FOR CONSTRUCTION**

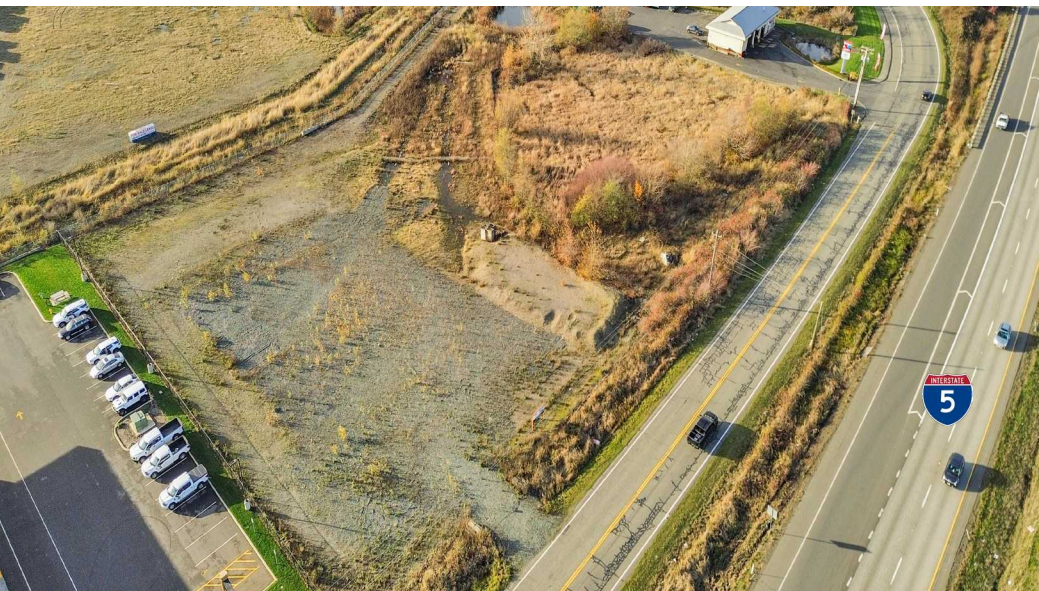
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# DEMOGRAPHIC SUMMARY

5575 Labounty Dr, Ferndale, Washington, 98248  
 Ring of 5 miles

## KEY FACTS

**39,947**  
Population

**39.4**  
Median Age

**15,275**  
Households

**\$70,271**  
Median Disposable Income

## EDUCATION

**5.5%**  
No High School Diploma

**23.5%**  
High School Graduate

**35.1%**  
Some College/ Associate's Degree

**35.8%**  
Bachelor's/Grad/ Prof Degree

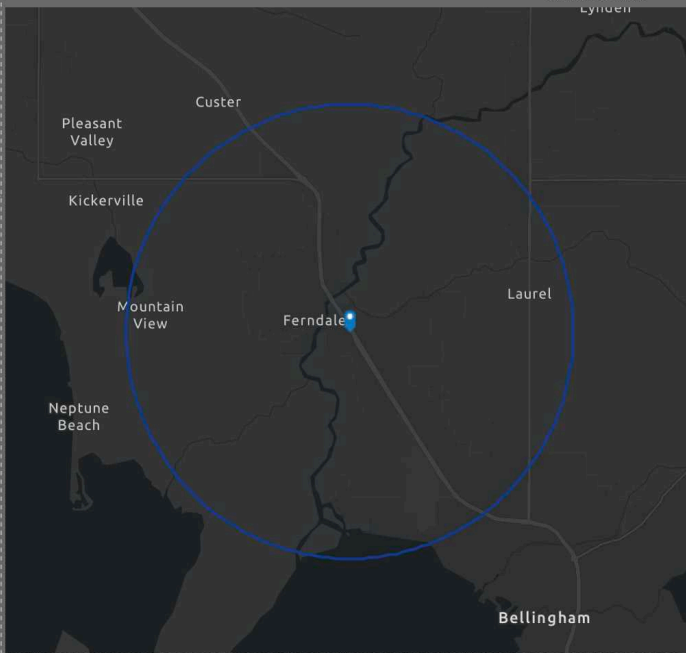
## INCOME

**\$82,866**  
Median Household Income

**\$45,926**  
Per Capita Income

**\$260,265**  
Median Net Worth

## HOUSEHOLD INCOME



## EMPLOYMENT

**59.6%**  
White Collar

**29.1%**  
Blue Collar

**17.2%**  
Services

**4.8%**  
Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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This Offering Memorandum has been prepared by Muljat Group Commercial for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to confirm, independently, its accuracy and completeness. All projections have been developed by Muljat Group Commercial, Seller and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond control of Seller, and therefore are subject to variation.

No representation is made by Muljat Group Commercial or Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Muljat Group Commercial, Seller, and its employees disclaim any and all liability for representations and warranties, expressed or implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. Prospective purchasers should be aware that Seller of the real property known as 5545 Labounty Drive, Ferndale, WA, is selling the Property in its "AS IS" condition with all faults, without representations or warranties of any kind or nature. Upon written request prior to and or after contracting to purchase, as appropriate, purchaser will be given reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of purchaser's choosing. Prospective purchaser shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. In addition to the first sentence of this paragraph, but without limiting the generality thereof, purchaser shall not be entitled to and should not rely on Seller or its affiliates or its agents as to (i) the quality, nature, adequacy, and physical condition of the Property, including but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, ground water, and geology; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, its habitability, merchantability, fitness, suitability, or adequacy of the Property for any particular purpose; (v) the zoning or the legal status of the Property; (vi) the Property's or its operation's compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, restrictions of any governmental, quasi-governmental entity, or any other person or entity; (vii) the quality of any labor or materials furnished at or to the Property; (viii) the compliance of the Property with any environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements, including, but not limited to, those pertaining to the handling, generating, storing, or disposing of any hazardous materials, or the Americans with Disabilities Act; and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status, and extent of any right-of-way, lease, right of retention, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting the title. Although the Seller may have performed work, or contracted for work performed by related and or third parties in connection with the Property, Seller and its agents shall not be responsible to purchaser or any successor on account of any errors or omissions or construction defects of such predecessors and or related third parties.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Seller and Muljat Group Commercial each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel, and any obligations set by Seller hereunder have been satisfied or waived.

Any offer to Seller must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by Seller and executed by both parties, and (iii) approved by Seller before the transaction becomes binding on either party. Neither the prospective purchaser nor the Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Seller or Muljat Group Commercial and that you will use the information in this Offering Memorandum or any of its content in any fashion or manner detrimental to the interest of Seller or Muljat Group Commercial. If you have no interest in the Property, please return the Offering Memorandum forthwith.

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