

805

EAST

Badger Road
Lynden, WA

FOR SALE

CONFIDENTIAL OFFERING MEMORANDUM

Industrial Sale Leaseback

CBRE

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

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Your receipt of this Memorandum constitutes your acknowledgement 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., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

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

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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.

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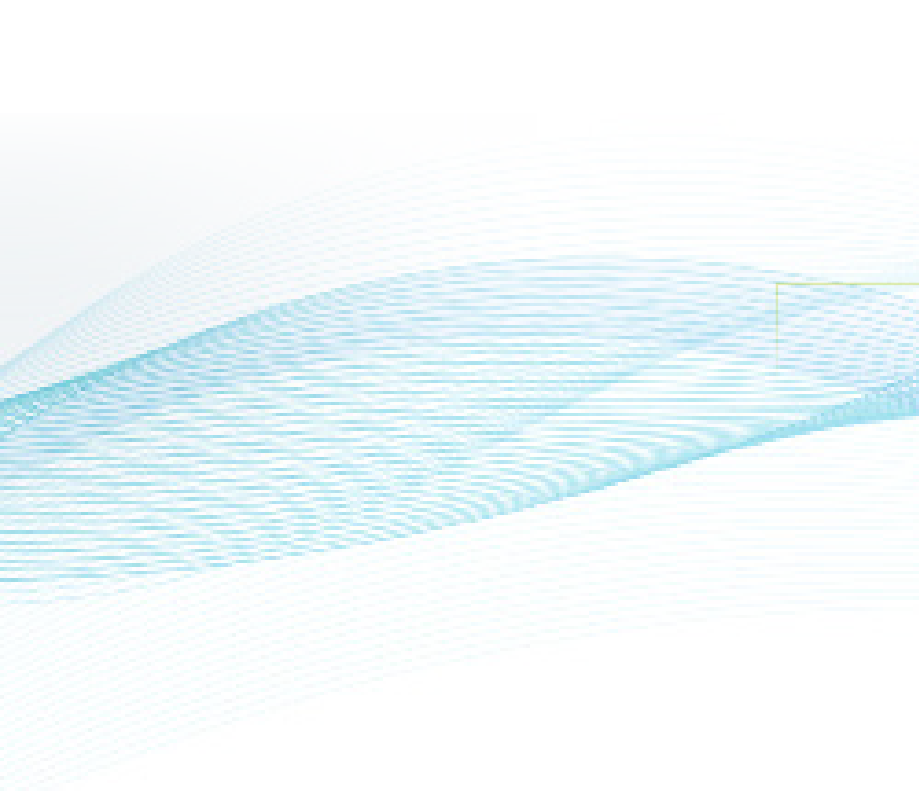
EAST

badger road

EXECUTIVE SUMMARY

CBRE, INC., as Exclusive Advisor, is pleased to present the opportunity to acquire 805 East Badger Road in Lynden, Washington. The Property, currently 100% occupied by Flora Inc., represents a 75,000 SF industrial building located on just over five acres. Upon completion of a sale transaction, Flora Inc. will execute a 10-year net lease with purchaser. This asset offers investors the unique opportunity to acquire a mission critical asset for a leading provider of flax seed supplements.

Lynden represents a growing business hub which serves as a convenient midpoint for companies that operate in both Vancouver, Canada and Seattle, Washington.



PROPERTY
DESCRIPTION

PROPERTY DESCRIPTION

- › 805 East Badger Road, Lynden WA
- › Parcel Numbers: 4003174555360000, 4003174015150000
- › RBA: 75,000 SF
- › Land Area: 218,682 SF (5.02 AC)
- › Zoning: IBZ, (Industrial Business Zone)

- › Significant population growth
- › Great location and access via HWY 536
- › Two dock-high doors, two grade-level doors
- › Commercial Freezer and Cooler
- › Building is connected to City of Lynden septic
- › Majority of the warehouse constructed post 2010, with 30ft plus clear heights
- › Well maintained property; no deferred maintenance.



Great access to
Vancouver, CA



Covered truck
loading area
with scale



5 acre lot, with
excess parking
and trailer
storage



Great visibility on E
Badger Rd



Fully secured site with
mechanized gate

ABOUT THE COMPANY

Welcome to the Flora Family. Our roots stretch back to the early 1900s when founder Dr. Otto Greither dedicated his life to creating the very best science-based natural formulas to treat a variety of needs for patients and loved ones. Word spread and his products became a heralded success. Thrilled to continue his caring tradition Flora began its North American operations around 1965 in Burnaby, British Columbia, and is currently owned by natural health visionary Thomas Greither. Originally, Thomas ran a natural foods store in Burlington, Vermont, and it was his dream to produce and provide consumers with the finest health products available.

