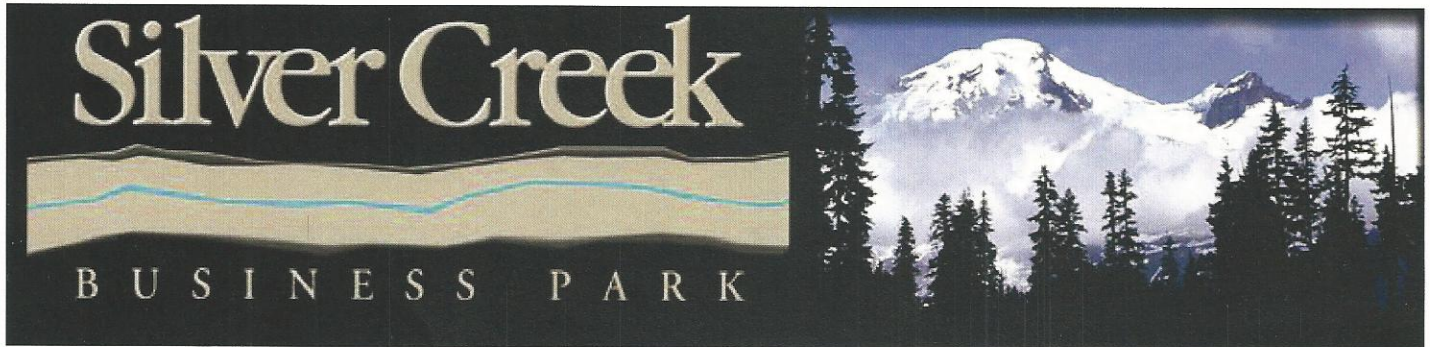


FOR SALE – 8 ACRES



SILVER CREEK BUSINESS PARK
8-ACRES NET PAD-READY PARCEL

**JUST OFF I-5 AT EXIT 260
& WEST ON SLATER ROAD**

**TRAFFIC SIGNALIZED CORNER
STORM, SANITARY, WATER &
RETENTION/DETENTION IN PLACE**

\$12.00 PER SQFT

SEE ATTACHED INFORMATION



1975 Midway Lane, Suite F
Bellingham, WA 98226

Please contact:

Steve Moore

Cell: (360) 201-8999

steve@mooreandcompany.com

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

8 ACRES – FOR SALE



Silver Creek Business Park is located just off Interstate 5 west of Exit 260 in the City of Ferndale, Washington. It is pad-ready and well placed for full access to all the services required by a corporate client including:

- Corner parcel with existing traffic signal, and easy access off of two major roads
- Three minutes from Bellingham International Airport, which has direct flights on Alaska/Horizon, Allegiant and Frontier Airlines to Seattle, Hawaii, Denver, Arizona, Las Vegas and various California airports
- Ten minutes (10 miles) from the Peace Arch Border crossing into Canada
- A short drive (7 – 12 miles) from three Refineries; Arco-BP, Conoco-Phillips and Alcoa-Intalco Aluminum Works
- Two minutes to the Silver Reef Hotel, Casino & Spa
- Four minutes from the Bellingham Bellis Fair Mall
- Two minutes from the Bakerview Fred Meyer's Shopping Center,

Silver Creek also has several other very unique amenities:

Accessibility! Slater Road is an All-Weather road. Unlike many of the roads in Whatcom County, it is extremely beneficial to have a site that can be accessed regardless of either the weather conditions, or more importantly, the road conditions. Today's businesses, and their trucks, simply demand the physical structure that an all-weather road provides.

Connectivity! Silver Creek has it ALL. What this means is that Silver Creek can provide everything from FiberOptic cable, OCR-Frame Relay, T-1, Wireless, etc., to the most complex and integrated telecommunications systems available. All of our wiring is CAT-5e structured cabling which is very important for the ever changing IT environment! Our systems are designed to allow us to continue to upgrade, well into the 21st Century.

Flexibility! When fully completed, Silver Creek Business Park will have the potential to for over 260,000 square feet of Warehouse/Office space. We can accommodate all of our clients space needs including Build-to-Suit and/or Parcels for purchase. When you are ready to expand, we'll have the space! Because we have a Specific Binding Site Plan, we can build virtually any size building you might require.

Thank you again for considering **Silver Creek Business Park**. If you have further questions you can contact me by e-mail at steve@mooreandcompany.com. My cell phone is (360)201-8999.

