

2025

SWEET ROAD



Industrial Sale-Leaseback

**ABSOLUTE NNN LEASE
INDUSTRIAL INVESTMENT OPPORTUNITY**

B L A I N E , W A 9 8 2 3 0

CBRE



2025

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THE OFFERING

2025 Sweet Road is a rare opportunity to acquire a high-quality, Absolute NNN Leased food manufacturing and distribution facility strategically located in the Pacific Northwest. The facility is highly improved with critical infrastructure for the Tenant's production, storage and distribution. The operation is SQF certified; a rigorous annual re-certification process maintaining food safety and quality standards. 2025 Sweet Road is irreplaceable and will remain a longterm leasehold for Totally Chocolate Inc.

TENANT PROFILE

Totally Chocolate Inc has operated from 2025 Sweet Road since build-out in 2007. The business designs, manufactures and ships premium custom chocolates to a wide variety of corporate, retail and private clients in the US, Canada and globally. Business financials are available with a NDA.

Totally Chocolate Inc is owned and managed by Founders Group of Food Companies.
<https://www.foundersfoodgroup.com/>

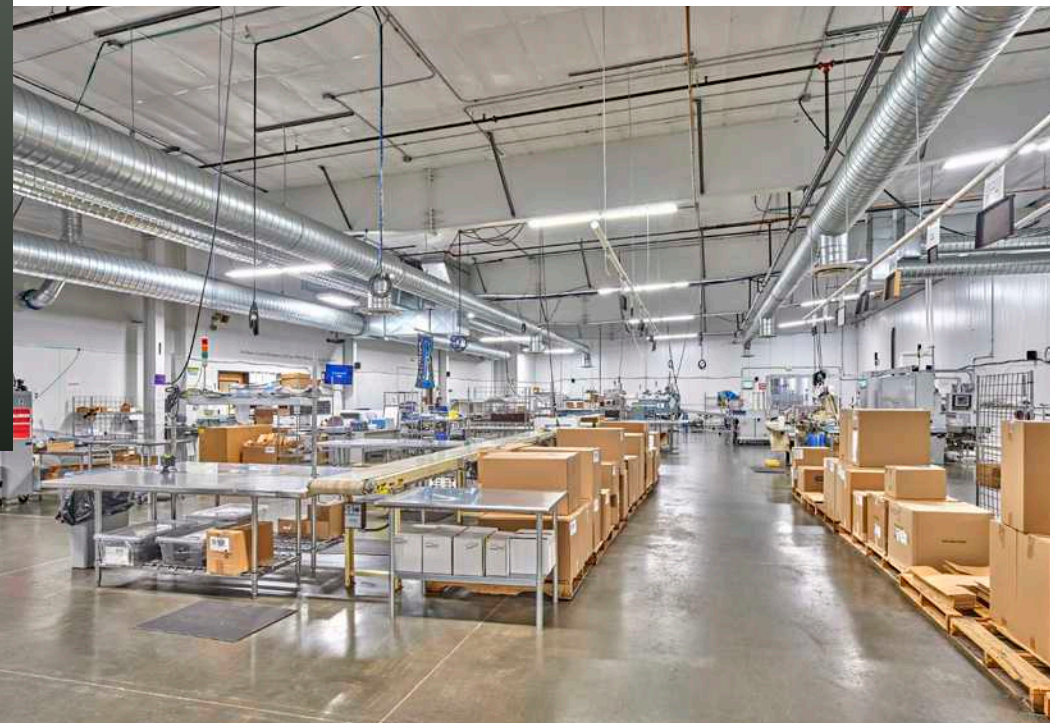


PROPERTY DESCRIPTION

PROPERTY OVERVIEW

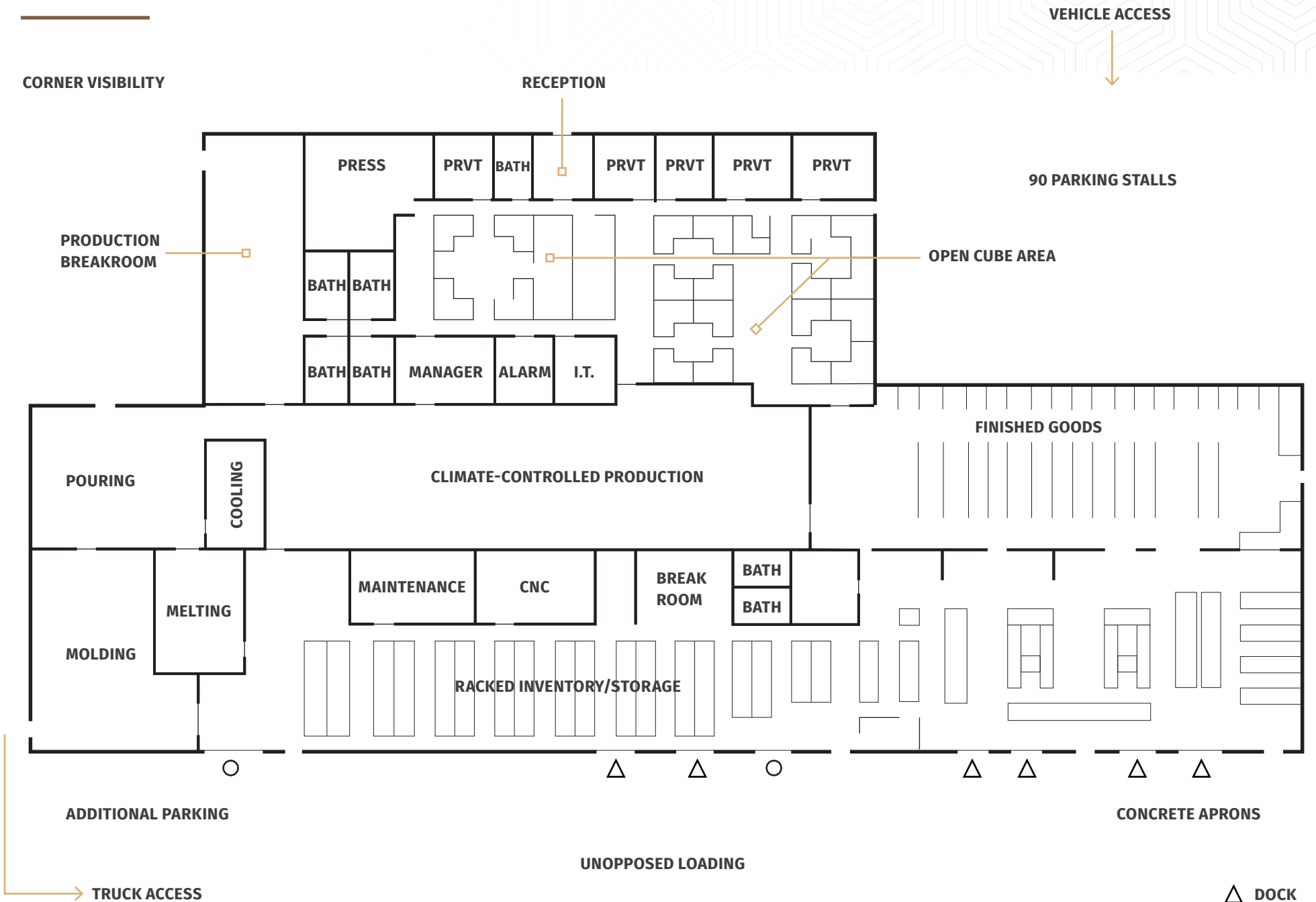
Address	2025 Sweet Road, Blaine WA
Market/Submarket	Whatcom County
Square Footage	60,075 SF
Lot Size	3.5 Acres
Year Built	2007
Occupancy	100%

The building is a 60,075 square foot state-of-the-art food manufacturing and distribution facility with HQ offices and abundant parking. The building was built in 2007 and has been occupied by the Tenant since. The building sits on 3.5 acres of industrial land with multiple points of ingress/egress and generous maneuvering. The property has direct access to I-5 and is well-located among many other food-related users in Blaine.



FLOOR PLAN

CORNER VISIBILITY



- △ DOCK
- GRADE

Rental Year Annual Base Rent Monthly Base Rent

YEAR 1	\$600,000.00	\$50,000.00
YEAR 2	\$618,000.00	\$51,500.00
YEAR 3	\$636,540.00	\$53,045.00
YEAR 4	\$655,636.20	\$54,636.35
