

# VICINITY MOTOR CORP.



5453, 5457, 5463 Pacific Fern Drive, Ferndale WA 98248





**All offers will be reviewed upon receipt and final approval will require:**

- Approval of the Supreme Court of British Columbia (the "Canadian Court")
- United States Bankruptcy Court for the District of Washington at Seattle
- Subject to the terms and conditions of Schedule A to the Purchase and Sale
- Contract

Please call or email with any questions and to set up a tour of the subject property.

EXCLUSIVELY  
PRESENTED BY:



**ROBERT SANDOZ**  
CCIM, ALC

Managing Broker, CBA, MBA  
rsandoz@windermere.com  
425-466-6705  
www.wrecommercial.com



**LYLE SORENSON**

Broker  
lylesorenson@windermere.com  
360.927.8685  
www.wrecommercial.com



02

THE OPPORTUNITY

04

THE PROPERTY

07

THE LOCATION

VICINITY



Windermere  
COMMERCIAL

## OPPORTUNITY SUMMARY



Paint Booth - Interior

### TURNKEY NEW CONSTRUCTION

State of the Art  
Manufacturing Facility  
Available for Immediate  
Occupancy!

Strategically located near I-5 and the Canadian border, this cutting-edge manufacturing facility was originally built for EV Bus manufacturing but has never been occupied. The property is currently in receivership as part of company divestiture. This rare opportunity offers unmatched features with no comparable properties currently available.



Dock High Vehicle Loading

## OPPORTUNITY SUMMARY



Manufacturing Floor



Parts Storage Racking System



Ventilation Fans



Main Manufacturing Floor w/ 3-Ton Overhead Cranes



1,200 SF Paint Booth



1,200 SF Paint Booth - Exterior

## PROPERTY OVERVIEW



Compressor Room

**OFFERED AT: \$17,000,000**

Property Address: 5453, 5457, 5463

Land Area: 4.4 Acres + 0.87 Acres

Building One SF: 62,370 SF

Building Two SF: 5,432 SF

Parcel Numbers: 3902280281860000  
3902280282150000

Year Built: 2023

### PROPERTY FEATURES INCLUDE:

- **STATE-OF-THE-ART FIRE SUPPRESSION SYSTEM:**  
Designed for EV manufacturing and lithium battery storage
- **OVERHEAD CRANES:**  
Two (2) 3-Ton Overhead Cranes
- **LOADING DOCKS:**  
Two (2) dock-high loading docs with floor levelers in the main building
- **GRADE DOORS**  
Six (6) 16' x 20' grade doors for easy access
- **PAINT BOOTH:**  
A 1,200SF paint booth with separate mixing room, air evacuation system, mobile paint booth man lifts, high-intensity lighting, and full enclosure
- **CLIMATE CONTROL:**  
Multiple 20' ceiling fans and space heaters
- **PNEUMATIC SYSTEM:**  
High-capacity pneumatic system with compressors in a dedicated HVAC-controlled room and distribution throughout the facility
- **SERVER ROOM:**  
Includes full security camera system
- **CLEAR HEIGHT:**  
Eave girder clear height of 28 feet
- **STORAGE:**  
Ten (10) 4' x 20' storage racks
- **SAFETY FEATURES:**  
Three (3) shower/eye wash stations and four (4) additional eye wash stations. Metal fire rated Fire Extinguishers distributed throughout the facility
- **MANUFACTURING FACILITY:**  
Open floor plan with 62,370 Gross Square Feet of manufacturing space
- **POWER SUPPLY:**  
4700 AMPS 480 V 3-Phase Power

## PROPERTY OVERVIEW



Water Leak Test Bay



Shop Area W/Vehicle Lifts



Shop Area W/2 (two) Truck Lifts

### VICINITY MOTORS - SHOP

5457 PACIFIC FERN DRIVE

#### DESCRIPTION

Building Dimensions	97' x 56'
Gross Square Feet	5,432
Shop Space	3,640
Water Leak Test Bay	1,232
Office, Storage, Support	560
Eave Height	24'
Power	400 AMPS 480V 3 Phase
Lighting	810,000 Lumens 27-305 Lumen LED
Radiant Heaters	300K BTU's - 4 - 75K
Ceiling Fan	1 - 20' Diameter

