

# 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

**GREG MARTINEAU**  
GAGE COMMERCIAL REAL  
ESTATE, LLC.  
360.483.0508  
GREG@GAGECRE.CCM

**TRACY CARPENTER**  
GAGE COMMERCIAL REAL  
ESTATE, LLC.  
360.303.2608  
TRACY@GAGECRE.COM

## 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

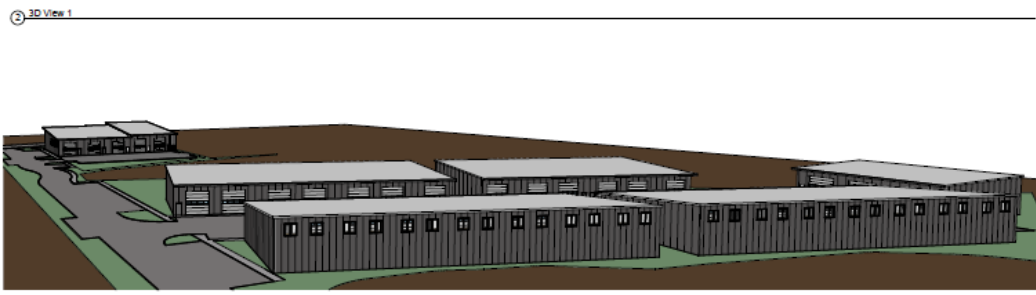
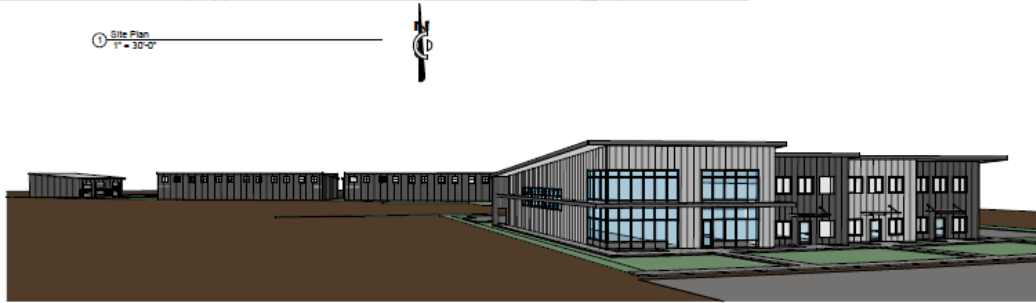
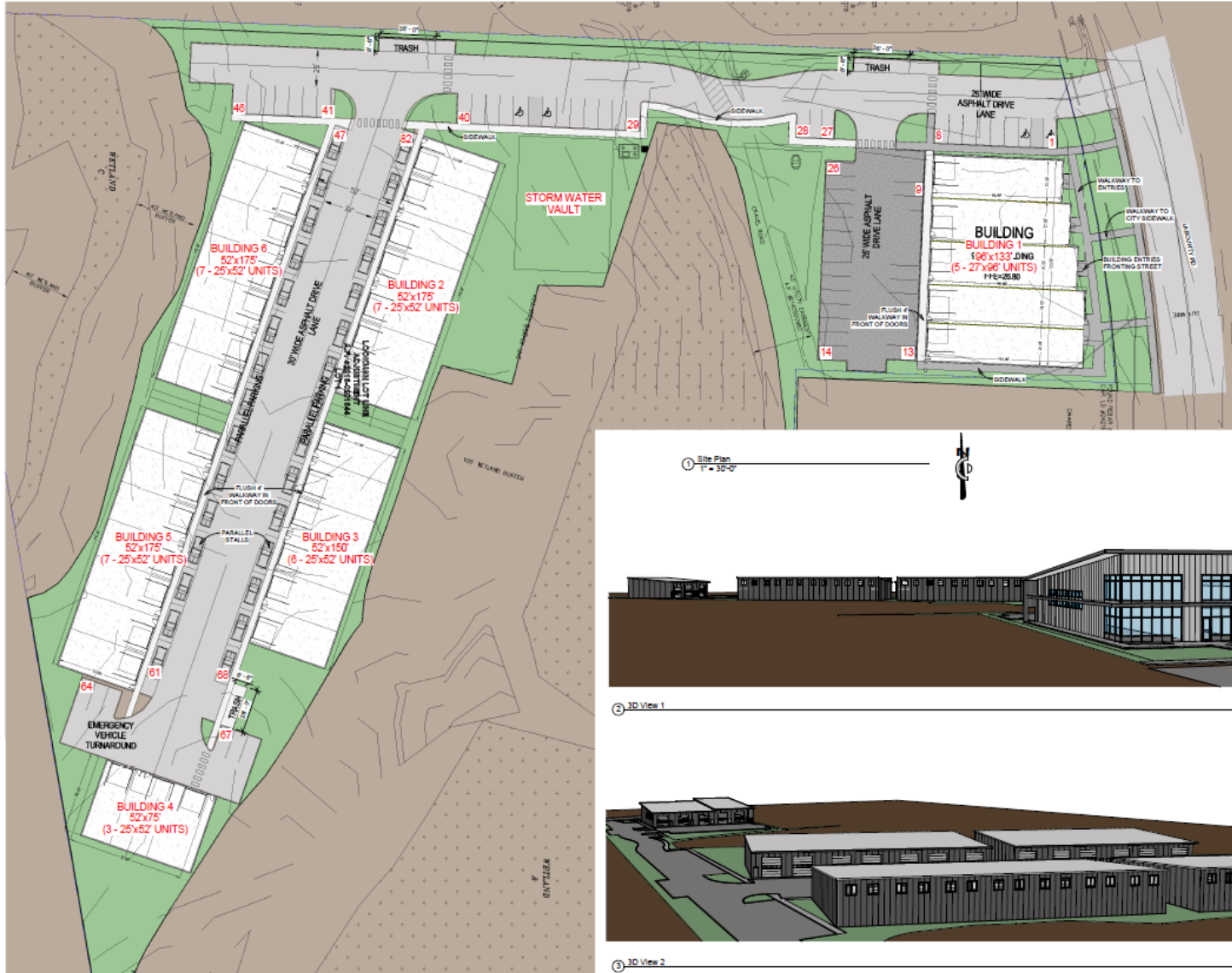
**Site Area:** 16.88 Acres (Approx.  
3.8 Ac. Useable – 165,528 SF)