Flora expanded into the U.S. in 1988, opening a manufacturing facility in Lynden, Washington where it now produces the first truly cold-pressed, unrefined oils for medicinal use or food preparation. A unique manufacturing method eliminates any light or oxygen and allows the enzymes in the seed matter to be processed at body temperature and the essential fatty acids to remain active. All stages of production are done in-house, from selecting and lab testing all raw materials to herb extraction, encapsulation and final packaging.

Flora continues its innovation in product development and environmentally friendly manufacturing practices. Flora has been honoured with numerous awards and continually strives to remain a leader in the field of natural health by remaining committed to its mandate of offering only supreme quality formulas.

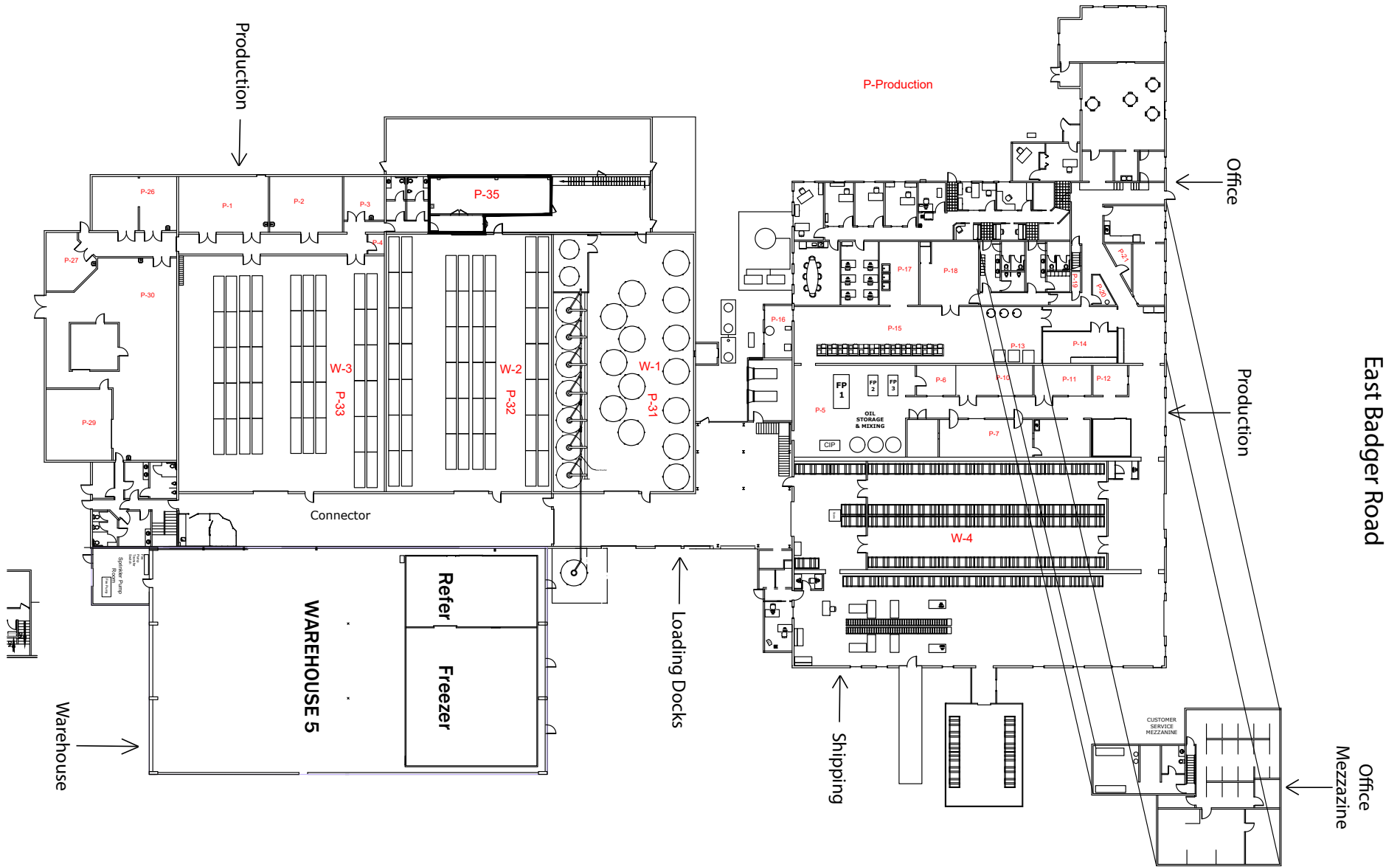
CASH FLOW PROJECTIONS

Upon purchase, Flora Inc will sign a 10-year NNN lease at a starting rate of \$0.85 PSF/M, for a projected year 1 NOI of \$765,000.

