

# 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

SWEET ROAD

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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

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

VEHICLE ACCESS

RECEPTION

90 PARKING STALLS

PRODUCTION  
BREAKROOM

OPEN CUBE AREA

FINISHED GOODS

CLIMATE-CONTROLLED PRODUCTION

POURING

COOLING

MAINTENANCE

CNC

BREAK  
ROOM

BATH  
BATH

MOLDING

MELTING

RACKED INVENTORY/STORAGE

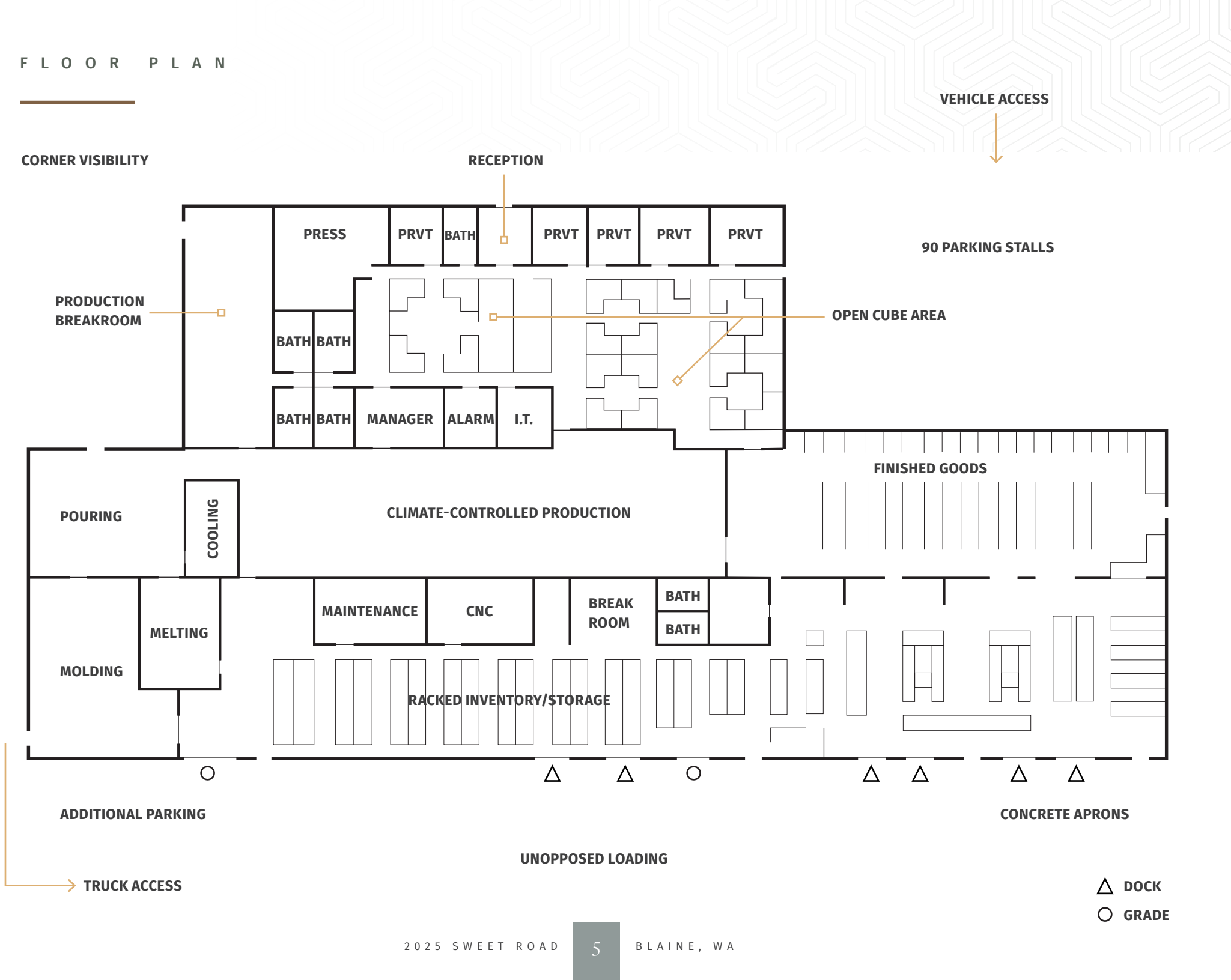
ADDITIONAL PARKING

CONCRETE APRONS

UNOPOSED LOADING

TRUCK ACCESS

△ 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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## **Confidentiality Agreement**

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

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

## **Disclaimer**

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CPM 2025 Sweet Road\_INT OM\_Snedeker\_v07\_BA 04/08/26

# 2025

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OFFERS REVIEWED ON RECEIPT. PLEASE  
SEND ANY INQUIRIES, TOUR REQUESTS  
OR OFFERS TO BROKERS BELOW:

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