



Features

\$0.80 per SF + NNN	Large Parking Area
3 Buildings Totaling 10,928 SF on 1.54 acres	3 Phase Power : 208/440v, 110/220v 1250 amps in Main Panel
9,200 SF Warehouse + 1,728 SF Office	OH Cranes/ Air Compressor Capability in Each Building
Zoning: Light Industrial	Insulated & Heated Buildings
25,500 SF Fenced Property (Large Yard!)	Easily Accessible from W Smith Rd.

Contact

Greg Martineau, CCIM 360-820-4645 (cell) Greg@saratogacom.com

Lydia Bennett, CCIM 360-224-6600 (cell) lbennett@ccim.net



Contact

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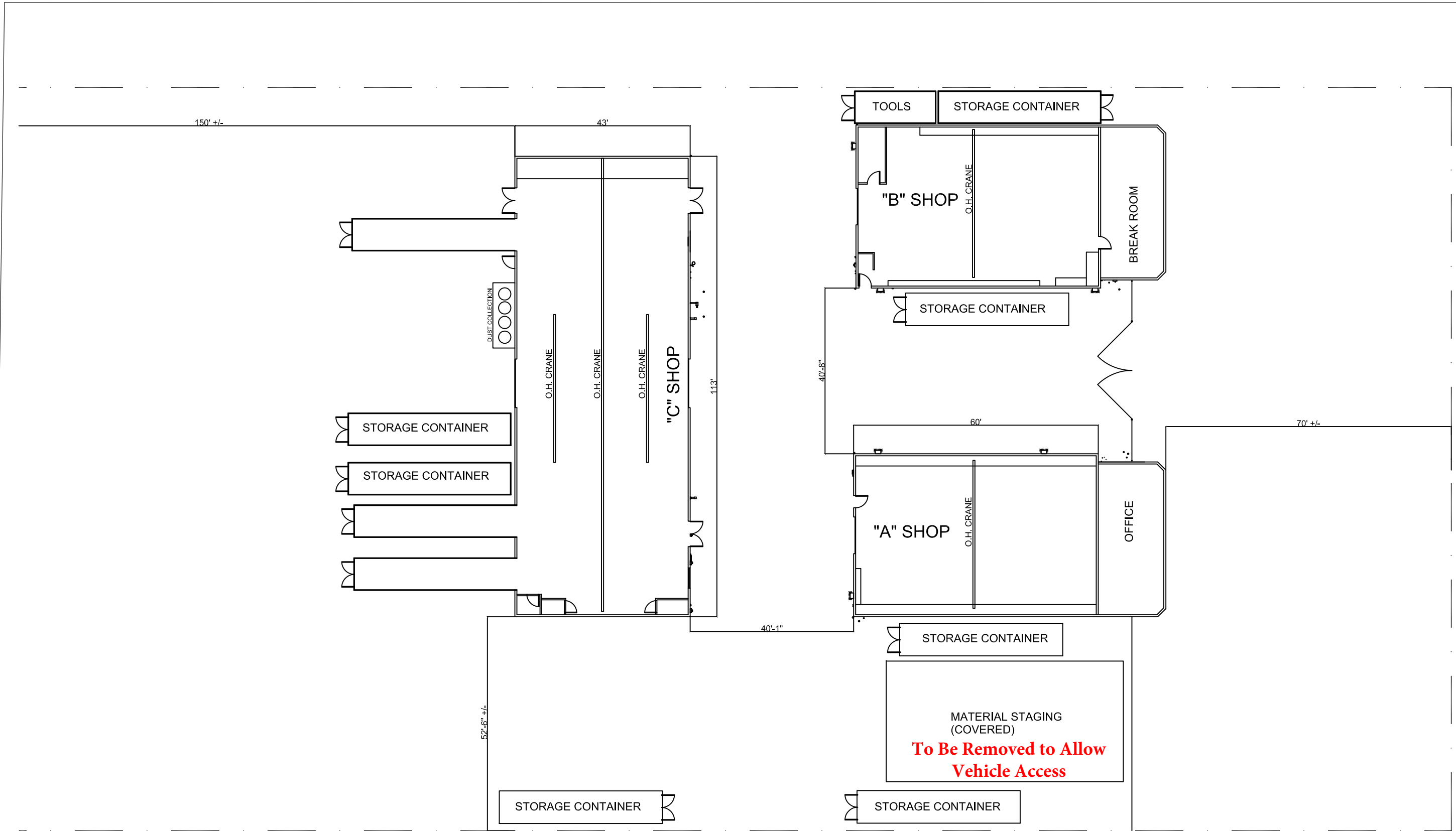
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NO.	DATE	REVISION	BY	CK



