# SINGLE TENANT NNN LEASED WAREHOUSE

## 2000 Kentucky St, Bellingham WA 98225




GAGE
COMMERCIAL REAL ESTATE

## FOR SALE
## $6,750,000 (7.3% CAP)

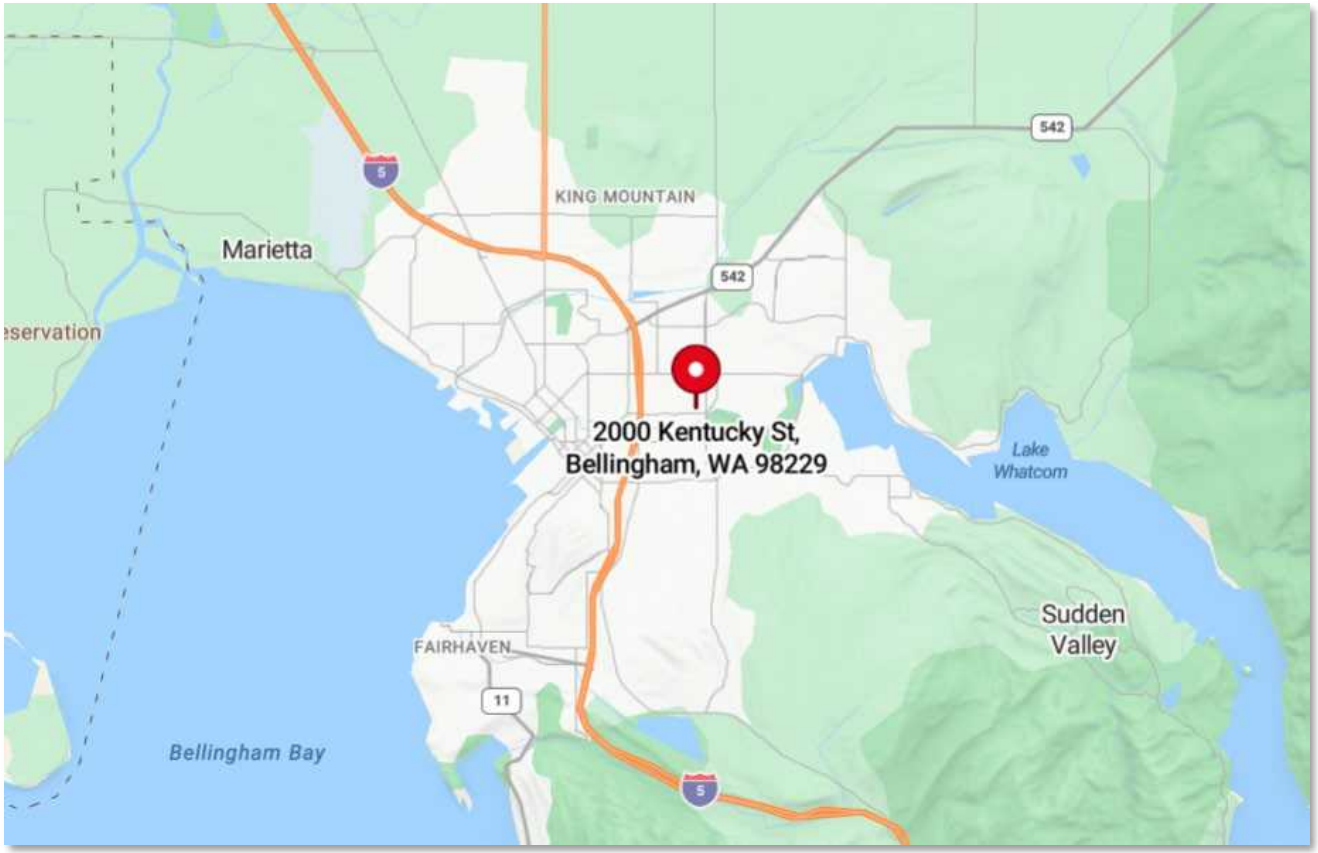
- 47,807 SQUARE FOOT BUILDING ON 1.97 ACRES
  - 29,950 SF WAREHOUSE
  - 16,916 SF OFFICE (TWO FLOORS)
  - 941 SF COVERED LOADING DOCK
- FULLY SPRINKLERED
- HEAVY POWER (480V, 1,600A)
- SIX YEAR LEASE TERM WITH 3% ANNUAL INCREASES – COMMENCED MAY 1st, 2025



# 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



*Information contained herein has been obtained from sources deemed reliable, but not guaranteed. Buyer to verify.*

# SITE AERIAL



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# 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 (2026) |
| | | | | | | $494,400.00 |



