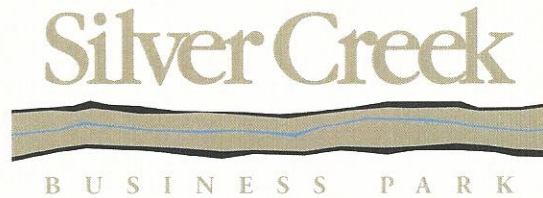


8 ACRES – FOR SALE



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





Imagery Date: 8/25/2011 1998

48° 49' 06.96" N 122° 33' 22.28" W elev 41 ft

Eye alt 987 ft

© 2013 Google

Slater Rd

Rural Ave

Google earth

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

COMPOSITE UTILITY PLAN

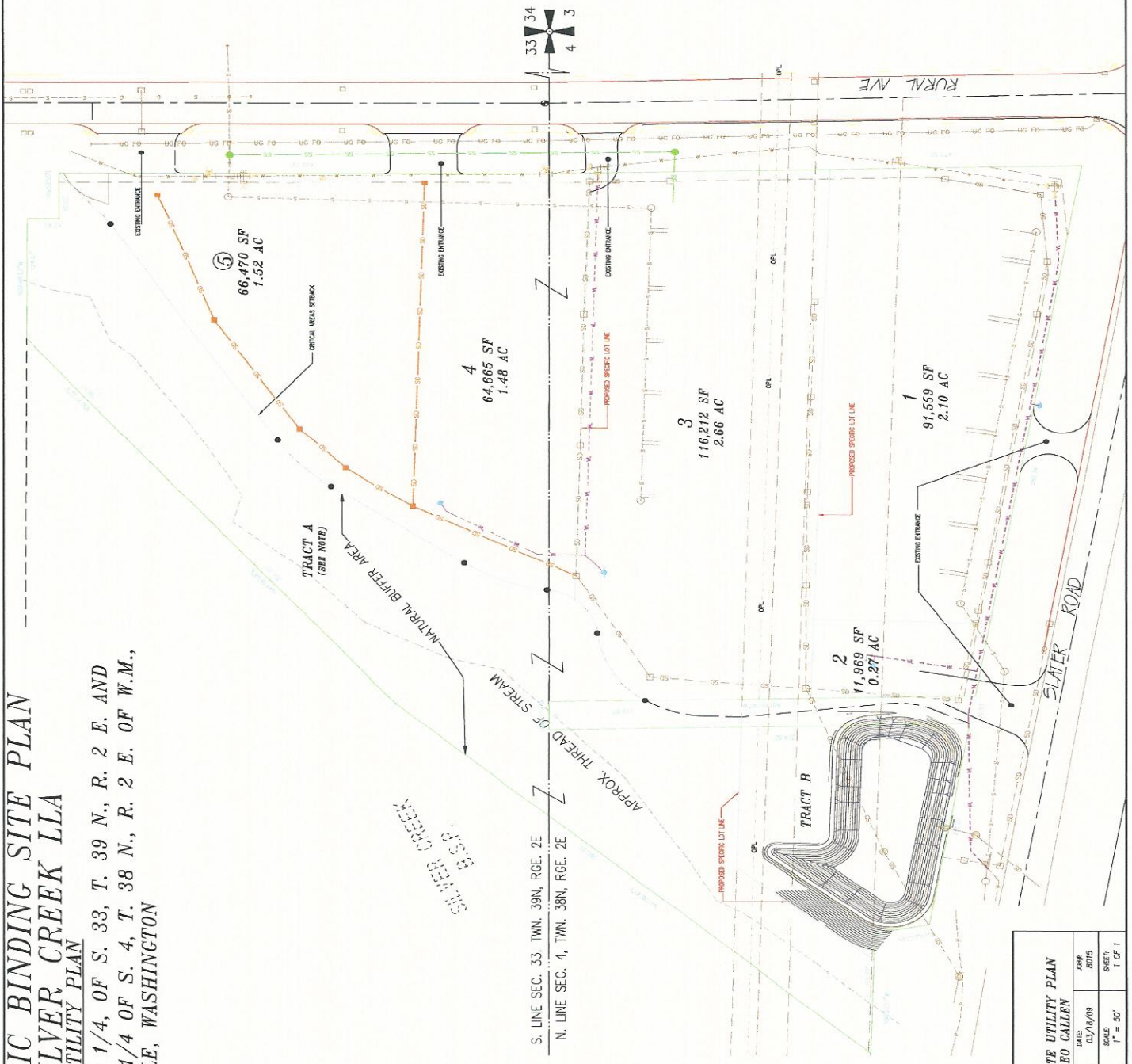
A PORTION OF THE SE 1/4 OF THE SE 1/4, OF S. 33, T. 39 N., R. 2 E. AND
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF S. 4, T. 38 N., R. 2 E. OF W.M.,
CITY OF FERNDALE, WASHINGTON




LEGEND

- EXIST STORM DRAIN CATCHBASIN
- EXIST STORM DRAIN LINE
- EXIST WATER LINE
- EXIST SANITARY SEWER MANHOLE
- EXIST FIRE HYDRANT
- EXIST WATER MAIN
- EXISTING WATER METER BOX
- EASEMENT
- FUTURE CONSTRUCTION WATER LINE
- FUTURE FIRE HYDRANT
- FUTURE CONSTRUCTION STORM DRAIN LINE
- FUTURE STORM DRAIN CATCHBASIN
- FUTURE SAN. SEWER LINE
- FUTURE SEWER MANHOLE

NOTE:
TRACT A - NATURAL BUFFER AREA OF SILVER CREEK
TRACT B - EXISTING AND PROPOSED LOT





**LAND DEVELOPMENT
ENGINEERING &
SURVEYING INC.**
5160 INDUSTRIAL PL., #108
FERNDALE, WA 98248
Ph. (360) 883-0620

COMPOSITE UTILITY PLAN CLEO CALLEN	
DRAWN BY: SR	DATE: 03/18/09
CHECKED BY: JTH	SCALE: 1" = 50'
JOB#: 8815	SHEET: 1 OF 1

