

SINGLE TENANT NNN LEASED WAREHOUSE

2000 Kentucky St, Bellingham WA 98225



**FOR SALE
\$7,400,000 (6.5% CAP)**

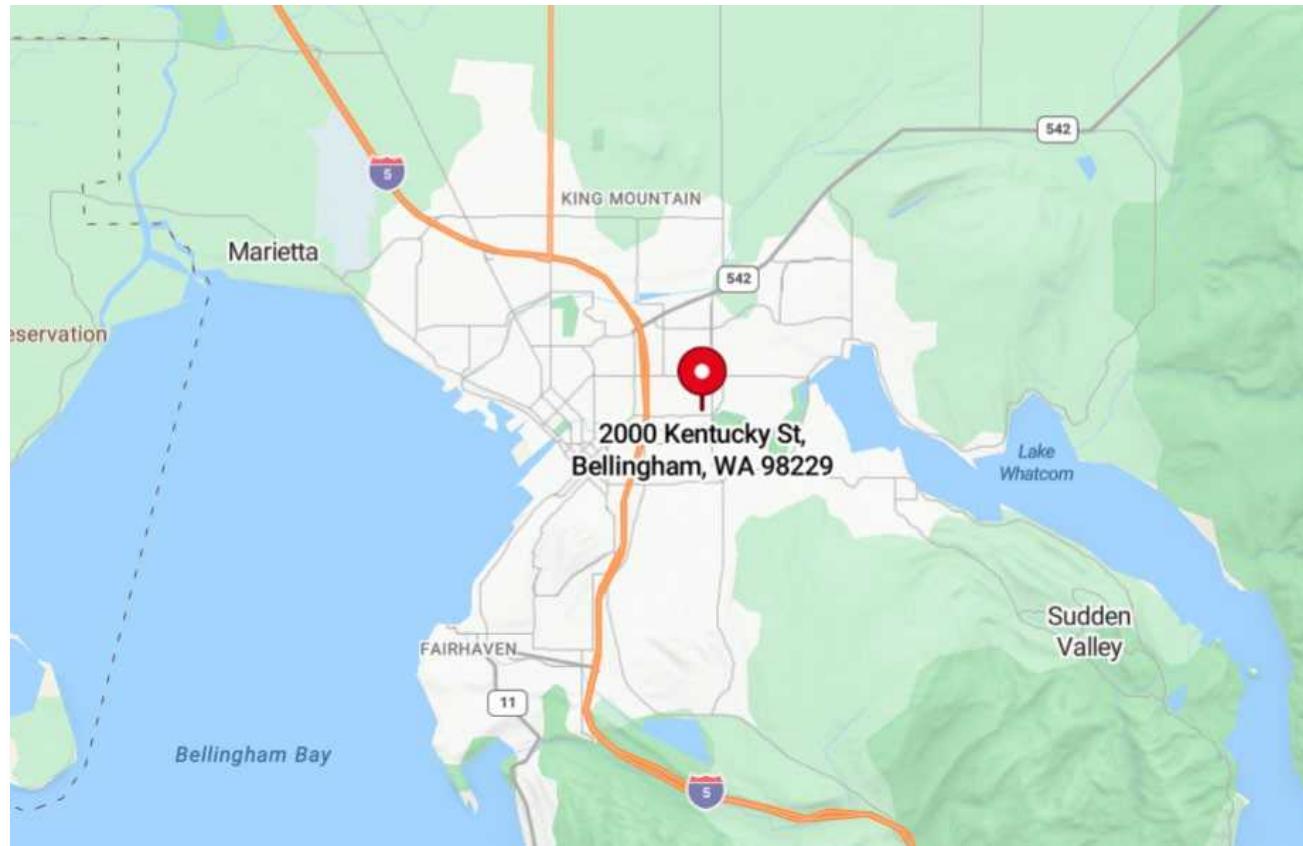
- 47,807 SQUARE FOOT BUILDING ON 1.97 ACRES
 - 29,950 SF WAREHOUSE
 - 16,916 SF OFFICE (TWO FLOORS)
 - 941 SF COVERED LOADING DOCK
- FULLY SPRINKLERED
- HEAVY POWER (480V, 1,600A)
- SIX YEAR LEASE TERM WITH 3% ANNUAL INCREASES – COMMENCED MAY 1st, 2025



PROPERTY SUMMARY

Premier location near I-5 in central Bellingham. 47,807 SF building with 29,950 SF Warehouse, 16,916 SF Office (Ground and Mezzanine) and 941 SF of covered loading dock. Large paved parking lot with approx. 70 parking spaces. Property is fully fenced, with entrance onto Kentucky St. Heavy Power in the building (480V, 1,600 Amp). Elevator on South wing. Warehouse space is plumbed throughout with pneumatics. Fully insulated structure (including roof). Covered loading dock has two truck wells. 4 brand new HVAC Units.

Single-Tenant NNN Leased Property with 3% annual increases. Six-year lease commenced May 1, 2025. Tenant has two (2) Options to Extend, for three (3) years each.



PROPERTY OVERVIEW

Address: 2000 Kentucky St, Bellingham WA 98225

APN: 3803294534460000 & 3803294784320000

Total SF: 47,807

Site Area: 1.97 Acres (86,753 SF)

Year Built: 1984

Office HVAC: Heat Pump

Warehouse Heating: Reznor Heating, Partial A/C in Warehouse

Sprinklered: Yes

Elevator: Yes

Power: 480V (1,600 Amps)

Parking: 70 Marked Spaces

SITE AERIAL



RENT ROLL

2000 KENTUCKY ST

Tenant has two (2) Options to Extend, for three (3) years each.

TENANT	SQUARE FOOTAGE	COMMENCEMENT DATE	EXPIRATION DATE	SECURITY DEPOSIT	RENT TERM	RENT (PER MONTH)
Northwest Centers DBA Lithtex NW	47,807	1/1/14	4/30/2031	\$10,000	5/1/25-4/30/26	\$40,000.00 + NNN
					5/1/26-4/30/27	\$41,200 + NNN
					5/1/27-4/30/28	\$42,436 + NNN
					5/1/28-4/30/29	\$43,709 + NNN
					5/1/29-4/30/30	\$45,020 + NNN
					5/1/30-4/30/31	\$46,371 + NNN
	Total SF					TOTAL YEARLY RENT (2025)
						\$480,000.00



PROPERTY PHOTOS

EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS





FOR MORE INFORMATION

PLEASE CONTACT:

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