#### EQUIPMENT

1 - Rogers KI-30-150 Rotary Screw	99 SCFM
1 - SPX Flow Airdryer	FLX5-5
4 - Exhaust Extractor	770 CFM
1 - Exhaust Fan	4000 CFM
1 - Vehicle Lift	#30K Rotary lift

### VICINITY MOTORS - LOT 7

54XX PACIFIC FERN DRIVE

#### DESCRIPTION

Lot Size	37,732 SF
Proposed Future Building	126 x 70 - 8,820 SF
Future Parking	25 Spaces

## PROPERTY OVERVIEW



Main Floor Office



Main Floor Restroom & Coffee Bar



Main Floor Office Space

## VICINITY MOTORS

5463 PACIFIC FERN DRIVE

### DESCRIPTION

Building Dimensions	405' X 154'
Gross Square Feet	62,370
Manufacturing & Storage	55,235
Office & Support	4,686
Eave Height	33.5'
Eave Girder Bottom	28'
Center Girder Bottom	33.5'

### 14 Station Assembly Line W/Air & Power Pedestals

Power	4700 AMPS 480V 3 Phase
Lighting	2,940,000 Lumens - 98 - 2 x 4 30K Lumen LED
Radiant Heaters	1,125,000 BTU's 20 - 75K Units
Ceiling Fans	6 - 20' Diameter Fans
Lot Size	4.4 Acres + .87 AC (Lot 7)
Parking Stalls	50

### EQUIPMENT

1 - Paint Booth	52'L x 22'W x 16'H
1 - Mixing Room	
4 - Mohawk #40K Lift	
1 - Hunter Alignment System	
2 - Rogers KRV 125-150 Rotary Screw	496 ACFM EA - 994 ACFM
2 - SPX Flow FLX5-5	Refrigerated Air Dryers
2 - 600 Gal Tanks	