GR PLUME COMPANY
 1373 WEST SMITH ROAD
 FERNDALE WA 98248

DRAWN: RM
 CHECKED: G R P
 DATE: 08/20/2019

SHEET
01

FILE NAME



Features

3,264 SF Total	Gas Heat + Insulation
2,400 SF Warehouse and 864 SF Office	Power: 3 Phase: 208/440V, 110/220V, 1250 Amps in Main Panel
Nice Office Space W/ Private Offices	Overhead Crane Equipped
One 12' GL Door, 15' to 19' Ceilings	Air Compressor Can Be Added
One ADA Restroom	New Roof in 2018

Contact

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Building A

PROPERTY FACT SHEET

Address: 1373 W. Smith Road, Ferndale

Zoning: Light Industrial

Building: 3,264 sf

Warehouse SF: 2,400 sf

Office SF: 864 sf

Power: Power: 3 Phase: 208/440V,
110/220V, 1250 Amps

Water/Sewer: Connected to City services

Features: Insulated, Gas Heat, OH Crane

Doors: 1 12' Grade Level Door

Parking: Abundant Parking

Ceiling Height: 15'-19'

Sprinklers: No

Water/ Sewer Connected to City services

Contact

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Features

3,264 SF Total	Gas Heat + Insulation
2,400 SF Warehouse and 864 SF Office	Power: 3 Phase: 208/440V, 110/220V, 1250 Amps in Main Panel
Kitchen, Breakroom, Locker Room	Air Compressor + OH Crane
ADA Restroom, 2 Showers, Washer/ Dryer	Easily accessible from Smith RD
15' to 19' ceiling heights	New Roof in 2018

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Building B

PROPERTY FACT SHEET

Address: 1373 W. Smith Road, Ferndale

Zoning: Light Industrial

Building: 3,264 sf

Warehouse SF: 2,400 sf

Office SF: 864 sf

Power: Power: 3 Phase: 208/440V,
110/220V, 1250 Amps

Features: Kitchen, Breakroom, Locker
Room and Washer/ Dryer

Doors: One 12' Grade Level Door

Parking: Abundant Parking

Access: W Smith RD

Ceiling Height: 15' to 19' Ceilings

Sprinklers: No

Water/Sewer: Connected to City services

Contact

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Features

4,400 SF Warehouse

17 1/2' to 20' Ceilings

Two 14' Grade Level Doors

Infrared/ Radiant Head, Insulated

Over Head Crane, Sprinklered Bldg

Accessible by Smith RD

Power: 3 Phase: 208/440V, 110/220V,
1250 Amps in Main Panel

Air Compressor Equipped

One ADA Restroom

New Roof 2013

Contact

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Building C

PROPERTY FACT SHEET

Address:	1373 W. Smith Road, Ferndale
Zoning:	Light Industrial
Building:	4,400 sf
Warehouse SF:	4,400 sf
Office SF:	0 sf
Power:	Power: 3 Phase: 208/440V, 110/220V, 1250 Amps
Yard Space:	15,000 SF Behind
Features:	Air Compressor, Radiant/ Infrared Heat, Insulated, Sprinklers
Doors:	2 14' Grade Level Doors
Parking:	Abundant Parking
Ceiling Height:	17 1/2' to 20' Ceiling Height
Water/Sewer:	Connected to City services
Sprinklers:	Yes

