



KELLY MULDROW
COMMERCIAL REAL ESTATE SERVICES



 **Windermere**
COMMERCIAL

ARBOR

BUSINESS PARK

KINGSTON, WASHINGTON

EXECUTIVE SUMMARY

Arbor Business Park is a multi-building light-industrial investment opportunity located in Kingston, Washington, consisting of five income-producing warehouse and flex buildings and three vacant, development-ready lots within a single, professionally planned business park.

The property is offered at an asking price of **\$5,135,000**, reflecting in-place Net Operating Income of approximately **\$300,322**, equating to an implied cap rate of approximately **6.7%** on the existing improvements. The current income stream provides immediate yield, while the vacant parcels create meaningful future value through phased development.

The five existing buildings deliver stable, diversified industrial income in a low-density campus setting. Each building features individual access, on-site surface parking, and flexible unit configurations suitable for a range of light-industrial, flex, and service-oriented users. The improvements were constructed between **1999 & 2006** and are located within REC (Rural Employment Center) zoning, supporting continued employment-oriented use.

The offering also includes three fully-serviced vacant lots, each legally established under a binding site plan. These parcels provide investors with the option to expand the rent roll through new construction, pursue owner-user or build-to-suit opportunities, or selectively improve individual parcels over time, depending on market conditions and investment strategy.



Asking Price	In-Place NOI	Implied Cap Rate	Buildings / Lots
\$5,135,000	\$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 well-established light-industrial campus comprising five existing commercial buildings arranged within a landscaped, low-density business park setting. The property is designed to accommodate warehouse, flex, and light-industrial uses, offering a practical mix of unit sizes and configurations suited to a range of local and regional users.

Each building provides ground-level access, efficient interior layouts, and direct proximity to on-site surface parking, supporting day-to-day operational needs for industrial and service-oriented tenants. The campus layout allows for straightforward circulation while maintaining separation between buildings, enhancing usability, tenant privacy, and long-term appeal.

The property is located in Kingston, Washington, within the North Kitsap submarket, an area characterized by limited industrial inventory, constrained new supply, and steady demand for functional industrial space. Arbor Business Park benefits from its lower-density setting while remaining accessible to surrounding employment centers and ferry-served communities.

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 AND IMPROVEMENTS

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.

Key Site & Improvement Features include:

- Five freestanding industrial buildings with individual access, allowing tenants independence and no interior common areas.
- Ground-level access throughout the campus.
- On-site surface parking adjacent to each building.
- Private internal circulation drive serving all buildings and vacant parcels.
- Low-density campus layout that supports tenant privacy, flexibility of use, and long-term adaptability.
- Legally established development parcels integrated into the site plan, allowing future construction without disrupting existing operations.
- Well-maintained improvements and infrastructure positioned to support continued industrial occupancy, tenant retention, and phased development over time.
- The site is configured to function as a cohesive business park while offering the flexibility for investors to operate, expand, or selectively develop individual components of the property.
- Built with long-term durability in mind, the project has received recognition for construction quality and environmentally responsible building practices.



INVESTMENT OVERVIEW & DEAL STRUCTURE

The Arbor Business Park offering is structured to provide investors with a combination of stable in-place income and clearly defined future development potential within a single, cohesive industrial campus.

In-Place Income

The five existing buildings generate diversified industrial income from multiple tenants, reducing reliance on any single revenue source and supporting long-term cash flow stability. The multi-building configuration and functional unit layouts contribute to tenant retention and leasing flexibility, while the current rent roll provides immediate yield upon acquisition.

Net Operating Income is derived exclusively from the existing improved buildings, allowing investors to underwrite the asset based on stabilized cash flow, independent of future development.

Future Development Capacity

In addition to the stabilized improvements, the offering includes three legally established, fully serviced vacant lots within the approved site plan. These parcels provide a clear path for phased development, build-to-suit opportunities, or selective parcel monetization over time.

Because the vacant parcels are integrated into the campus layout and supported by existing infrastructure, future development can be executed without disrupting existing operations, allowing investors to pace development activity in response to market conditions and investment objectives.



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

Asking Price

\$5,135,000

Net Operating Income (Existing Improvements Only)

\$300,572

Implied Cap Rate

Approximately 6.7%

(Based on in-place NOI from existing buildings)

Income Overview

The in-place Net Operating Income is generated exclusively by the five existing industrial buildings within the project. Current cash flow reflects stabilized occupancy and ongoing industrial use. The three vacant land parcels are not included in NOI and represent future development capacity.

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

Five existing industrial buildings that are leased and producing income

Current cash flow comes only from the buildings – no future development assumed in today's numbers

Three vacant, buildable lots that can be developed later, sold off, or held for future use

Simple, low-density business park layout with individual building access and on-site parking

Zoned REC (Rural Employment Center), which supports industrial and employment uses

Located in North Kitsap, where industrial space is limited and hard to replace with historical vacancy rates below 1%



KELLY MULDROW
COMMERCIAL REAL ESTATE SERVICES

Kelly Muldrow, CCIM

Managing Broker

Windermere Commercial / ERES

206-949-3420

kelly@muldrow.net

26121 Calvary Ln NE, Kingston, WA 98346



Windermere
COMMERCIAL