

SARATOGA

commercial real estate

STAND-ALONE INDUSTRIAL SPACE FOR SALE

2460 SALASHAN LOOP, FERNDALE, WA 98248



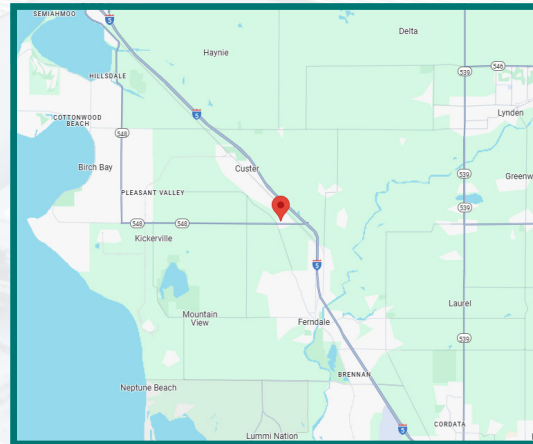

THE MULJAT GROUP

STAND-ALONE INDUSTRIAL SPACE FOR SALE

2460 SALASHAN LOOP, FERNDALE, WA 98248

LISTING PRICE: \$4,950,000

- 43,000 square foot industrial building. Includes 3,000 SF of freezer/refrigerated storage, 1,500 SF office and 1,500 SF breakroom with full kitchen.
- 3.2 acre lot with 33 parking spaces. Located 0.7mi from I-5 exit #266, 15 minutes from Canadian border.
- (4) dock-high doors with ramp levelers and (3) ground level roll-up doors.



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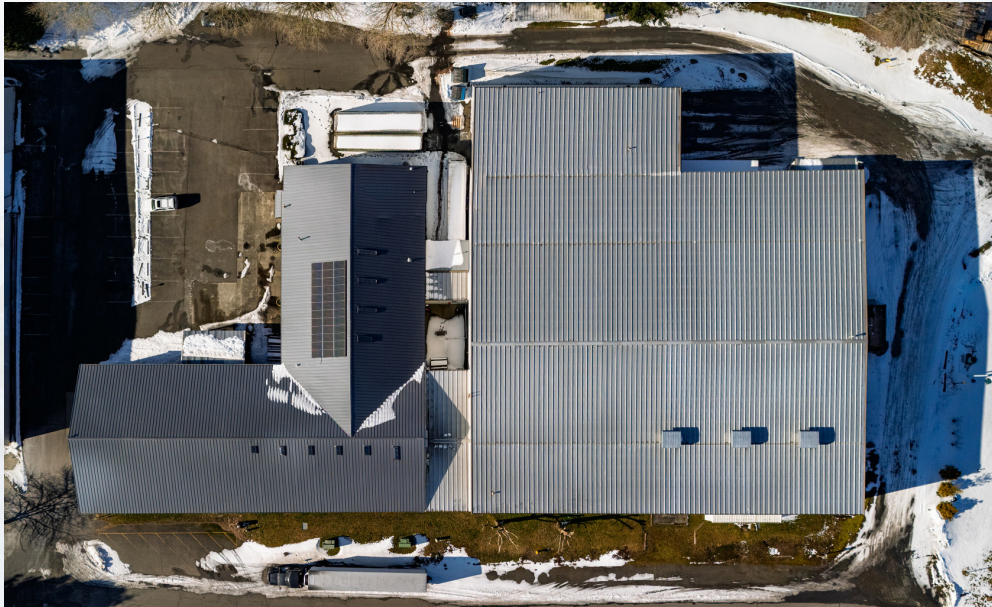
saratogaRE.com
228 E CHAMPION, STE 102, BELLINGHAM, WA 98225

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STAND-ALONE INDUSTRIAL SPACE FOR SALE

2460 SALASHAN LOOP, FERNDALE, WA 98248

- Clear heights ranging from 15' to 25' (~800,000 cubic feet of storage capacity).
- Fully sprinklered, 480v 3-phase power. Additionally equipped with solar panels and security alarm system.



