

FOR SALE

Ferrotek Corporation + Real Estate

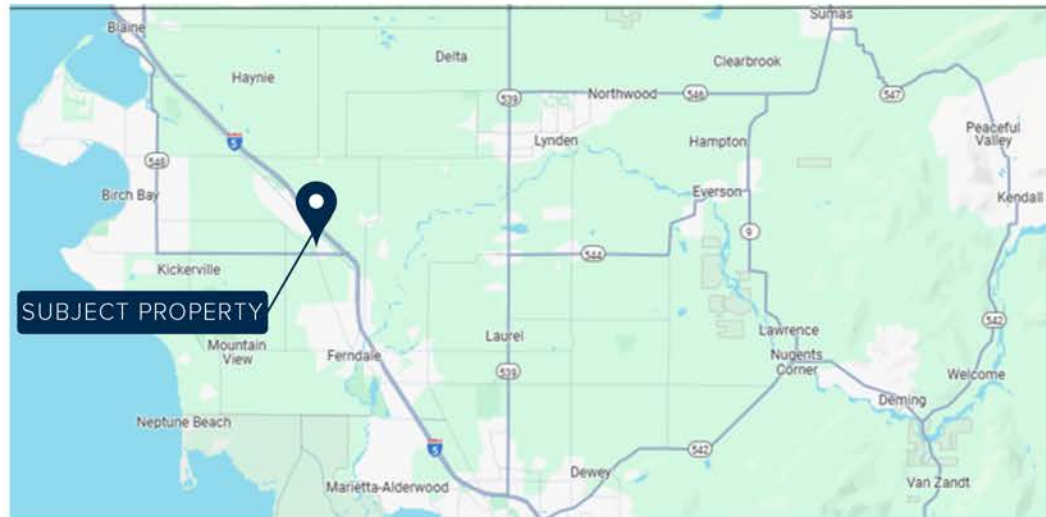


ASSET SUMMARY

7135 DELTA LINE RD
FERNDALE, WA 98248

COUNTY:	Whatcom
MARKET:	North Counties
STYLE:	Light Industrial
APN#:	3901015102980000
ZONING:	Industrial-Light
LOT SIZE:	3 Acres
YEAR BUILT:	2000
# OF BUILDINGS:	3
# OF FLOORS:	2
# OF LOADING DOORS:	7+ Bays
NET RENTABLE SF:	20,676 SF
CONSTRUCTION:	Metal
ROOF:	Metal
HEAT:	Radiant; Heat Pump
POWER:	3 Phase
PARKING:	YARD

PRICE: \$5,800,000



BUSINESS OVERVIEW

BUSINESS: Offering Price: \$1,500,000

Excellent opportunity to buy a well-established business with the real estate it leases (listed separately). Ferrotek Corporation is a structural metal fabrication and services company established in 1987. Ferrotek operates as a supplier of fabricated material to general contractors whose primary contracts are with private, commercial and municipal clients. Ferrotek additionally markets and fabricates truck bodies and equipment, which it sells, installs and services. Ferrotek maintains significant long-term relationships and has existing contracts in place. The sale includes all business assets including equipment, material and existing contracts. The Owner will remain on staff during the transition period. Ferrotek has strong financials. Subject to an NDA, Sellers documents/reports include: 3 years trailing P&L, Asset List, Tax Returns, Lease Agreement and current Contracts list.



LEASED PROPERTY OVERVIEW

REAL ESTATE: Offering Price: \$4,300,000

The real estate being leased consists of 3 acres of level, dry, serviced, and usable light industrial land in the Delta Tech Industrial Park located off of Grandview Road, an all-weather heavy haul road, accessed via a full exchange off of I-5. The Improvements consist of 3 buildings totaling 20,676 SF sited on 3 fenced and graveled acres. Bldg. 1) 16K SF insulated metal fab facility featuring: 1600 sf fork accessible structural mezz, 2 full length bridge cranes 5 tons each with rail originally designed to support 10 tons, a Jib, 2000 amps of 480v 3phase, locker room, lunch room, parts room (isolated by heat triggered roll up fire doors), 6 grade level doors (2) 24x20 hanger style full pass through doors, steel construction, 28' eve height, hold downs and steel beams embedded in slab for welding, 8" slab, radiant heat and a full building gas extractor. The building is designed for expansion to the west. Bldg. 2) 2300 sf stand-alone office building with 7 offices, reception, storage and IT. bldg. 3) 2,376 SF stand-alone sand blasting facility. Collectively (the "Property").