Contact

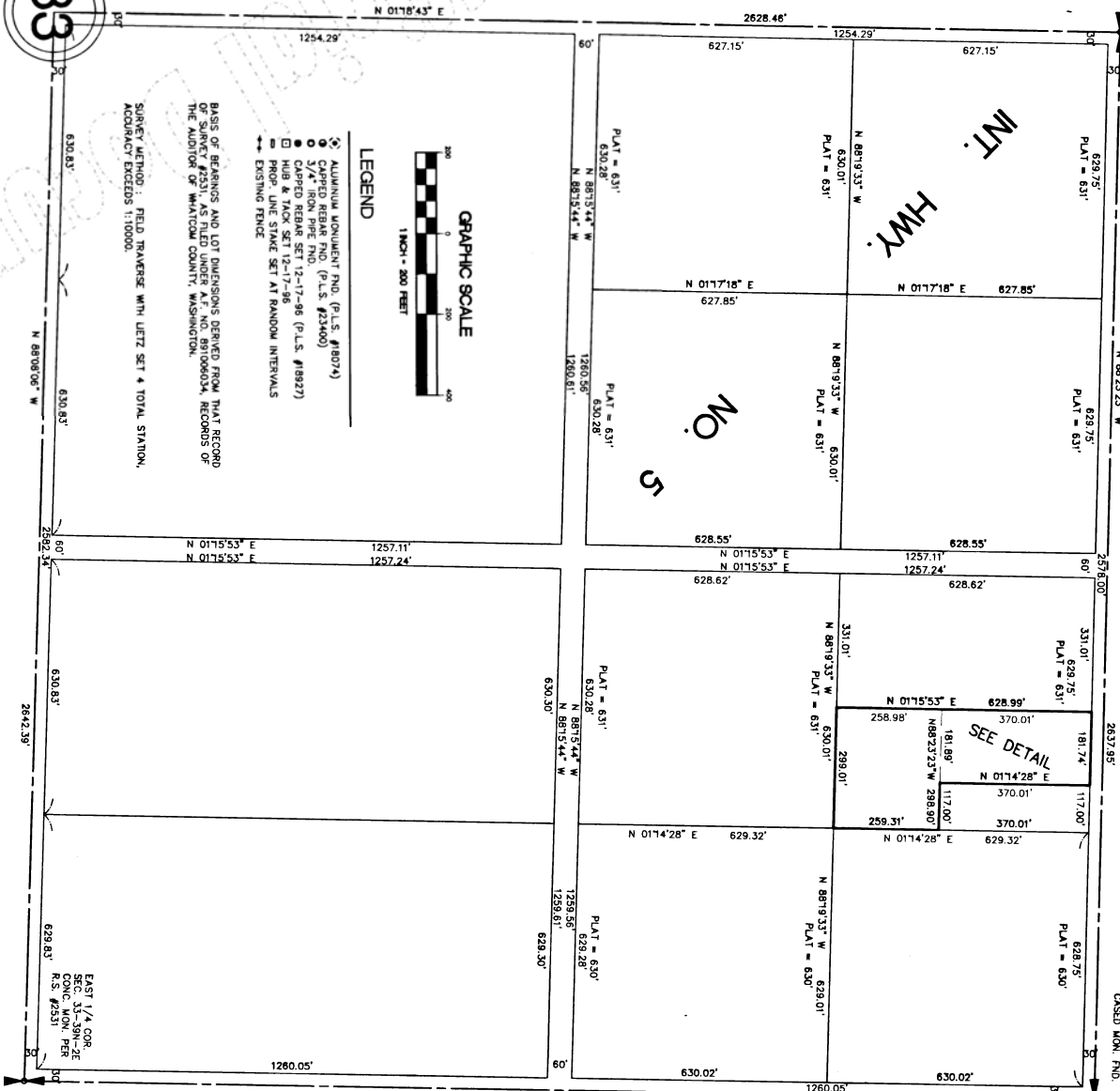
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V. 531 P. 1817