YEAR 5	\$675,305.29	\$56,275.44
YEAR 6	\$695,564.40	\$57,963.70
YEAR 7	\$716,431.32	\$59,702.61
YEAR 8	\$737,924.28	\$61,493.69
YEAR 9	\$760,062.00	\$63,338.50
YEAR 10	\$782,863.92	\$65,238.66

Lease Commencement:

July 1st, 2026

Lease Expiration:

June 30th, 2036

Absolute NNN Lease

Capital Repairs and Replacements are the Landlord's obligation with ability to amortize back to Tenant over useful life.

Renewal Option:

Four, 5 year options at FMV not including Tenant Improvements, Free Rent or other inducements.

While the offering is currently structured as a 10-year absolute NNN sale-leaseback, ownership will consider alternative lease structures, term lengths, or economic frameworks. Prospective buyers are encouraged to present any proposed structural alternatives as part of their offer.

LOCATION OVERVIEW

Blaine, WA is a key hub for many food users including Somi Foods, Nature's Path Organic Foods, Golden Boy Foods and Envision Cold Storage. The location offers an advantage for Canadian-based cross-border businesses supporting their operations in the US and Canada.

REGIONAL MAP



MARKET OVERVIEW

Situated between the Puget Sound Northend and Vancouver Canada industrial markets, Blaine benefits from a strong industrial user presence both north and south. Vancouver's overall availability is at peak as new construction starts are limited and balanced with demand. The Puget Sound Northend sub-market started the year with the highest amount of quarterly net absorption of all Puget Sound sub-markets.



VANCOUVER, CA



5.1% Vacancy



30,788 SF Positive Net Absorption in Q1 2026



Average NNN Rent = \$1.62/SF/Mo

PUGET SOUND NORTHEM



Blaine WA Vacancy 1.9%



140,000 SF Positive Net Absorption in Q1 2026



Average NNN Rent = \$1.22/SF/Mo

Affiliated Business Disclosure

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

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OFFERS REVIEWED ON RECEIPT. PLEASE
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OR OFFERS TO BROKERS BELOW:

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