Ferrotek leases its facility which leasehold consists of the improvements referenced above (3 buildings situated on approximately 3 acres of fenced and graveled land), (the "Premises").The Premises occupies a 3+/- acre portion of the 6.1 acres of land being offered for sale. The remaining 3.1 acres of land is serviced, level, dry, and usable per Whatcom County Code.

LEASE TERMS

Ferrotek holds the Lessee interest in a NNN Lease with a 10 year term beginning June 1st, 2025. The Lease provides for monthly payments of \$19,000 beginning June 1st, 2025 with annual increases of 3%. The NOI for Year one of the Lease is 228,000 escalating annually by 3% over the remainder of the Term. The Lease also provides for (2) serial options for Lessee to renew the Lease.

* PLEASE NOTE: The Business can be sold separately from the Real Estate, but the Real Estate cannot be sold separately from the Business. *



INDUSTRIAL FABRICATION SHOP



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JEFF BAKER | (360) 739-3236 | jeffbaker@windermere.com

OFFERING MEMORANDUM | 7135 Delta Line Rd, Ferndale WA

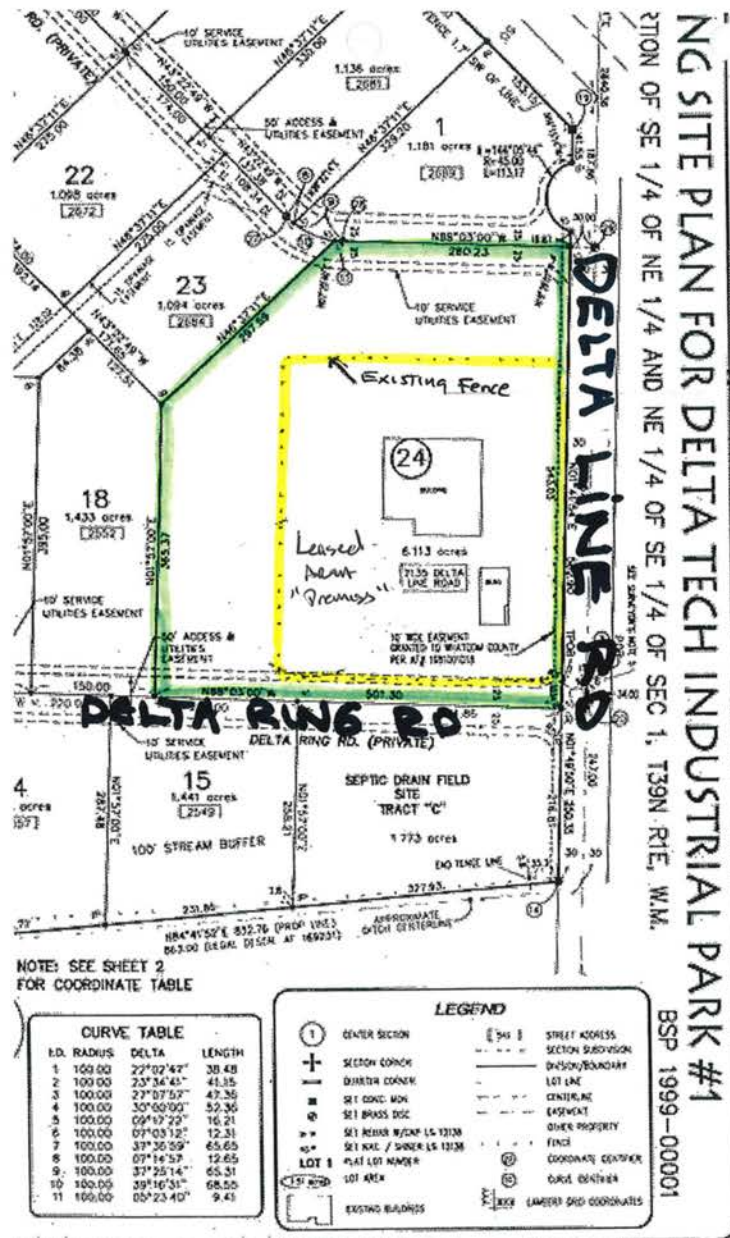
OFFICE BUILDING



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PLAT MAP

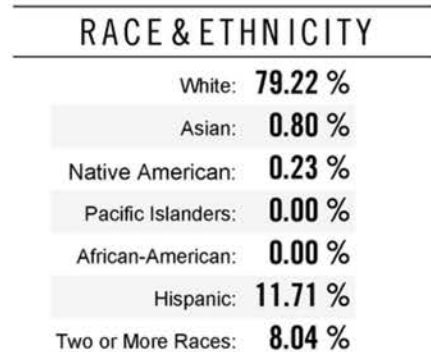
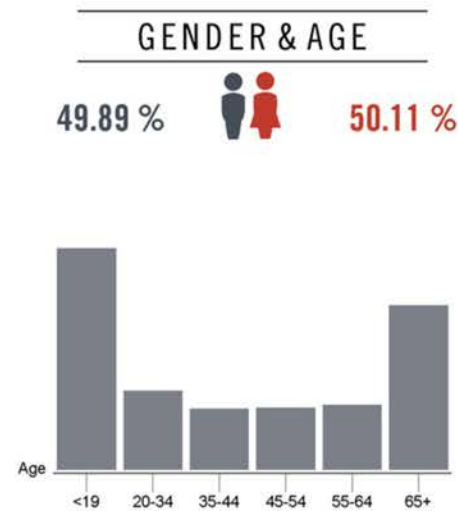
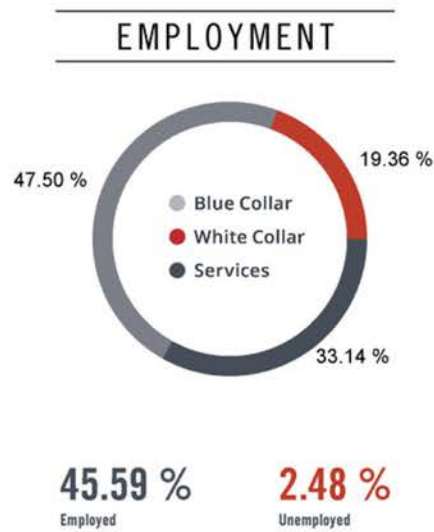


- The "Property"
- Fenced Area Leased to Ferrotek "The Premises"

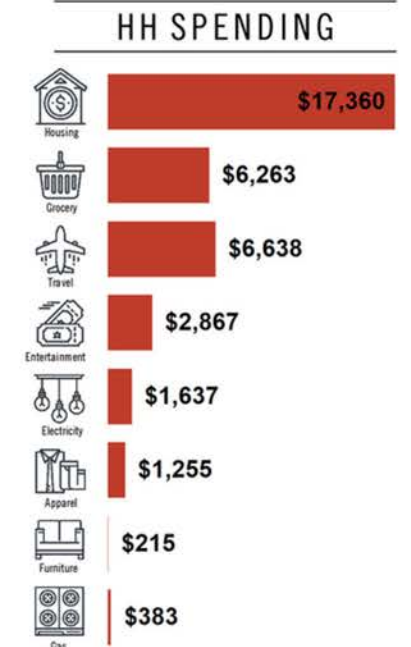
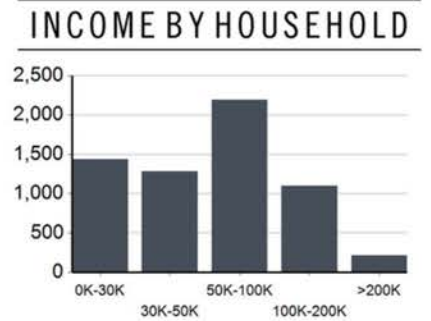
LOCATION & DEMOGRAPHICS