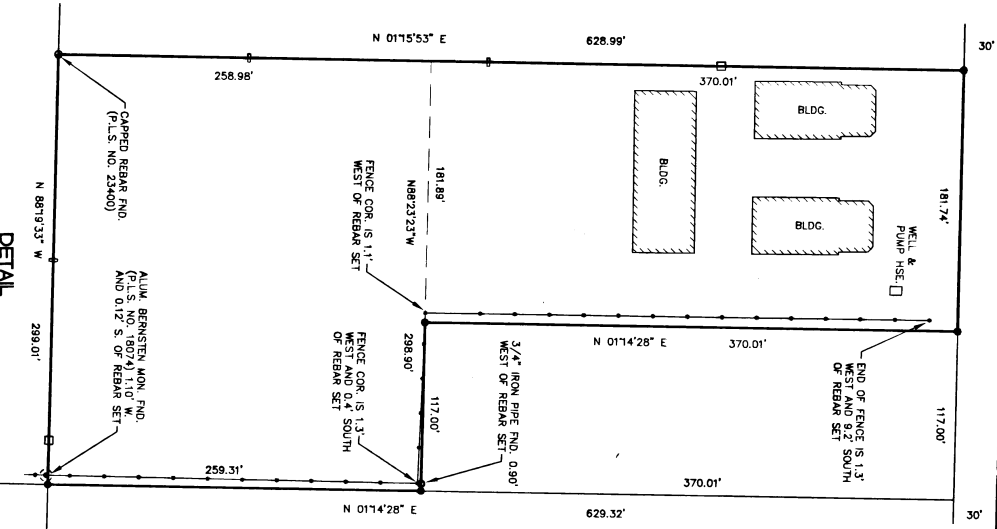
LEGEND

- ALUMINUM MONUMENT FND. (P.L.S. #18074)
- CAPPED REBAR FND. (P.L.S. #23400)
- 3/4" IRON PIPE FND.
- CAPPED REBAR SET 12-17-96 (P.L.S. #18927)
- HUB & TACK SET 12-17-96
- PROP. ONE STAKE SET AT RANDOM INTERVALS
- EXISTING FENCE

GRAPHIC SCALE
1 INCH = 200 FEET

BASE OF BEARINGS AND LOT DIMENSIONS DERIVED FROM THAT RECORD OF SURVEY #2331, AS FILED UNDER A.E. NO. 891060034, RECORDS OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON.

SURVEY METHOD: FIELD TRAVERSE WITH LETZ SET & TOTAL STATION. ACCURACY EXCEEDS 1:10000.



LEGAL DESCRIPTION: PTN. OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M. DESCRIBED AS FOLLOWS:

LOT 2, "PLAT OF DOMINIC'S ADDITION TO NORTH BELLINGHAM," ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF WHATCOM COUNTY, WASHINGTON, EXCEPT THE WEST 331 FEET THEREOF, AND EXCEPT THE NORTH 370 FEET AND THE WEST 283 FEET OF THE EAST 400 FEET OF THE NORTH 370 FEET OF SAID LOT 2, EXCEPT THE RIGHT OF WAY FOR WEST SMITH ROAD LYING ALONG THE NORTH LINE THEREOF, AND EXCEPT THAT PORTION LYING WITHIN THE WEST 331 FEET THEREOF.

SUBJECT TO EASEMENTS OF RECORD, IF ANY.

AUDITOR'S CERTIFICATE

Filed for record this 11 day of January, 1971 at 1:14 P.M. in Book 1 of Surveys at Page 10

at the request of CONSTRUCTION SURVEYORS, *John Gandy & James Revent* Whatcom County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in performance with the requirements of the Survey Recording Act of request of *John Gandy & James Revent* in 1971.

John Gandy
Date D. December 1971
License No. 18927



CONSTRUCTION SURVEYORS N.W. INC.

1500 I STREET
CITY (360) 733-3383
COUNTY (360) 394-0225
FAX (360) 733-3384
BELLINGHAM, WASHINGTON 98225

SURVEY FOR PLUME LLC.

PTN. OF THE NE 1/4 OF THE NE 1/4 OF SEC. 33, TWP. 39 N., RGE. 2 E. OF W.M.

DRAWN: DDU/SWF DATE: 1-07-97 JOB NO. 96146RS
CHECKED: DDU SCALE: 1" = 200' SHEET 1 of 1

LIGHT INDUSTRIAL ZONE (LI)

18.54.010 Purpose.

The purpose of the light industrial [zone](#) is to accommodate industrial uses that have a relatively light impact on adjoining uses and that do not create noise, smoke, odors or other objectionable nuisances on the surrounding area. (Ord. 1433 § 1, 2007; Ord. 1400 § 2, 2006)

18.54.020 Permitted principal uses.

Permitted principal uses are subject to the performance standards specified in FMC [18.72.090](#) and are as follows:

- A. A use involving processing or storage of goods, provided the processes or equipment employed, or goods stored or processed, [shall](#) be limited to those uses which are not objectionable by reason of odor, dust, smoke, cinders, fumes, gas, noise, vibration, refuse and matter of water-carried waste;
- B. Workshop;
- C. Testing laboratory;
- D. Wholesale supply outlet;
- E. Rental outlet;
- F. Electronic equipment manufacture and service;
- G. Machine shop;
- H. Moving and storage company;
- I. [Food processing](#);
- J. [Public use](#);
- K. Warehouses;
- L. Storage and mini-storage facilities;
- M. [Shipping containers](#) for storage in conformance with the provisions of Chapter [18.88](#) FMC;

N. [Coffee/food stand](#) no greater than 750 square feet in size. Must be permanently fixed to the ground, located on properties abutting minor arterials and collector roadways, and connected to [City](#) services.

