

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

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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

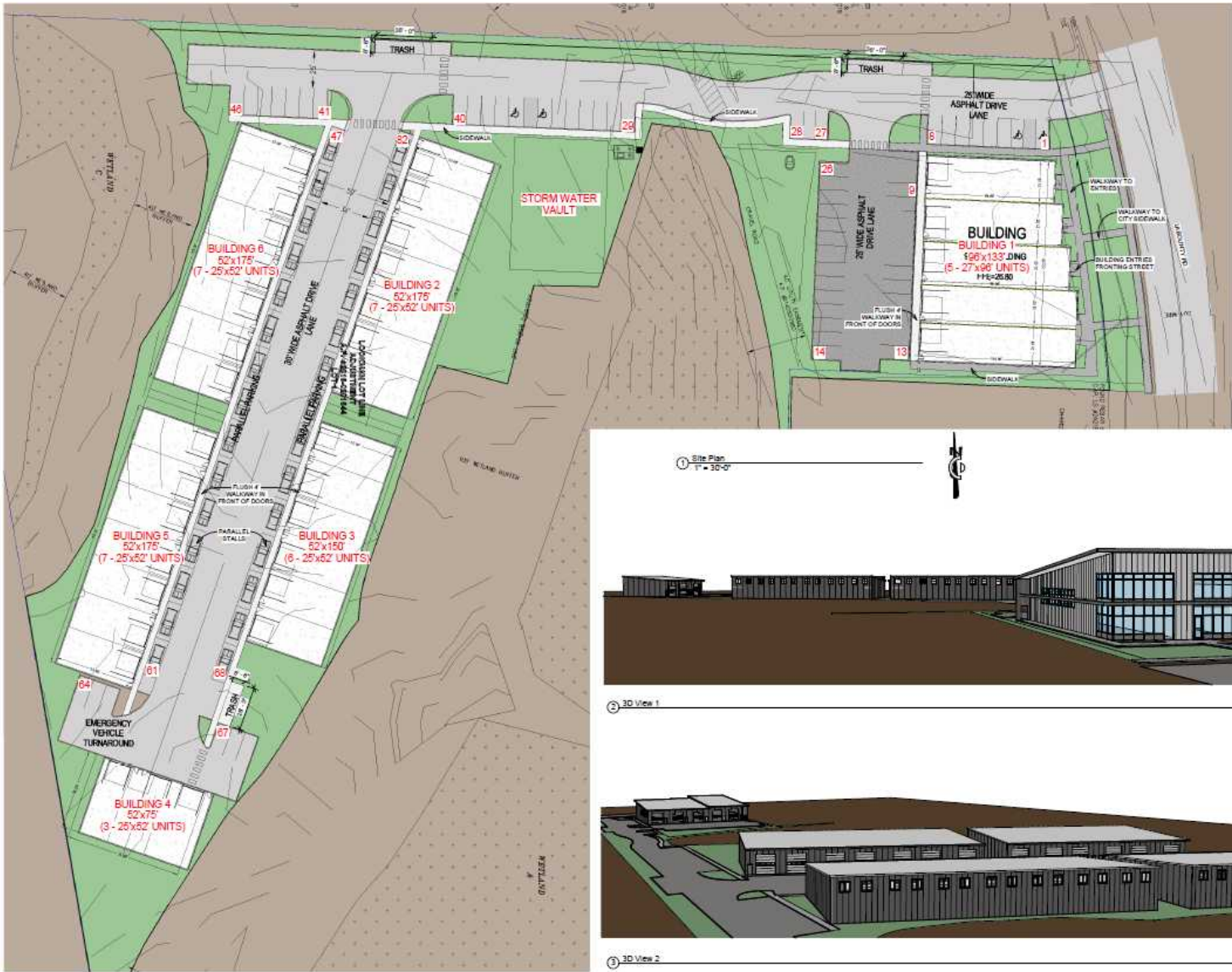
Site Area: 16.88 Acres (Approx.
3.8 Ac. Useable – 165,528 SF)

