

“ Offering Price: \$4,465,000
Five Income-Producing Building Parcels
Includes 6-Month Exclusive Option
on 3 Additional Pads ”

STABILIZED INDUSTRIAL INCOME
EXCLUSIVE 6-MONTH OPTION ON
THREE DEVELOPMENT PADS

ARBOR

BUSINESS PARK

KINGSTON, WASHINGTON

EXECUTIVE SUMMARY

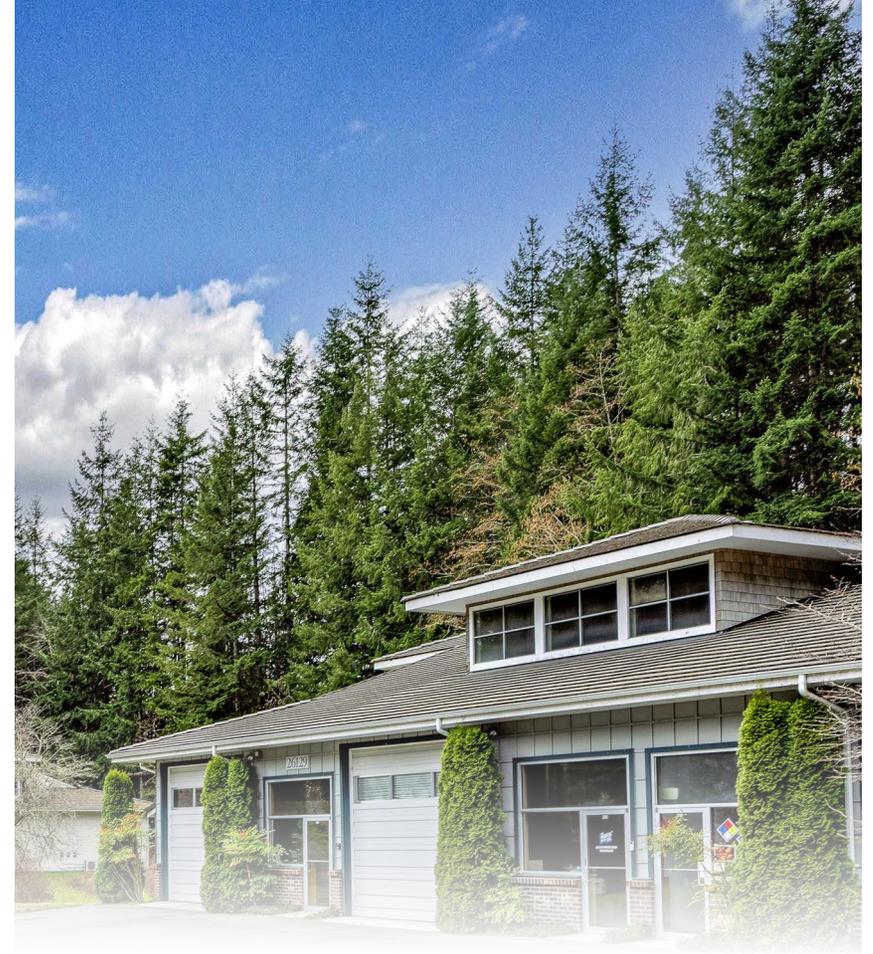
Arbor Business Park is a well-established light-industrial campus located in Kingston, Washington, consisting of five income-producing warehouse and flex buildings arranged within a cohesive, professionally planned business park environment.

The offering is structured as the acquisition of the five existing income-producing building parcels for \$4,465,000, providing immediate, stabilized cash flow from a diversified mix of industrial and service-oriented tenants.

The existing buildings generate approximately \$300,000+ in Net Operating Income derived solely from the current improvements, allowing investors to underwrite the asset based on in-place performance rather than future projections.

In addition to the income-producing buildings, the Buyer will be granted an exclusive six (6) month option, at no additional option cost, to purchase three undeveloped, buildable pads located within the business park. These pads are separate legal tax parcels and fully integrated into the campus layout.

This structure allows an investor to secure stabilized industrial income today while maintaining exclusive control over future expansion parcels, creating a clear pathway for phased development, build-to-suit opportunities, or long-term value creation within a supply-constrained North Kitsap industrial market.



Asking Price	In-Place NOI	Implied Cap Rate	Buildings / Lots
\$4,465,000	\$300,322	6.7%	5 Buildings 3 Vacant Lots

Arbor Business Park presents a compelling opportunity for investors seeking a blend of current yield and embedded development upside in a supply-constrained North Kitsap industrial market. The asset is well suited for long-term hold strategies, incremental value creation through phased development, or hybrid owner-user / investment within a cohesive business park environment.

PROPERTY OVERVIEW

Arbor Business Park is a multi-building light-industrial campus comprising five freestanding commercial buildings designed to accommodate warehouse, flex, and light-industrial users in a practical, low-density business park setting.

Each building offers:

- Ground-level access
- Efficient interior layouts
- On-site surface parking
- Independent building functionality
- Flexible unit configurations suited to a range of local and regional users

The campus layout supports straightforward circulation, tenant privacy, and long-term operational usability while preserving flexibility for future expansion on the additional undeveloped parcels.

