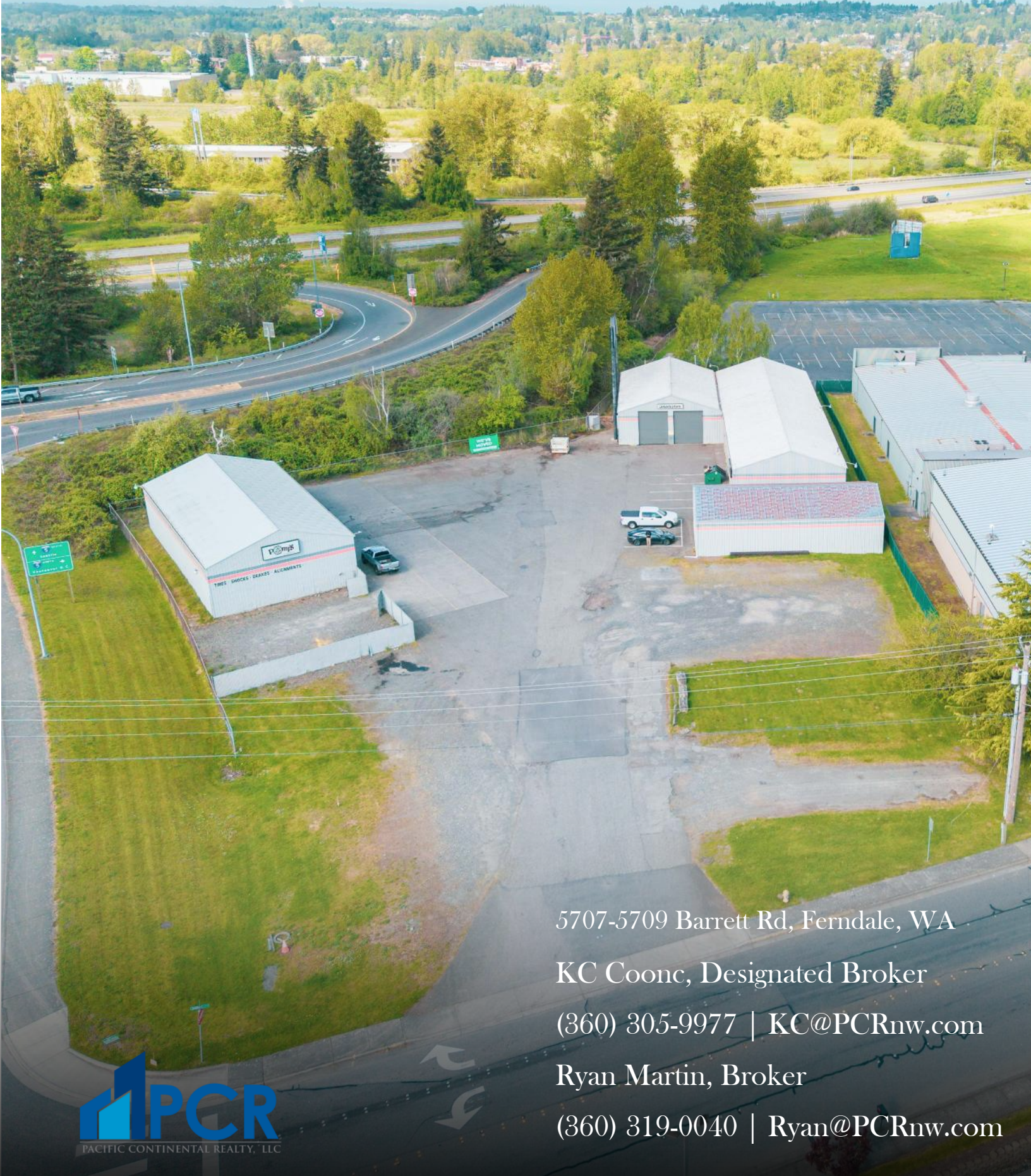


TURNKEY SERVICE INDUSTRIAL FACILITY WITH YARD



5707-5709 Barrett Rd, Ferndale, WA

KC Coonc, Designated Broker

(360) 305-9977 | KC@PCRNw.com

Ryan Martin, Broker

(360) 319-0040 | Ryan@PCRNw.com



MULTI-BUILDING LAYOUT



Buildings: 12,760 SF

Base Rent: \$0.85 SF/M

CBA #: 44801341

Rare opportunity to lease a highly functional service-industrial property in Ferndale's established industrial corridor. Formerly operated as a tire shop, the property offers a plug-and-play layout with existing shop space and service bay infrastructure, allowing for immediate occupancy with minimal tenant improvements.

The site consists of three buildings totaling approximately 12,760 SF (7,720 SF, 1,920 SF, and 3,120 SF), on a 1.51 acre lot, providing flexibility for a wide range of operations including automotive, contractor, fleet service, and light industrial users. The multi-building configuration allows for separation of uses such as shop, storage, office, and breakroom enhancing operational efficiency.

The property includes yard area for outdoor storage and equipment staging, a key feature that is increasingly limited in the current market. Combined with functional shop space and service-oriented layout, the site is well-suited for HVAC, plumbing, electrical, excavation, and service-based businesses.

Strategically located with convenient access to I-5 and regional trade routes, the property offers strong connectivity for both local and regional operations.