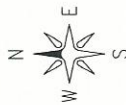
Steve Moore





GENERAL AND SPECIFIC BINDING SITE PLAN LOTS 1 & 2 SILVER CREEK LLA COMPOSITE UTILITY PLAN

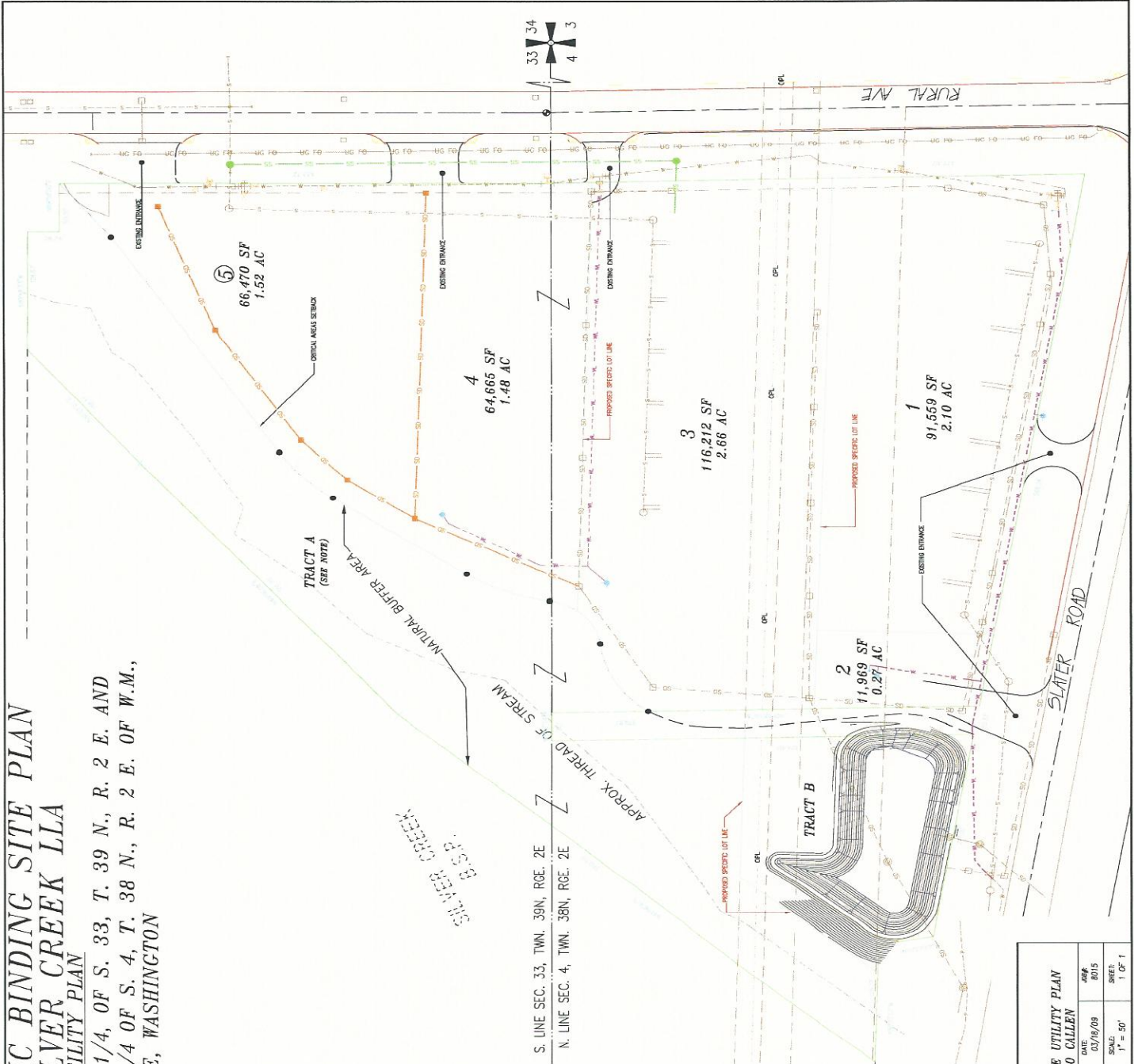
A PORTION OF THE SE 1/4 OF THE SE 1/4, OF S. 33, T. 39 N., R. 2 E. AND
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF S. 4, T. 38 N., R. 2 E. OF W.M.,
CITY OF FERNDALE, WASHINGTON



