FOR SALE



COMMERCIAL VACANT LAND

PRIME FERNDALE LOCATION

1801 LABOUNTY DR
FERNDALE, WA

GREG MARTINEAU, CCIM
BROKER/ OWNER
GREG@GAGECRE.COM
(360) 820-4645

TRACY CARPENTER
BROKER/ OWNER
TRACY@GAGECRE.COM
(360) 303-2608

GAGE
COMMERCIAL REAL ESTATE

IMPORTANT DISCLOSURES

This Marketing Material has been prepared by Gage Commercial Real Estate, LLC for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective tenants are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Marketing Material is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Gage Commercial Real Estate, LLC.

Prospective tenants should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. Gage Commercial Real Estate, LLC and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

By accepting this Marketing Material, you agree to the above terms and conditions.



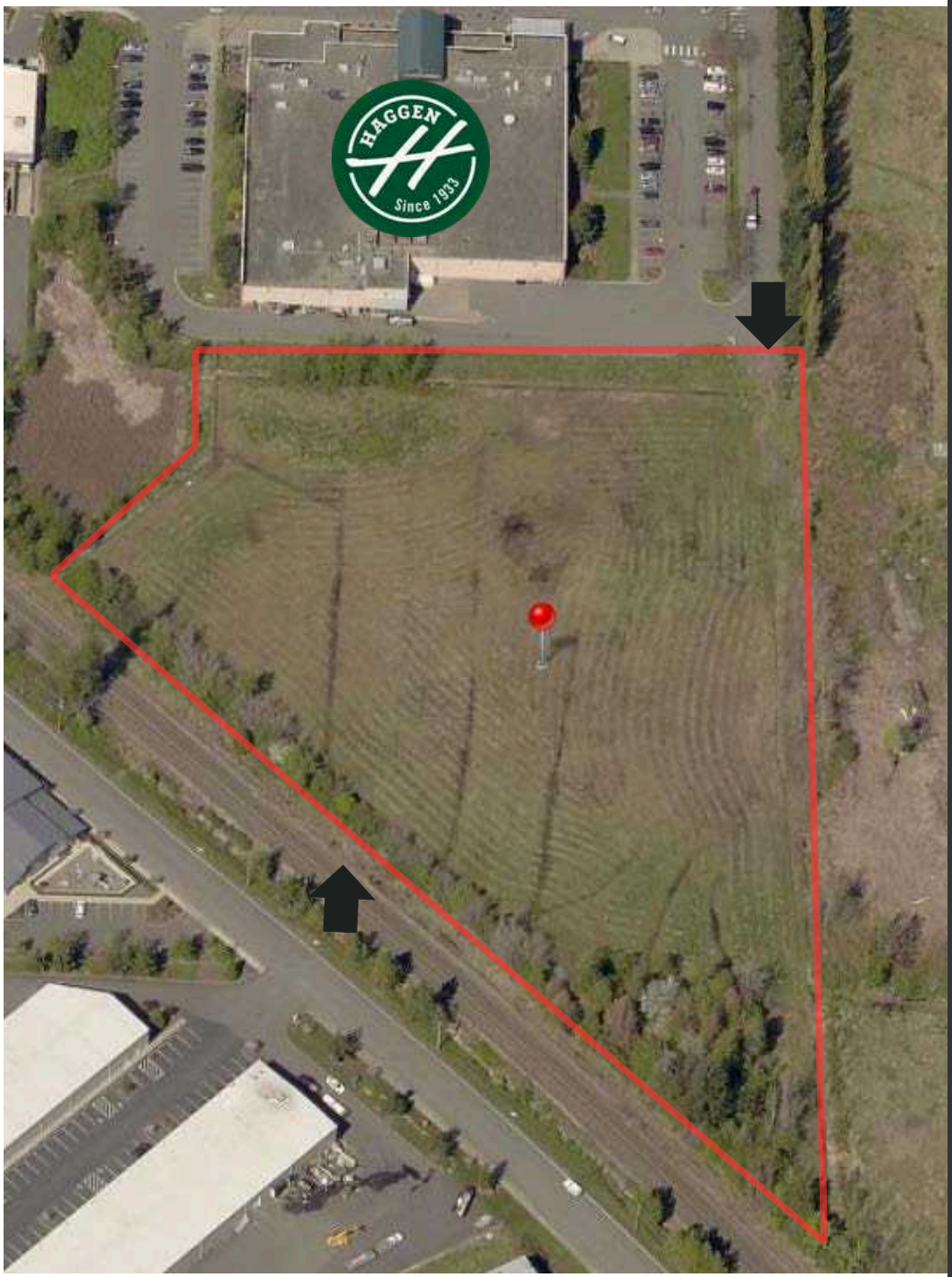
THE OFFERING

6.24 AC | VACANT LAND

Vacant, level land centrally located in Ferndale. Wetland recon complete by professional biologist.
Excellent offering for wetland mitigation site, or development with offsite mitigation.

Call Listing Broker for Additional Information.