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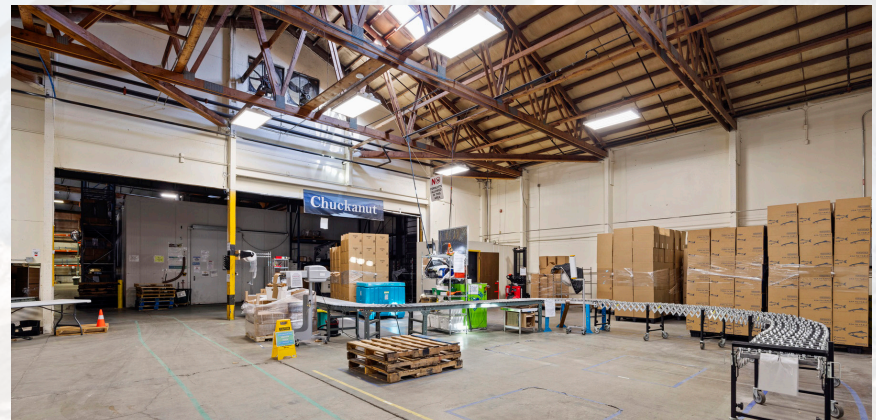
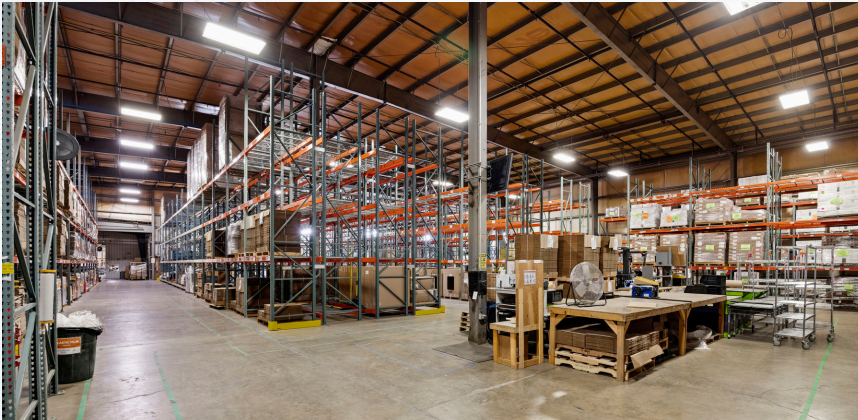
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EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS

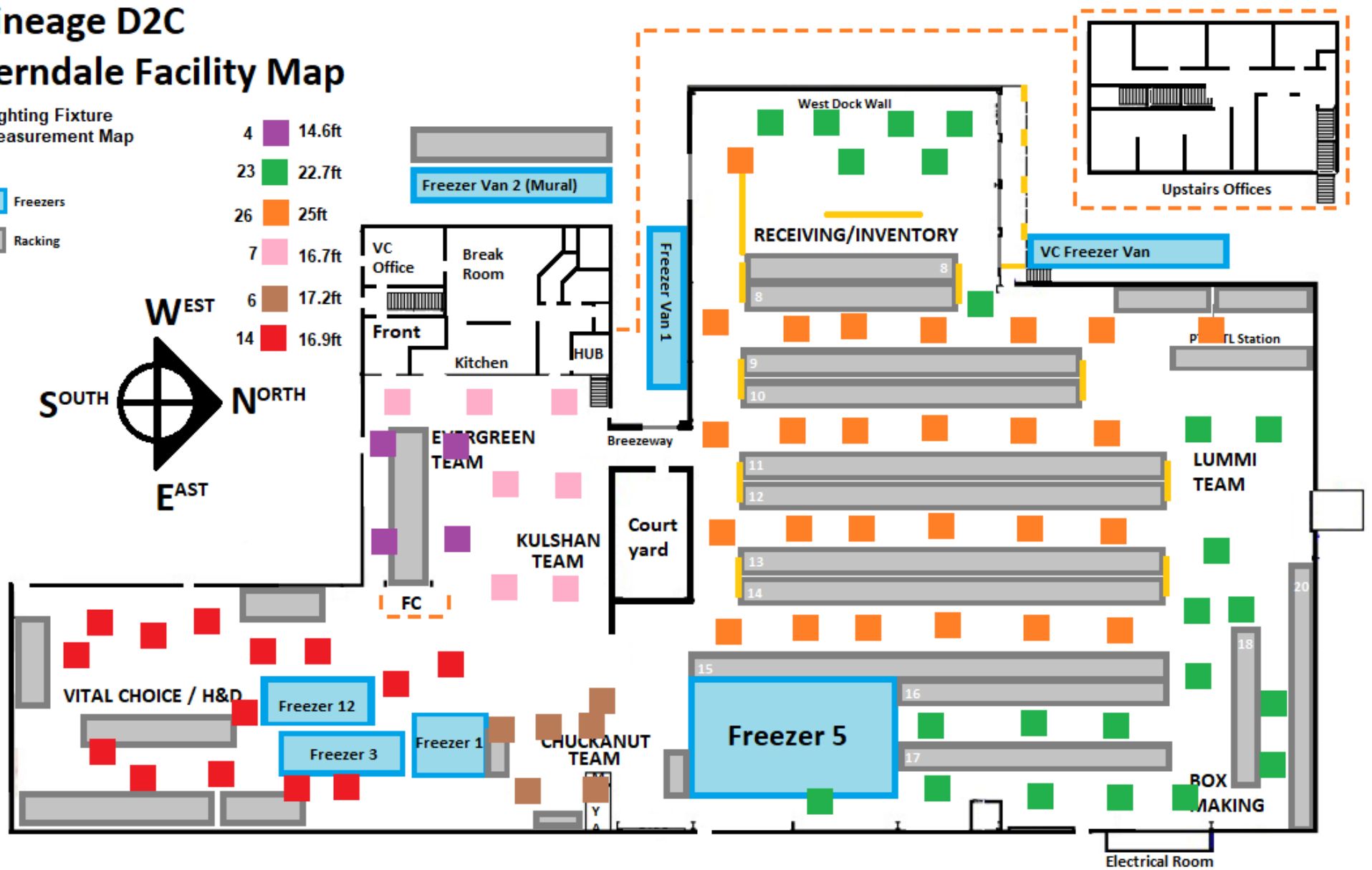
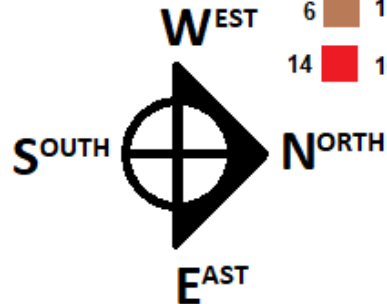