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

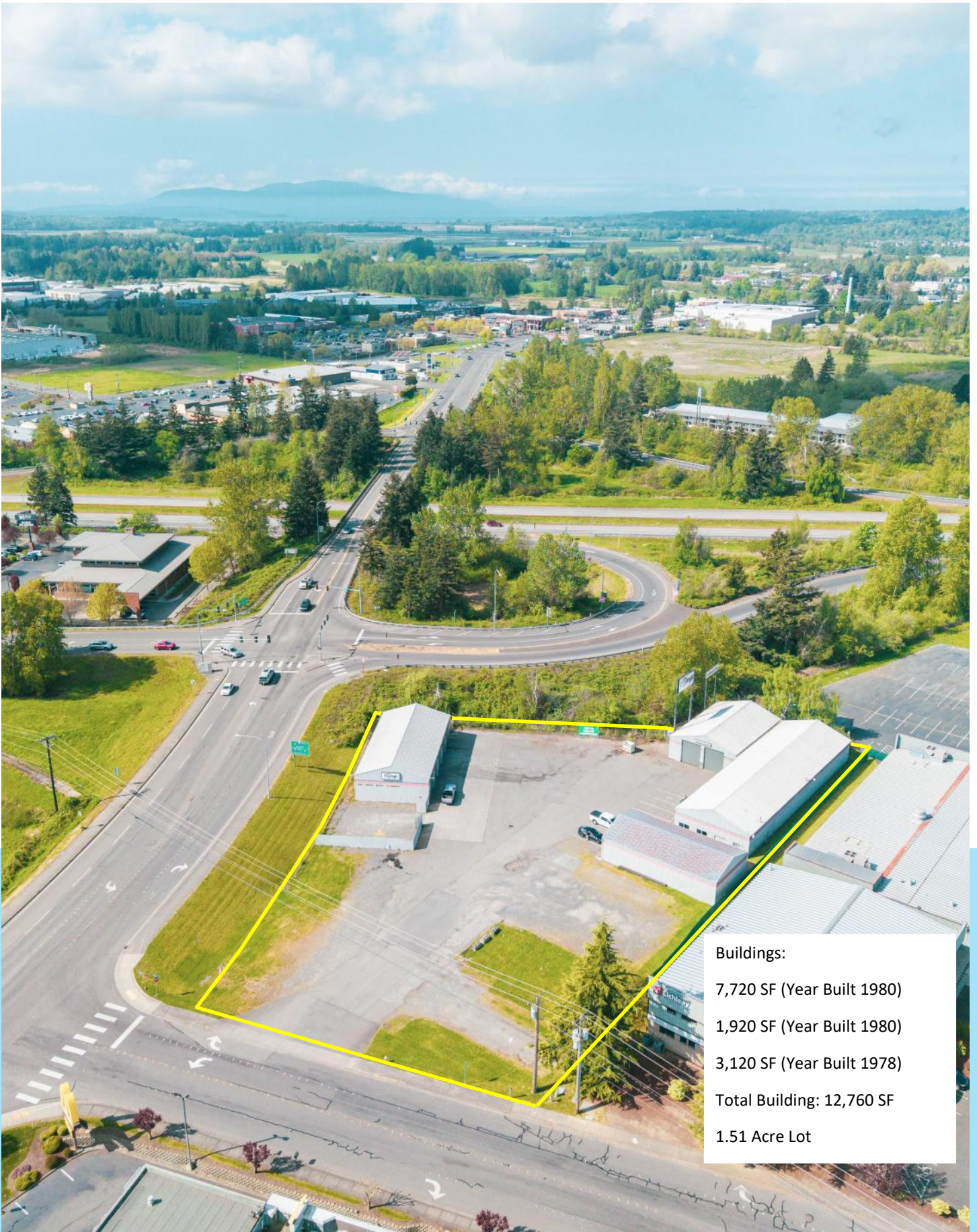
KEY FEATURES

- 12,760 SF Total building Area (3 buildings)
- Building Sizes: 7,720 SF | 1,920 SF | 3,120 SF
- Former Tire Shop w/ Service-industrial Layout
- 12 Service Bays
- Yard Area for Storage and Staging
- Ideal for Contractors, Automotive, and Service Users
- Light Industrial Setting
- Quick Access to I-5
- Move-in Ready Functionality with Minimal TI Required



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PHOTOS



Buildings:
7,720 SF (Year Built 1980)
1,920 SF (Year Built 1980)
3,120 SF (Year Built 1978)
Total Building: 12,760 SF
1.51 Acre Lot