LOT 7 Proposed Future 126 x 70  
Assembly Building w/Additional  
Parking

## OPPORTUNITY SUMMARY



Manufacturing Floor Manager Office



Conference Room



Employee Lockers & Restroom



Coffee Bar

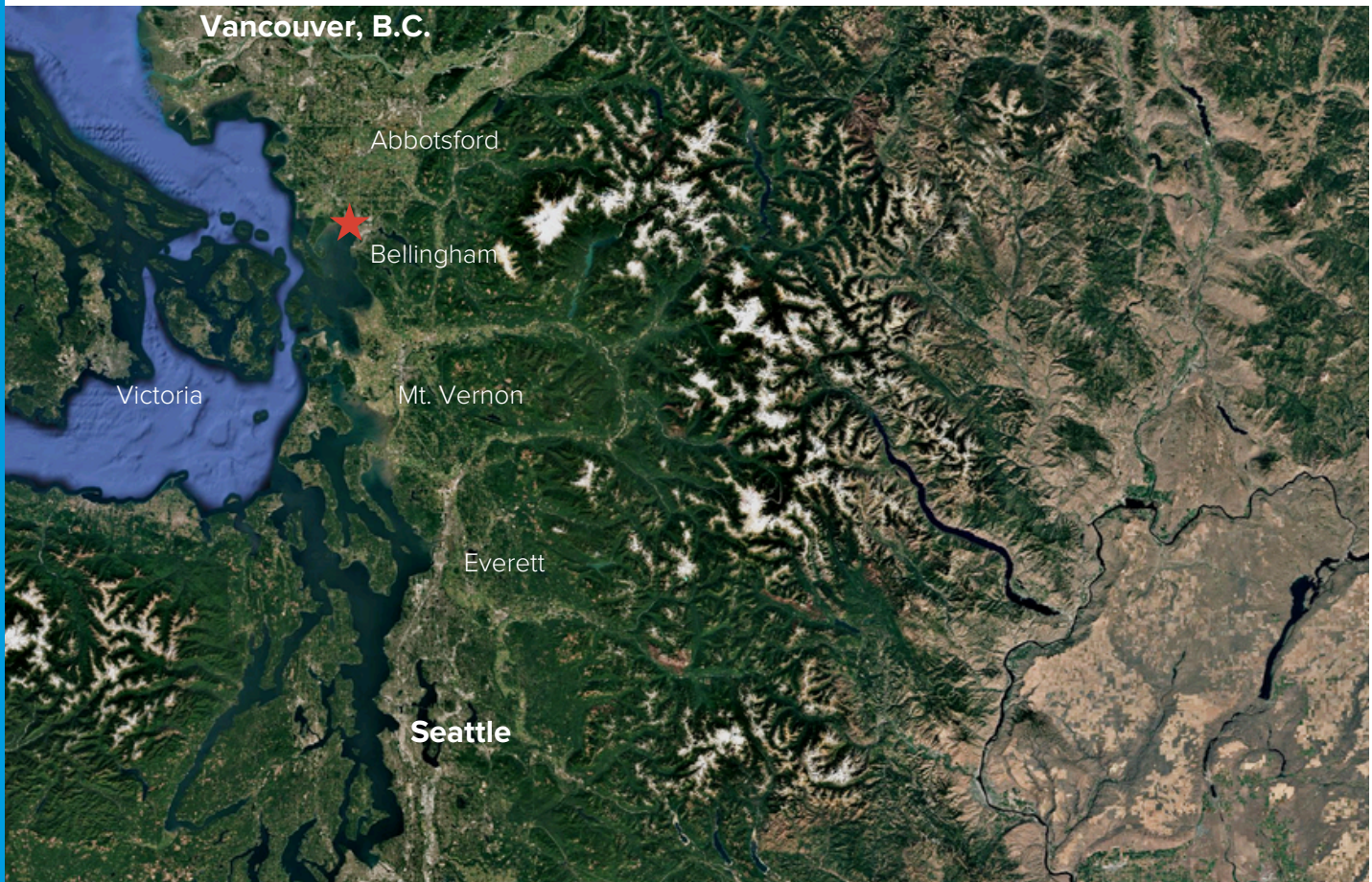
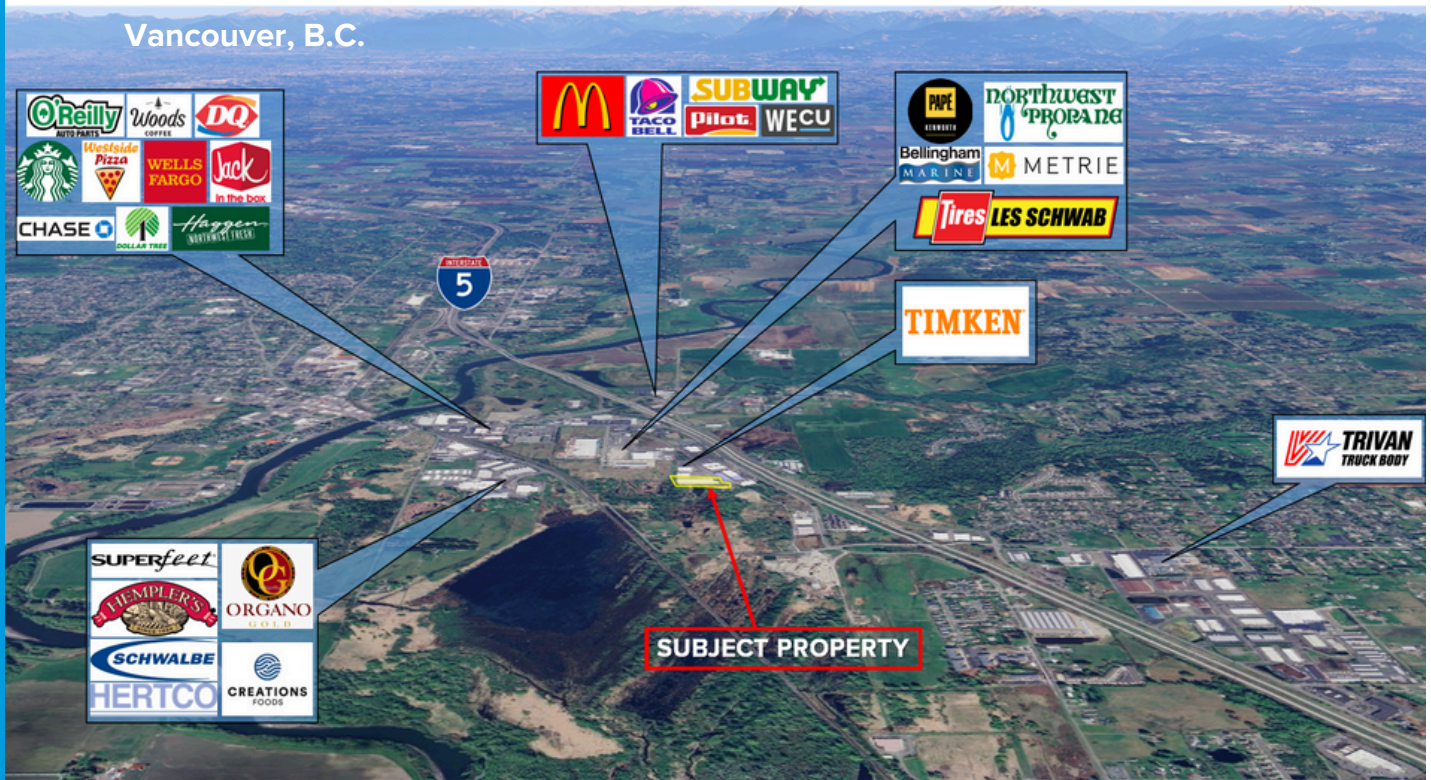