**Price:** \$1,500,000

# SITE MAP



# SITE PLAN

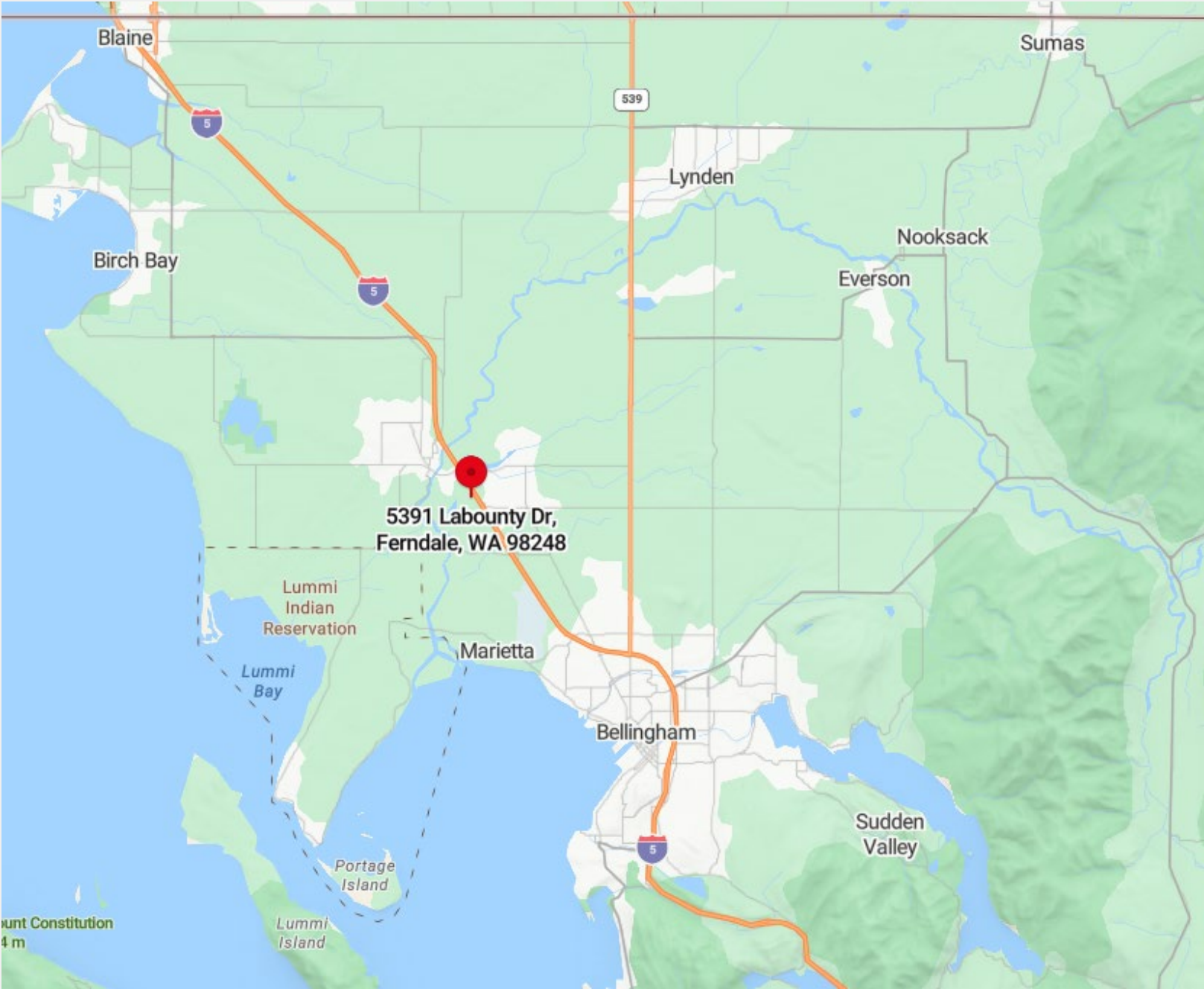


# SITE DETAILS

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')
<b>TOTALS</b>	<b>35</b>	<b>51,768 SF</b>



# MAP



# PROPERTY AERIAL PHOTO



# PROPERTY AERIAL PHOTO







**FOR MORE INFORMATION**

PLEASE CONTACT:

**GREG MARTINEAU**

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.820.4645

GREG@GAGECRE.COM

**TRACY CARPENTER**

GAGECOMMERCIALREAL ESTATE, LLC.

BROKER/OWNER

360.303.2608

TRACY@GAGECRE.COM