Located in Kingston within the North Kitsap submarket, the property benefits from limited industrial inventory, constrained new supply, and steady demand for functional industrial space serving Kitsap County and ferry-access markets.

Property Facts

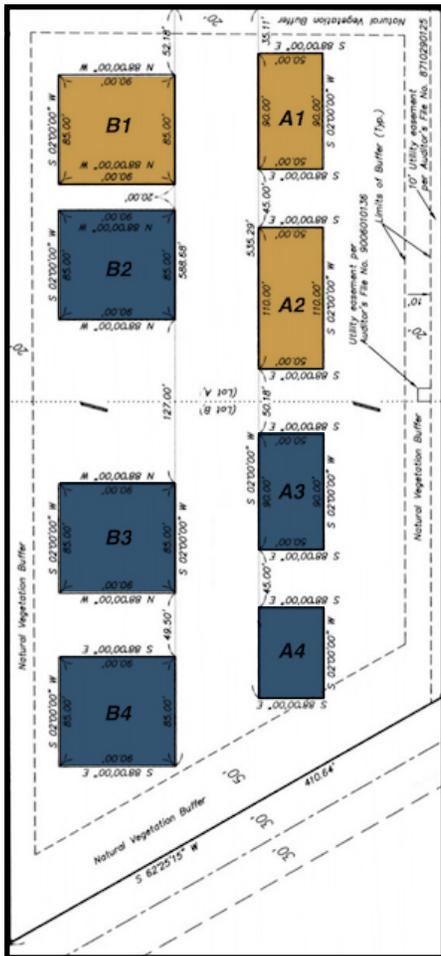
Number of Buildings:	5
Total Rentable Square Feet:	33,050 RSF
Net Operating Income (Existing Improvements Only)	\$300,322
Allocated Value – Existing Improvements:	\$4,465,000
Number of Vacant Lots:	3
Vacant Land Area:	83,853 sf
Allocated Value – Vacant Land (3 Parcels)	\$670,000
Year Built:	1999–2006
Total Site Area:	175,982 sf
Zoning:	(REC)

Note: (allocated values / NOI clarification).



SITE PLAN & PHASE DEVELOPMENT PARCELS

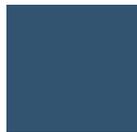
The Arbor Business Park campus is improved with multiple freestanding light-industrial buildings and supporting site infrastructure designed to accommodate long-term operational use and future expansion.



Vacant Development Parcels
- Separate Tax Lots -
Option Available



Future Development
Parcels (Vacant)



Existing Income-
Producing Buildings



INVESTMENT STRUCTURE & OPTIONAL PARCELS ACQUISITION

The offering includes the purchase of the five existing income-producing industrial building parcels within Arbor Business Park at a price of \$4,465,000.

The three undeveloped pads are separate legal tax parcels and are not included in the initial purchase price.

At closing, Buyer will be granted an exclusive six (6) month option, at no additional option cost, to purchase the three undeveloped, buildable pads pursuant to a pre-negotiated Purchase and Sale Agreement.

- During the option period, the Buyer may:
- Operate and collect income from the existing buildings
- Complete underwriting and development feasibility
- Evaluate expansion or build-to-suit opportunities
- Plan phased development of the campus
- Exercise the option to acquire the pads on defined terms

Because the pads are separate parcels and fully integrated into the site plan, future development can be pursued without disrupting existing tenant operations or current income.



This structure enables buyers to benefit from current income while retaining flexibility to expand, develop, or reposition the property over time.

Each of the five existing buildings and three vacant lots is on its own tax parcel, giving an owner the ability to sell or hold individual components over time, rather than being tied to a single all-or-nothing ownership structure.

FINANCIAL SUMMARY

Pricing & Returns

Offering Price (Buildings Only): \$4,465,000

Included in Purchase: Five Income-Producing Building Parcels

Additional Opportunity: 6-Month Exclusive Option on Three Development Pads (No Additional Option Cost)

Income Overview

Net Operating Income (Existing Buildings): Approximately \$300,000+

NOI is generated exclusively by the five existing income-producing buildings and does not include any income or assumptions related to the three undeveloped pads.

The current cash flow reflects stabilized occupancy and ongoing industrial use, providing immediate yield from day one of ownership.

Optional Development Parcels

Three undeveloped, buildable pads within the Arbor Business Park campus are available through a six (6) month exclusive purchase option granted to Buyer at no additional option cost.

Exercise of the option binds Buyer and Seller to a pre-negotiated Purchase and Sale Agreement for the acquisition of the three parcels.

Summary Proforma:

Scheduled Rental Income \$404,147
Less: Vacancy & Credit Loss (\$15,806)
Effective Gross Income \$388,341
Less: Operating Expenses (\$88,019)
Net Operating Income \$300,322

Detailed rent roll and operating expense information available upon request.



OFFERING HIGHLIGHTS

Immediate Income with Future Flexibility

Arbor Business Park offers a rare combination of stabilized industrial income and clearly defined future expansion potential within a single cohesive campus.

Investors benefit from:

Immediate in-place cash flow

Separate parcel flexibility

Controlled future acquisition of development pads

Ability to phase capital deployment

Long-term expansion optionality within an established business park

In a North Kitsap market where functional industrial space and buildable land are both limited and difficult to replace, this structure provides both current yield and a defined path for future value creation.



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