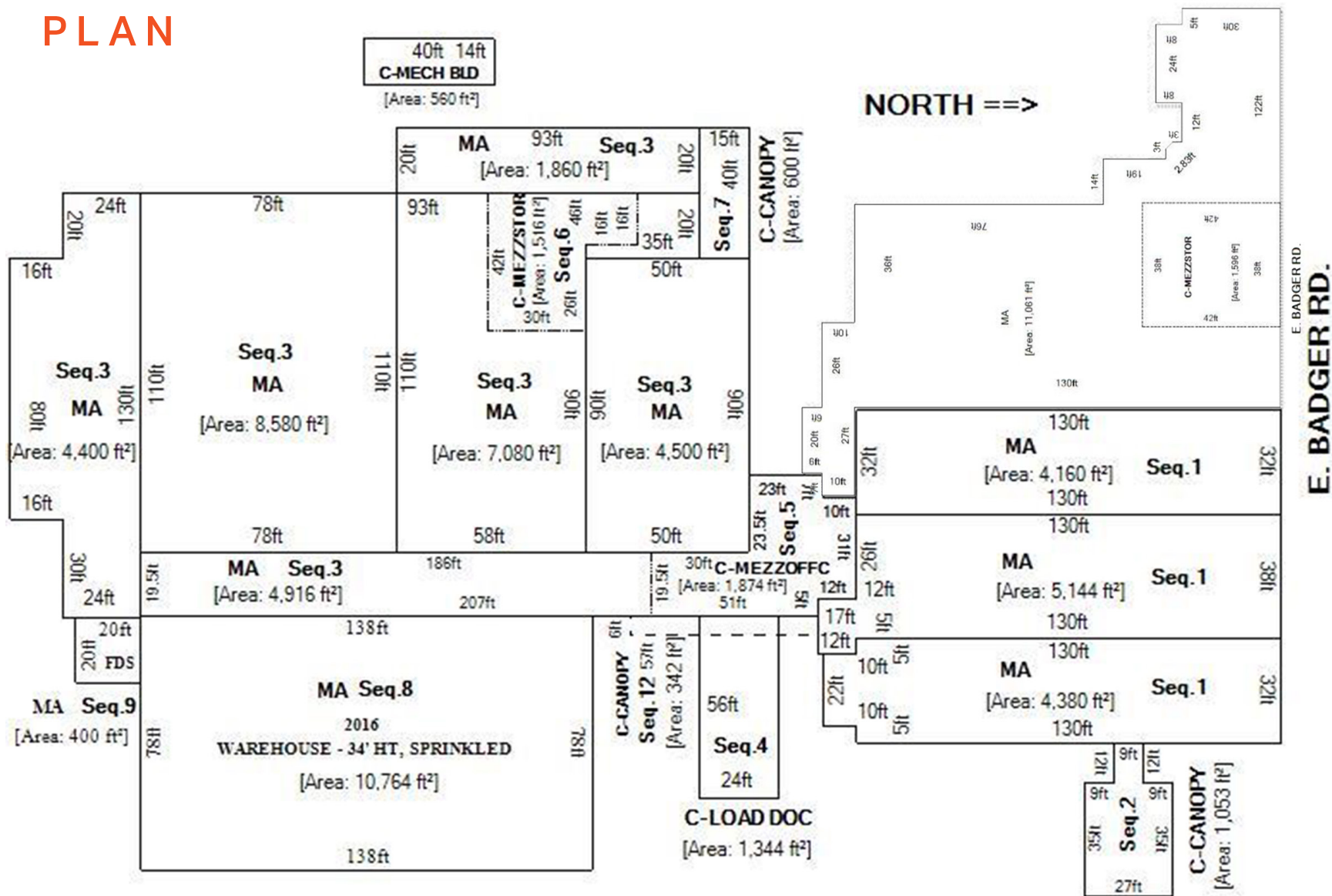
More details regarding the lease rate and terms available upon execution of a Non-disclosure Agreement.



FLOOR PLAN



FLOOR PLAN



120,000 gal. fire reservoir



805

EAST

badger road



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