Compressor Room W/Lockers



2nd Floor Lunch Room

# LOCATION



## LOCATION



## CENTRALLY LOCATED

This property is located between the major cities of Vancouver B.C. and Seattle, WA. With the proximity to both of these cities, the opportunity for international and domestic trade is next to none due to the Port of Vancouver and the Port of Seattle.

### VANCOUVER B.C.

Vancouver B.C. is the third largest city in Canada, boasting 706,012 people in the city limits and 2.6 Million people in the greater metropolitan area. Vancouver has long been a leader in advancing sustainable transportation initiatives and is committed to encouraging the use of electric vehicles.

Vancouver is also one of the most ethnically and linguistically diverse cities in Canada with 52 percent of the population speaking a first language other than English. Vancouver is also home to a host of tech companies, such as Microsoft, SAP, Apple, RBC, Lululemon, IBM, Google, & Electronic Arts (EA).

### SEATTLE

Seattle is the largest city in the State of Washington with an estimated population of 755,078, and 4.02 Million people in the greater metropolitan area. The Seattle metropolitan area, also known as The Puget Sound, is comprised of King, Pierce, and Snohomish counties; as an MSA it's the 15th largest metropolitan in the United States. Seattle has led the nation in Green Initiatives and has supported implementing the use of Electric Vehicles for private citizens as well as by Public Transportation.

The Seattle metropolitan area has a thriving local economy and is home to eight Fortune 500 companies including Costco Wholesale, Microsoft, Amazon, Paccar, Starbucks, Nordstrom, Expeditors International, and Weyerhaeuser. In addition, Seattle is home to other notable tech companies such as Expedia, Zillow, Tableau, and Zulily; and is quickly establishing itself as a national tech hub as companies from Silicon Valley ranging from Google to Facebook, having opened Seattle offices in an attempt to draw on the talented pool of tech workers living in and moving to the area.

# VICINITY MOTOR CORP.



5453, 5457, 5463 Pacific Fern Drive, Ferndale WA 98248

## FOR SALE



The information included in this document has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and cannot make any guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and may not accurately represent the current or future performance of the property. The value of any proposed transaction to you depends on tax and other actors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

EXCLUSIVELY PRESENTED BY:

### ROBERT SANDOZ - CCIM, ALC

Managing Broker, CBA, MBA  
rsandoz@windermere.com  
425-466-6705  
www.wrecommercial.com

### LYLE SORENSON

lylesorenson@windermere.com  
360-927-8685  
www.wrecommercial.com

