6955 Salashan Parkway

Ferndale, WA 98248

PCR
PACIFIC CONTINENTAL REALTY, LLC



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Overview



For sale or lease. A rare opportunity to secure one of North Whatcom County's most versatile large-scale industrial facilities only 20 minutes from the Peace Arch Border Crossing. Just off I-5 at Exit 266, this 7-acre North Ferndale campus offers up to 104,000 SF across two fully sprinklered buildings with exceptional power, loading and room to operate. Features include 1,400 amps of combined 480V, 3-phase power, four dock-high and two grade-level doors, 75+ parking spaces and potential outdoor laydown area. Building A offers 64,000 SF with 4,000 SF office and 800 amps; Building B offers 40,000 SF with 600 amps. Well suited for manufacturing, production, distribution or warehousing. Production flow flexibility, power distribution, loading and immediate I-5 access—an industrial combination rarely available in this market. Priced well below replacement cost.

Listing Price: $13,500,000

Please contact broker for further information, do not disturb tenant

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Office Space



Warehouse





Loading Docks

Three convenient dock high doors in building A allow easy receipt or shipment of merchandise.

A dock high door is also located on building B for loading and unloading.

Access Points

Large grade level bay doors provide direct paved access between both buildings for seamless transfer of product and equipment.

Bay door pictured is located at the rear of building B.



Location



Bellingham Intl. Airport
15 Minutes

Downtown Ferndale
8 Minutes

I-5 Exit 266
3 Minutes

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