Location Facts & Demographics

CITY, STATE	Ferndale, WA
POPULATION	15,041
AVG. HHSIZE	2.67
MEDIAN HH INCOME	\$58,549
HOME OWNERSHIP	
Renters:	1,533
Owners:	3,998



Catylist Research

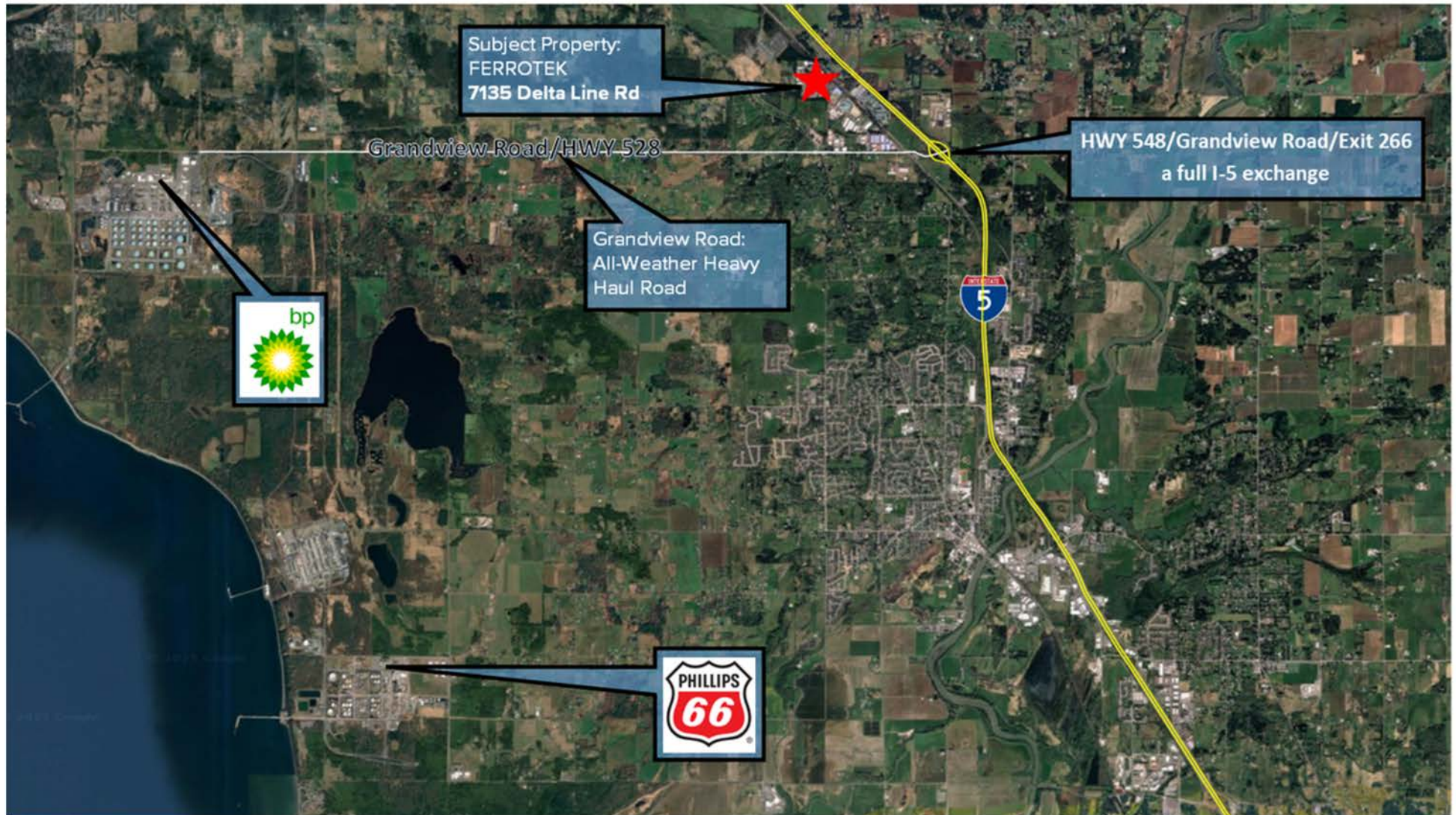


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LOCATION & DEMOGRAPHICS



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