



Commercial Building For Sale

1830 Scout Pl, Ferndale, WA 98248

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Commercial Building For Sale

\$10,950,000

Modern Commercial building consists of 47,154 total sf. Production & Storage area of 30,984 sf. Finished Office space of 10,400 sf on 2 floors. Mezzanine storage area of 5,770 sf. Building has 3 covered dock height truck bays and 1 ground level door. Electric service is 1000 amp 3 phase. Drains for Food manufacturing feed into city sewer. Water source is City of Ferndale. Property is Fully Occupied...



Price:	\$10,950,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	A
Sale Type:	Investment
Cap Rate:	4.11%
Lot Size:	2.24 AC
Gross Building Area:	40,000 SF
Rentable Building Area:	47,154 SF
No. Stories:	1
Year Built:	2017
Tenancy:	Single
Parking Ratio:	0.98/1,000 SF
Clear Ceiling Height:	22 FT
No. Dock-High Doors/Loading:	3

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Creations Foods	-	



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Property Photos

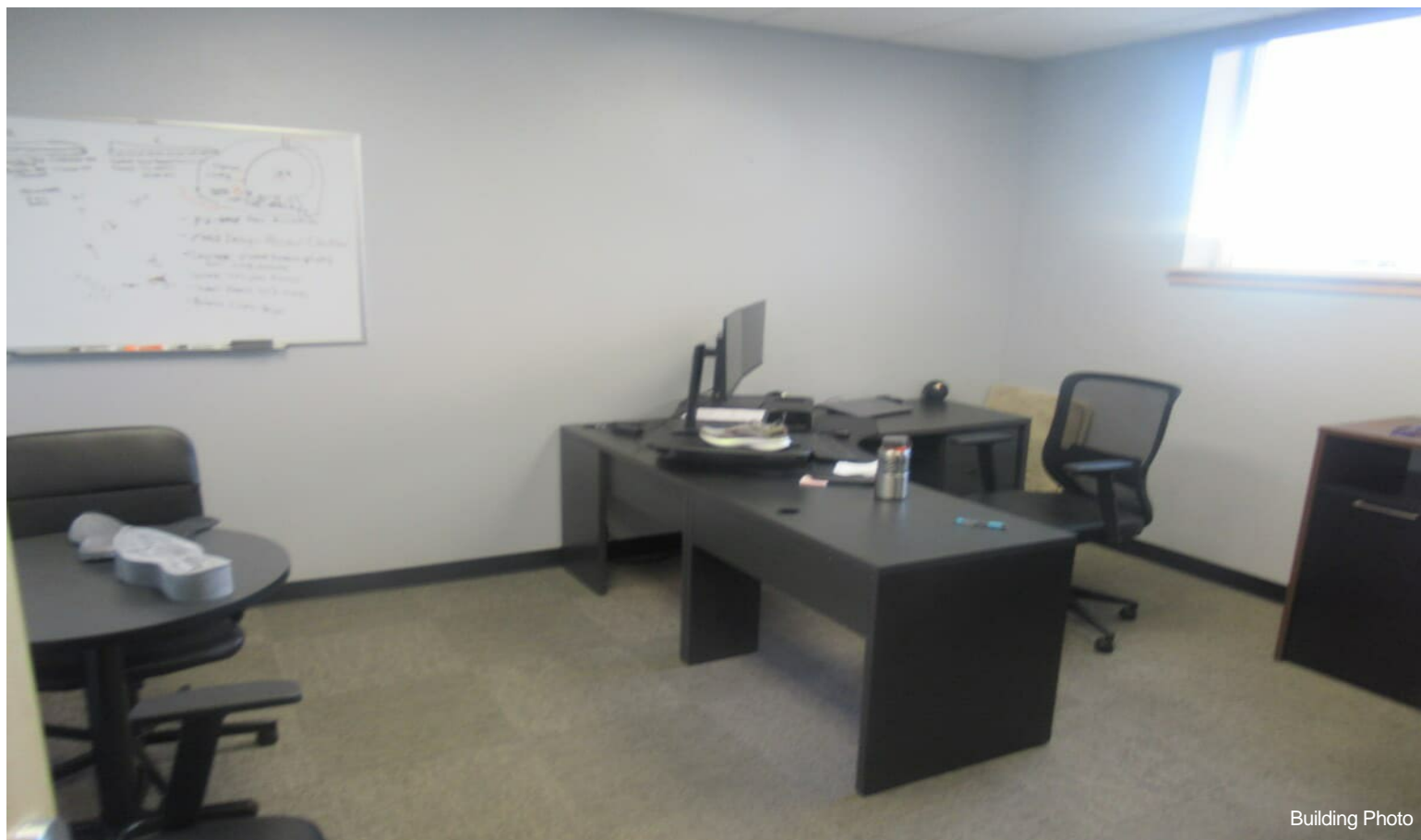


Building Photo



Lunch Room Photo

Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Second Floor Office Photo



Warehouse Photo

Property Photos



Warehouse Photo



Restroom Photo

Property Photos



Building Photo



Building Photo