Lineage D2C Ferndale Facility Map

Lighting Fixture
Measurement Map

Freezers
Racking

- 4 14.6ft
- 23 22.7ft
- 26 25ft
- 7 16.7ft
- 6 17.2ft
- 14 16.9ft



DEMOGRAPHICS — 5 MILE RADIUS

DEMOGRAPHIC SUMMARY

2460 Salashan Loop, Ferndale, Washington, 98248

Ring of 5 miles

KEY FACTS

29,521

Population



10,533

Households

39.5

Median Age

\$84,290

Median Disposable Income

EDUCATION

7%

No High School Diploma



25%

High School Graduate



36%

Some College



32%

Bachelor's/Grad/Prof Degree

INCOME



\$100,941

Median Household Income



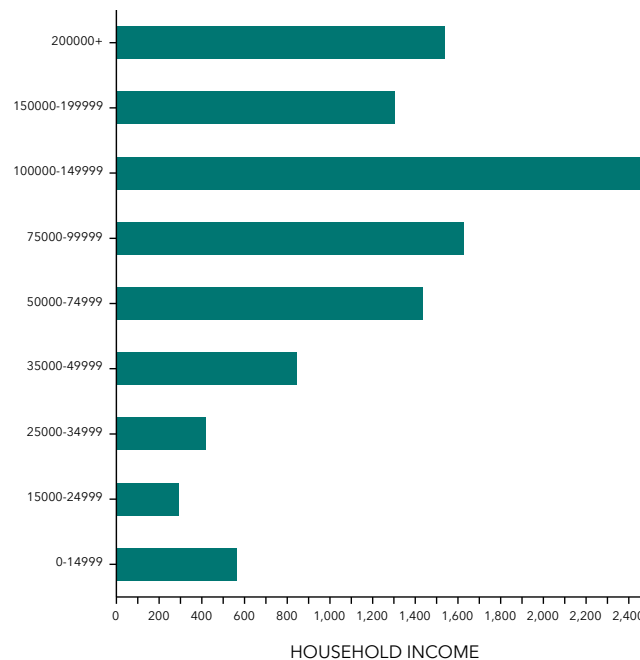
\$45,984

Per Capita Income

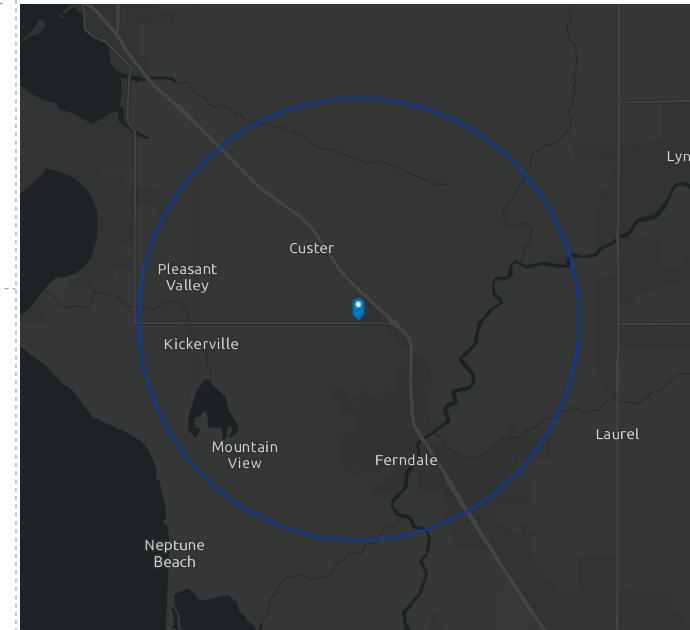


\$414,368

Median Net Worth



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EMPLOYMENT



White Collar

60%



Blue Collar

29%



Services

15%

4.4%

Unemployment Rate