

# SINGLE TENANT NNN LEASED WAREHOUSE

2000 Kentucky St, Bellingham WA 98225



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

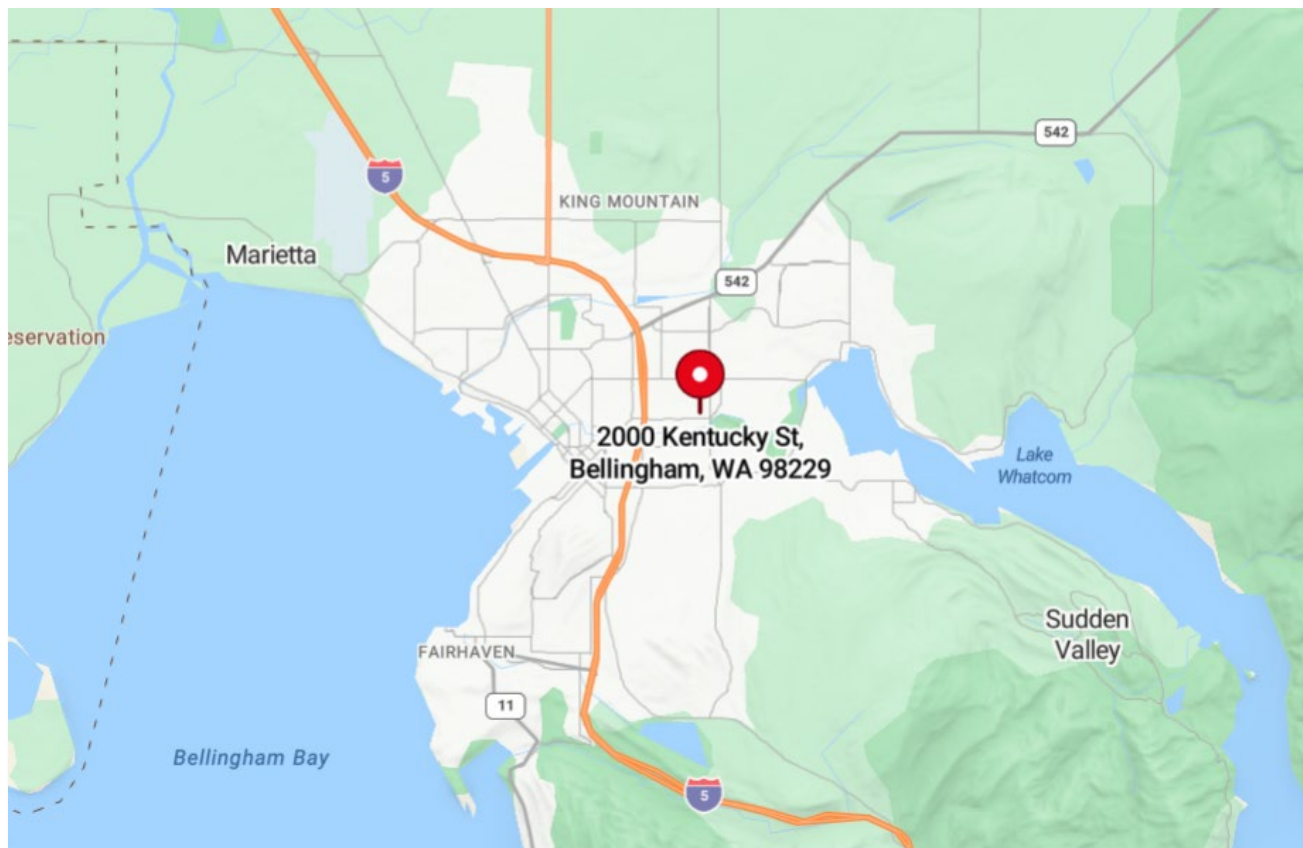
- 47,807 SQUARE FOOT BUILDING ON 1.97 ACRES
  - 29,950 SF WAREHOUSE
  - 16,916 SF OFFICE (TWO FLOORS)
  - 941 SF COVERED LOADING DOCK
- FULLY SPRINKLERED
- HEAVY POWER (480V, 1,600A)
- SIX YEAR LEASE TERM WITH 3% ANNUAL INCREASES – COMMENCED MAY 1<sup>st</sup>, 2025



## 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**

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## EXTERIOR PHOTOS





## EXTERIOR PHOTOS





# INTERIOR PHOTOS





# INTERIOR PHOTOS





# INTERIOR PHOTOS







FOR MORE INFORMATION

PLEASE CONTACT:

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