O. Uses similar to the above, in the judgment of the [Zoning Administrator](#), following consultation with members of the Technical Review Committee (TRC). (Ord. 2006 § 3 (Att. 3), 2017; Ord. 1796 § 8, 2013; Ord. 1433 § 1, 2007; Ord. 1400 § 2, 2006)

18.54.030 Permitted accessory uses.

Permitted [accessory uses](#) are as follows:

A. Any use customarily incidental to the permitted principal use, such as [signs](#) and automobile parking;

B. Offices supporting a principal use;

C. Retail or wholesale of goods that are processed on [site](#);

D. Caretaker residence, provided the residence [shall](#) be [occupied](#) by an employee of the [business](#) on [site](#) and [shall](#) not be [used](#) as a rental unit. (Ord. 2006 § 3 (Att. 3), 2017; Ord. 1433 § 1, 2007; Ord. 1400 § 2, 2006)

18.54.040 Conditional uses.

A. [Conditional uses](#) are as follows:

1. Recycling center;

2. Power plant;

3. Auto dismantling, salvage or automobile towing service, only if located a minimum of 200 feet from a residential [zone](#) and having a minimum of eight-foot-high view-obscuring [fence](#);

4. [Coffee/food stand](#) greater than 750 square feet in size, but less than 1,500 square feet in size. Must be permanently fixed to the ground, located on properties abutting minor arterials and collector roadways, and connected to [City](#) services;

5. [Church](#).

a. Pursuant to Chapter [35A.21](#) RCW, outdoor, temporary encampments for the homeless hosted by [religious organizations](#) shall be reviewed as a separate or amended [conditional use](#) from the authorizations originally granted to a [church](#),

subject to reasonable measures to ensure basic sanitation, life safety, and the minimization of negative public health and/or safety impacts to surrounding uses. See FMC [18.72.140](#) for specific conditions related to these uses;

6. Uses similar to the above, in the judgment of the [Zoning Administrator](#), following consultation with members of the Technical Review Committee (TRC).

B. Refer to FMC [18.12.130](#) for specific information on review procedures for [conditional use](#) permits. (Ord. 2066 § 1 (Exh. 1), 2018; Ord. 2006 § 3 (Att. 3), 2017; Ord. 1796 § 8, 2013; Ord. 1433 § 1, 2007; Ord. 1400 § 2, 2006)

18.54.050 Minimum lot size.

Minimum [lot](#) size is as follows: None. (Ord. 1433 § 1, 2007; Ord. 1400 § 2, 2006)

18.54.060 Minimum lot width.

Minimum [lot](#) width is as follows: None. (Ord. 1433 § 1, 2007; Ord. 1400 § 2, 2006)

18.54.070 Maximum building height.

Maximum [building height](#) is as follows: 35 feet. (Ord. 1433 § 1, 2007; Ord. 1400 § 2, 2006)

18.54.080 Setbacks and lot coverage.

[Setbacks](#) and [lot](#) coverage are as follows:

A. [Setbacks](#).

1. Front: 20 feet.
2. Rear: 50 feet if [site](#) adjoins any residential zoning [district](#), otherwise none.
3. Side: 50 feet if [site](#) adjoins any residential zoning [district](#), otherwise none.

B. [Lot](#) coverage: 50 percent (maximum). (Ord. 1433 § 1, 2007; Ord. 1400 § 2, 2006)

18.54.090 Parking.

For specific parking requirements refer to Chapter [18.76](#) FMC. (Ord. 1433 § 1, 2007; Ord. 1400 § 2, 2006)

18.54.100 Sign regulations.

For specific [sign](#) requirements refer to Chapter [18.80](#) FMC. (Ord. 1433 § 1, 2007; Ord. 1400 § 2, 2006)

18.54.110 Buffer requirements.

Buffer requirements are as follows:

- A. A 50-foot buffer shall be required in any instance where a site adjoins any residential zoning district.
- B. Screening along required buffers shall be installed in a manner consistent with Chapter 18.74 FMC.
- C. No parking, loading dock areas or outdoor storage is permitted within a required buffer area.
- D. No reduction of a required buffer shall be allowed except by the granting of a variance in compliance with FMC 18.12.180. (Ord. 1433 § 1, 2007; Ord. 1400 § 2, 2006)

18.54.120 Light industrial zone performance standards and enforcement.

All uses locating within the light industrial zone shall comply with the zone performance standards identified in FMC 18.56.050 and the enforcement of zone performance standards as identified in FMC 18.56.060. (Ord. 1433 § 1, 2007; Ord. 1400 § 2, 2006)