Price: \$1,500,000

SITE MAP



SITE PLAN

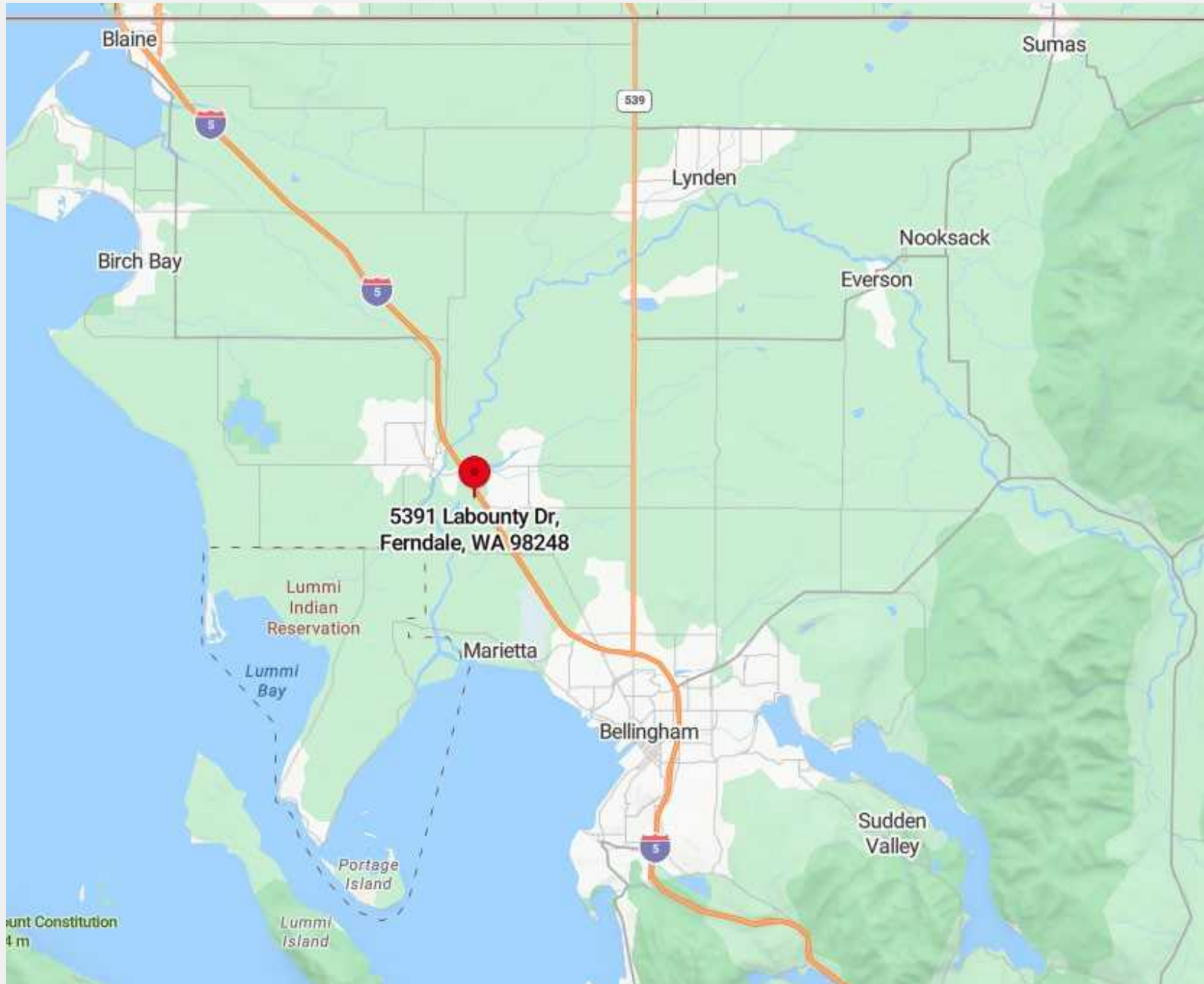


SITE DETAILS

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:

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