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INTERIOR



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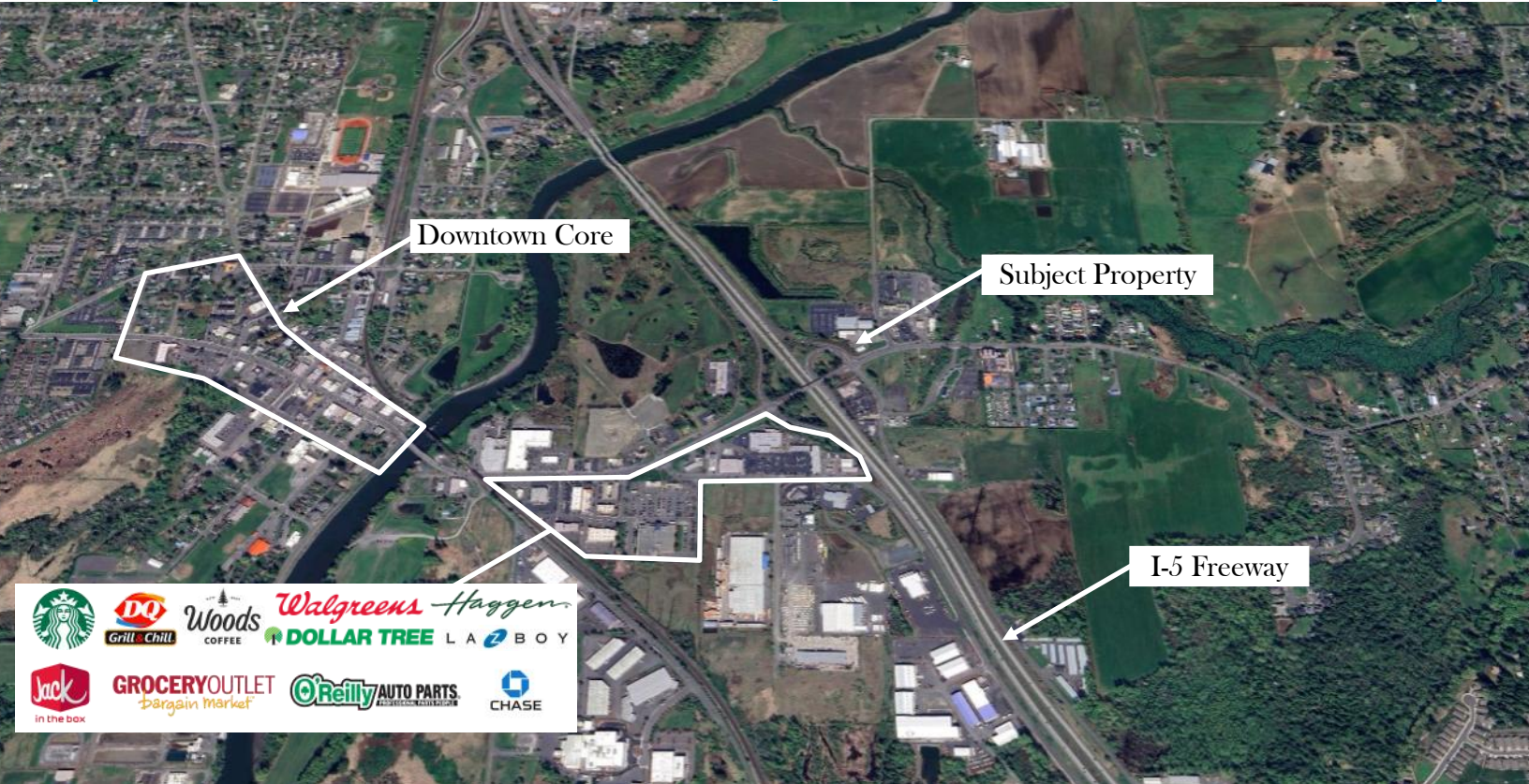
LOCATION OVERVIEW

Located in the northwest corner of Washington State near the Nooksack River, Ferndale was officially incorporated on March 19, 1907. Once called Jam because of its location next to a logjam on the river, the city was renamed Ferndale by the schoolteacher who admired ferns that once grew around the original schoolhouse.

Today, Ferndale is a vibrant community of 16,330 people located on the Interstate 5 corridor, approximately 6 miles north of Bellingham and 13 miles south of the Canadian Border. There are many nearby attractions including Mount Baker, the San Juan Islands, numerous lakes, and the Nooksack River. Ferndale also enjoys a close proximity to Vancouver, British Columbia.

The best way to experience Ferndale is to visit. Explore our historic Pioneer Village, dine in our downtown or take a scenic walk down our Riverwalk Park.

<p>16,293</p> <p>City Population</p>	<p>1.63%</p> <p>Population Growth</p>	<p>21,066</p> <p>5-Mile Radius Population</p>
<p>\$82,466</p> <p>Median HH Income</p>		<p>4.78%</p> <p>Employment Growth</p>



LOCAL AREA

Over the next twenty years, Ferndale is forecast to grow more rapidly than any community in Northwest Washington, adding nearly 7,000 people and up to 4,000 jobs. The Ferndale Market Area, which includes the City limits, the Ferndale School District, the Lummi Nation, and the Cherry Point Industrial Area, will provide new and varied economic growth, creating jobs and retail opportunities we can't even imagine today.

With a growth rate of 1.69% from 2021-2024 the continued projection showcases a continued interest in residents to reside outside Bellingham City limits. Outside of people, industrial interest in Ferndale area has continued to grow. With expansion of construction companies, Pape truck services, as well as new industrial park constructions creating new job opportunities and new interest from outside perspectives on Ferndale.

Median Age	32.9 (57% 18-64)
Median HH Income	\$82,466
Households	5,179
Housing Units	5,624
Housing Vacancy	8%
Median Home Value	\$429,000
Average Work Travel	21 Minutes