LEGEND

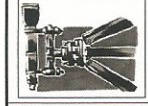
- EXIST STORM DRAIN COLLECTION
- EXIST STORM DRAIN LINE
- EXIST WATER LINE
- EXIST WATER MANHOLE
- EXIST SANITARY SEWER MANHOLE
- EXIST FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER BOX
- FLASHLIGHT
- FUTURE CONSTRUCTION WATER LINE
- FUTURE FIRE HYDRANT
- FUTURE CONSTRUCTION STORM DRAIN LINE
- FUTURE STORM DRAIN COLLECTION
- FUTURE SAN SEWER LINE
- FUTURE SEWER MANHOLE

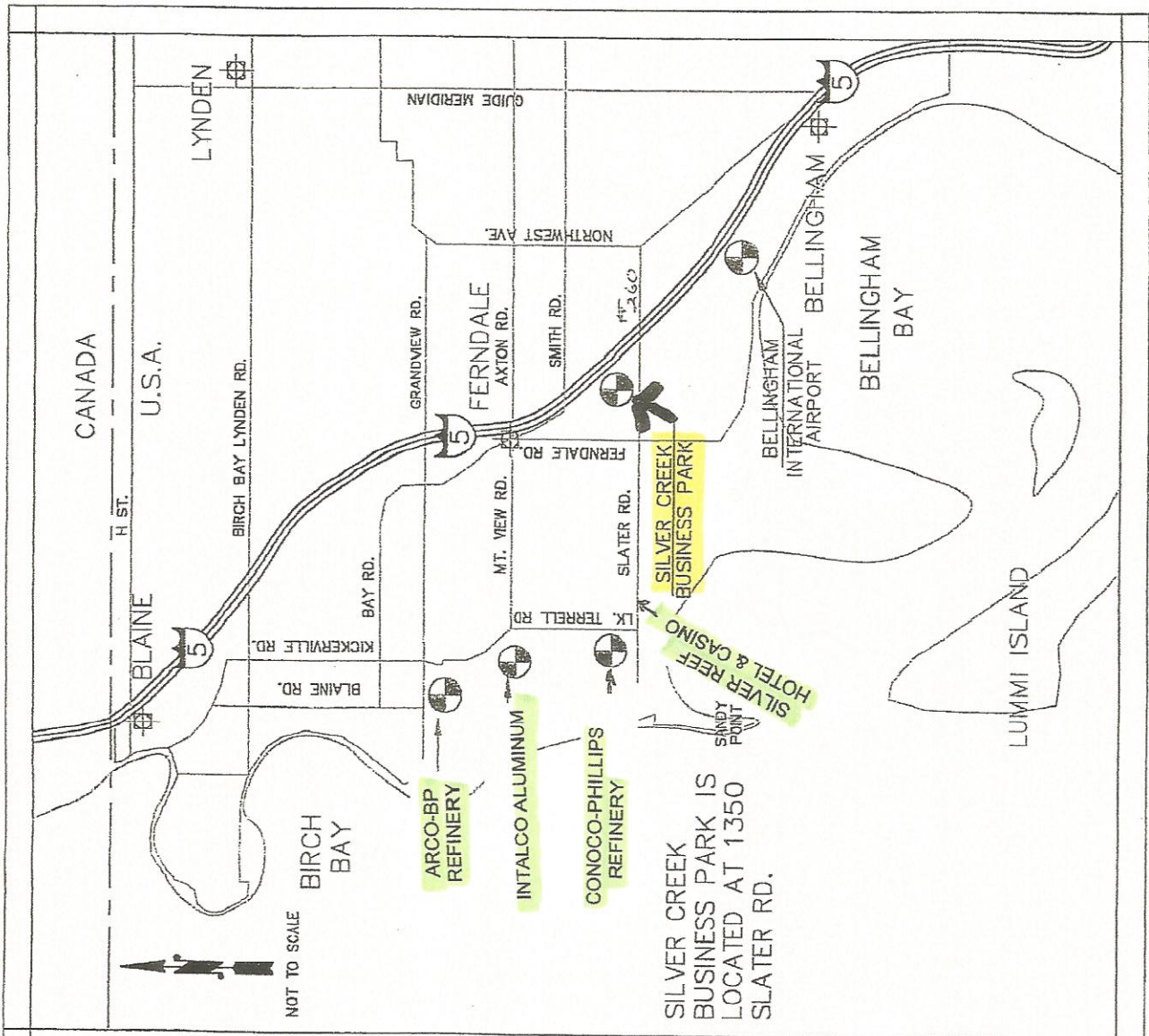
NOTE: UNLESS SHOWN AS OF THIS DATE, THIS PLAN IS INTENTIONAL AND NOT FINAL.