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# PROPERTY PHOTOS

# EXTERIOR PHOTOS














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# EXTERIOR PHOTOS













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# INTERIOR PHOTOS













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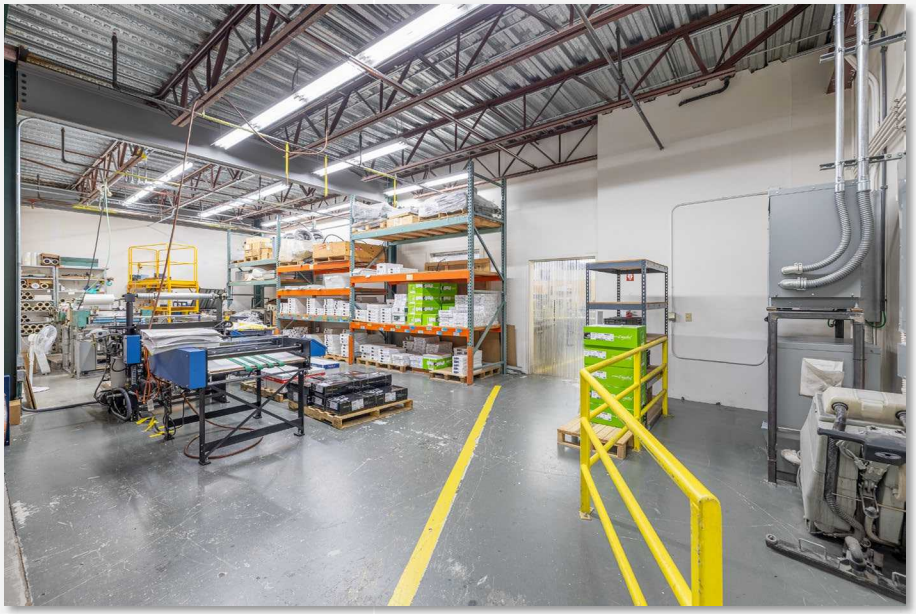
# INTERIOR PHOTOS









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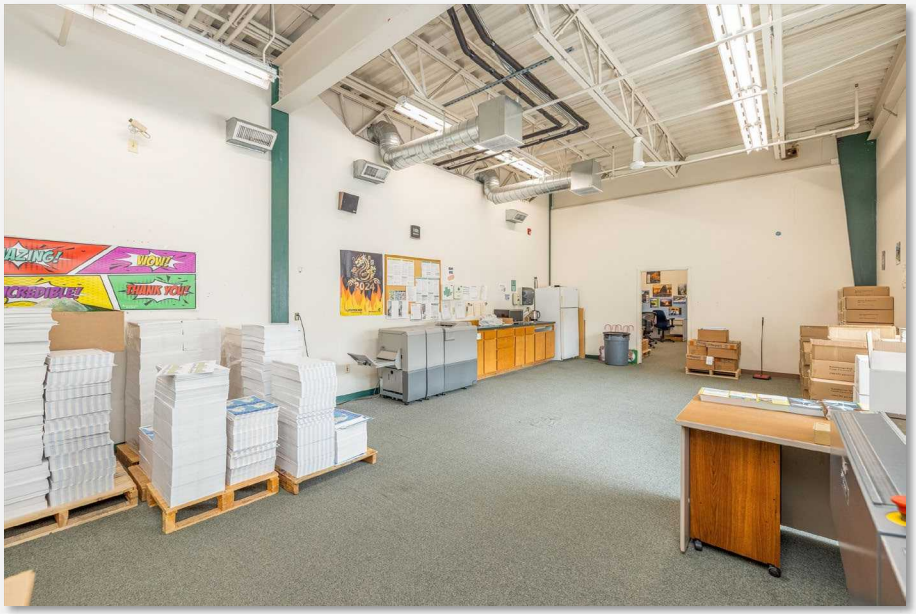





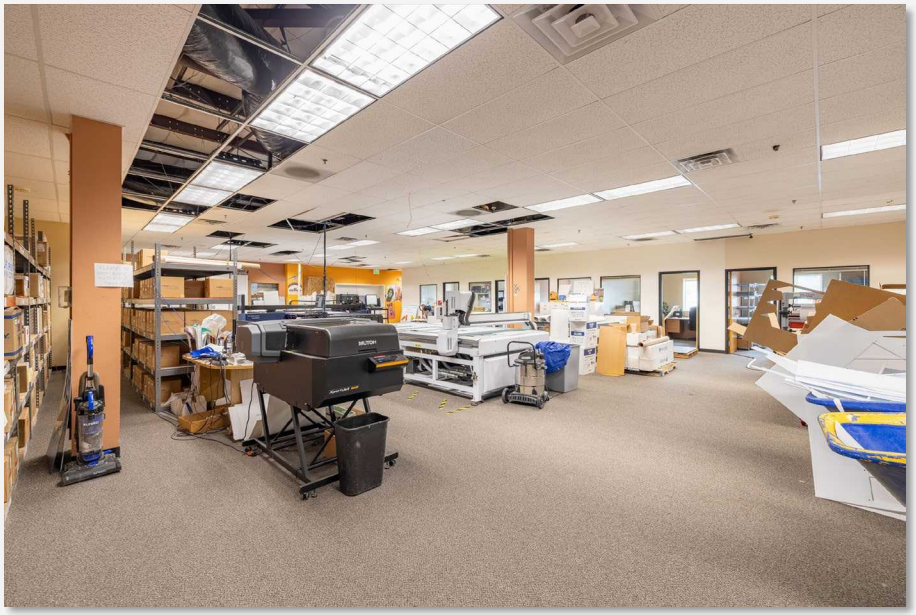






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## FOR MORE INFORMATION

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