PROPERTY ADDRESS	1801 LaBounty Dr, Ferndale WA
LOT SIZE	6.24 Ac. (271,814 SF)
PARCEL NUMBER	390229408329
SALE PRICE:	$400,000



AERIAL



AERIAL


Woods
COFFEE
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
WELLS FARGO
DOLLAR TREE
DQ
HAGGEN
Since 1913
Main St
GROCERY OUTLET
bargain market
INTERSTATE
5
Hovander Rd

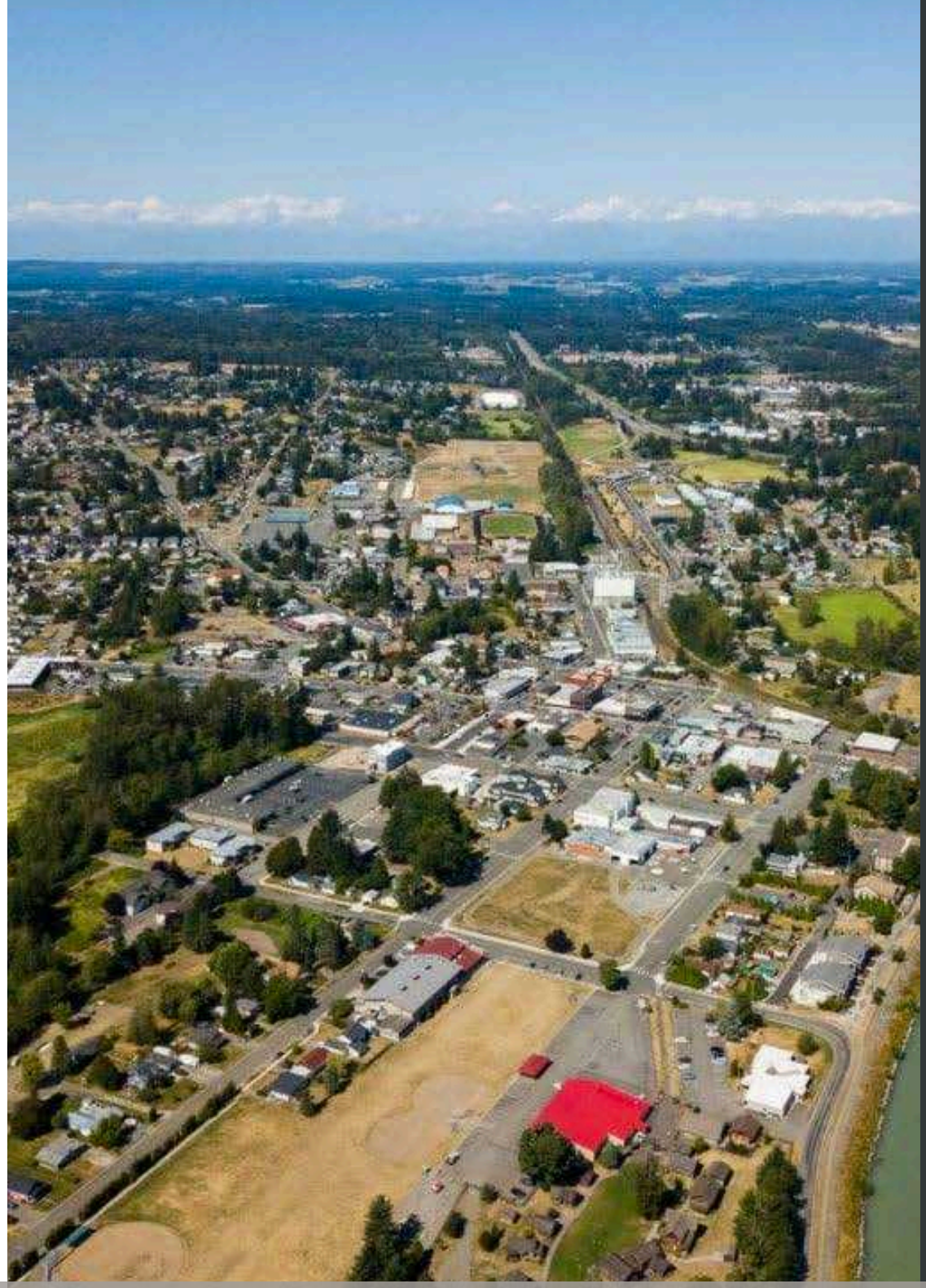
AREA OVERVIEW

FERNDALE, WA

Set along the Nooksack River just north of Bellingham, Ferndale is Whatcom County's fastest-growing city and, as of 2025, its second largest. The City of Ferndale sits on Interstate 5 between Bellingham and the Canadian border. It anchors the county's industrial core: the nearby Cherry Point industrial area holds bp's Cherry Point Refinery, the largest in the Pacific Northwest, and Phillips 66's Ferndale Refinery, which together employ more than 1,700 people directly. Bellingham International Airport and several U.S.–Canada border crossings are a short drive away. Hovander Homestead Park, Tennant Lake and the Nooksack riverfront give the city a small-town character.The result is a fast-growing market with direct interstate access, an established industrial workforce, and reach into both the Bellingham and Lower Mainland B.C. economies.

Quick Facts:

- Population: ~17,000 (17,020 per WA OFM, April 2025; 15,048 at 2020 Census)
- Area: 7.1 square miles
- Travel distances:
- Downtown Bellingham: ~9 miles
- Bellingham International Airport: ~7 miles
- Canadian border (Blaine): ~15 miles
- Vancouver, B.C.: ~45 miles
- Seattle: ~100 miles
- Interstate 5 frontage with three interchanges serving the city (Exits 260, 262 and 263)
- Economic base: bp Cherry Point Refinery (~250,000 barrels/day, 1,500+ employees) and Phillips 66 Ferndale Refinery (~105,000 barrels/day, ~240 employees)





CONTACT

Greg Martineau, CCIM
Broker/ Owner
360-820-4645
Greg@gagecre.com

Tracy Carpenter
Broker/ Owner
360-303-2608
Tracy@gagecre.com

Gage Commercial Real Estate, LLC | 809 W Orchard Dr, Ste 7, Bellingham, WA | 360-483-0508 | greg@gagecre.com, tracy@gagecre.com
www.GageCRE.com