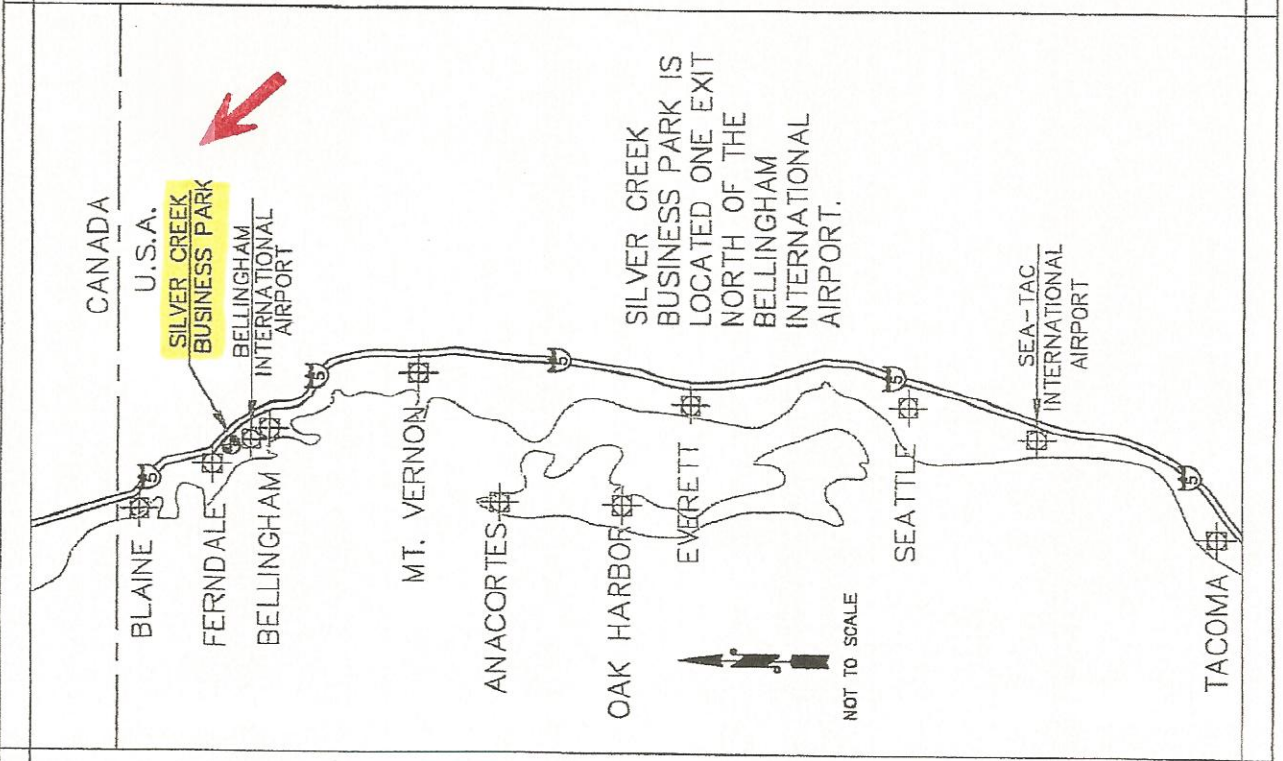
| | | | |
|---------------------------------------|----|------------|----------|
| COMPOSITE UTILITY PLAN CLOE CALLEN | | DATE | 05/18/09 |
| DRAWN BY | SR | CHECKED BY | KTH |
| | | SCALE | 1" = 50' |
| | | SHEET | 1 OF 1 |

LAND DEVELOPMENT
ENGINEERING &
SURVEYING INC., #108
5160 INDUSTRIAL PL.,
FERNDALE, WA 98248
Ph (360) 383-0620





SILVER CREEK
 BUSINESS PARK IS
 LOCATED AT 1350
 SLATER RD.



SILVER CREEK
 BUSINESS PARK IS
 LOCATED ONE EXIT
 NORTH OF THE
 BELLINGHAM
 INTERNATIONAL
 AIRPORT.