

# Available SW Washington Counties Industrial Properties



March 2010



1761

## ***Opus Centralia Logistics Center***

Mahoney Drive, Centralia

Total SF Available:	1,800,000	Shell Rate/SF:	\$0.00	Contact:	Vanessa Herzog - 253-722-1400
Divisible To:	100,000	Office Rate/SF:	\$0.00		Todd Clarke - 253-722-1400
Office SF:		Sales Price:	\$0		
Loading Doors:	300 DH/20	NNN:			
Clear Height:		30	Monthly Rate		
Comments:	Ready to permit - 100,000 SF to 1,800,000 SF. Excellent regional distribution site. Rail and yard available.				



1762.1

## ***I-5 Corporate Park @ Rush Road***

Rush Road & I-5, Chehalis

Total SF Available:	1,100,000	Shell Rate/SF:		Contact:	Patricia Loveall - 206-248-7300
Divisible To:	50,000	Office Rate/SF:			
Office SF:		Sales Price:			
Loading Doors:	106 DH/10	NNN:			
Clear Height:		30	Monthly Rate		
Comments:	Build to suit, zoned up to 1,100,000 SF. I-5 frontage and visibility. Immediate access to I-5 at Exit 72.				



1688

## ***Chehalis Distribution Center***

208 Maurin Road, Chehalis

Total SF Available:	172,875	Shell Rate/SF:	\$0.32	Contact:	Matt Wood - 206-248-7300
Divisible To:	172,875	Office Rate/SF:			Vanessa Herzog - 253-722-1400
Office SF:	4,800	Sales Price:			
Loading Doors:	DH/ GL	NNN:			
Clear Height:		27	Monthly Rate		
Comments:	Ready for occupancy! Class A distribution center, fully fenced w/gated access & guard house at entrance. Clean & efficient office layout. Can demise to 2 tenant situation. Trailer parking on site. Direct access to I-5 at Labree Interchange.				



1688.1

## ***Chehalis Distribution Center***

208 Maurin Road, Chehalis

Total SF Available:	172,875	Shell Rate/SF:	\$0.33	Contact:	Matt Wood - 206-248-7300
Divisible To:	172,875	Office Rate/SF:			Vanessa Herzog - 253-722-1400
Office SF:	4,800	Sales Price:	\$7,000,000		
Loading Doors:	1 DH/22 GL	NNN:			
Clear Height:		27	Monthly Rate		
Comments:	Sales under list price subject to sliding scale. Excellent facility, ready for occupancy. Immediate access to new Labree Road interchange to I-5. Fully fenced, guard post, on-site trailer parking, excess land.				



1873

## ***Centralia NorthCorporate Park II***

Harrison Road & Hoss Avenue, Centralia

Total SF Available:	160,000	Shell Rate/SF:		Contact:	Patricia Loveall - 206-248-7300
Divisible To:	38,600	Office Rate/SF:			
Office SF:		Sales Price:			
Loading Doors:	DH/ GL	NNN:			
Clear Height:		30	Monthly Rate		
Comments:	10-month delivery schedule. Build to suit for sale or lease. 160,000 SF building on 11.65 acres and 38,600 SF building on 3.45 acres. Rail served. 30' clear height.				

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1832

## **Lake River Building 8**

111 W Division Street, Ridgefield

Total SF Available:	64,000	Shell Rate/SF:	\$0.25	Contact:	Scott Fraser - 503-221-9900
Divisible To:	10,000	Office Rate/SF:			
Office SF:		Sales Price:			
Loading Doors:	0 DH/ GL	NNN:	\$0.07		
Clear Height:		16	Monthly Rate		

Comments: Heavy industrial, yard, heavy power, sprinkler. 16' ceiling to open trusses. Open building. Shown by appointment only. Contact broker. Available now.



3466

## **Weiss Cascade**

1703 Lum Road, Centralia

Total SF Available:	57,000	Shell Rate/SF:		Contact:	Vanessa Herzog - 253-722-1400
Divisible To:	57,000	Office Rate/SF:			
Office SF:	2,500	Sales Price:	\$1,300,000		
Loading Doors:	1 DH/4 GL	NNN:			
Clear Height:		24'	Monthly Rate		

Comments: Former Weiss Cascade. 47,000 SF manufacturing building, 10,000 SF shop. 5.94 acre site fully fenced & paved.. Available or immediate use.



3131.2

## **Satsop Business Park- Spec 50k Building**

37 Enterprise Lane, Elma

Total SF Available:	50,000	Shell Rate/SF:	\$0.35	Contact:	Scott Fraser - 503-221-9900
Divisible To:	10,000	Office Rate/SF:	\$0.70		Sean McCarthy - 503-221-9900
Office SF:		Sales Price:			Matt Wood - 206-248-7300
Loading Doors:	2 DH/4 GL	NNN:			
Clear Height:		20' - 24'	Monthly Rate		

Comments: Grays Harbor PDA 1,700 acre mixed-use business park near Olympia, WA. Pad ready industrial sites and available buildings. Redundant cable, hi-capacity water. Environment, Boundary & Wetlands Surveys completed. Foreign Trade Zone.



2806

## **Ferguson AirCold**

12001 NE 60th Way, Vancouver

Total SF Available:	20,000	Shell Rate/SF:	\$0.38	Contact:	Jeff Brooks - 503-221-9900
Divisible To:	7,250	Office Rate/SF:	\$0.75		
Office SF:	3,080	Sales Price:			
Loading Doors:	2 DH/3 GL	NNN:			
Clear Height:		20'	Monthly Rate		

Comments: Business park very close to I-205. Two 10,000 SF spaces, each with own restrooms and office showrooms.



3314

## **Satsop WH 18**

27 W Park Lane, Elma

Total SF Available:	17,500	Shell Rate/SF:	\$0.25	Contact:	Scott Fraser - 503-221-9900
Divisible To:	17,500	Office Rate/SF:			Sean McCarthy - 503-221-9900
Office SF:		Sales Price:			Matt Wood - 206-248-7300
Loading Doors:	0 DH/2 GL	NNN:	\$0.08		
Clear Height:		20'	Monthly Rate		

Comments: 17,500 SF dry storage warehouse. 20' clear height, 2 sliding doors. Truck access. Tenant Improvements are negotiable.

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3534

## ***2605 Commercial Blvd***

2605 Commercial Blvd, Centralia

Total SF Available:	14,000	Shell Rate/SF:	\$0.35	Contact:	Charlie Grate - 360-705-2800
Divisible To:	10,000	Office Rate/SF:			
Office SF:	1,000	Sales Price:	\$650,000		
Loading Doors:	0 DH/3 GL	NNN:			
Clear Height:		20	Monthly Rate		

Comments: 14,000 SF of warehouse \$0.35/RSF blended rate, with 1,000 SF of office space, 2.5 acres of fenced yard. Great I-5 access.



3131.1

## ***Satsop Business Park- WH34***

200 Olympic View Drive, Elma

Total SF Available:	13,310	Shell Rate/SF:	\$0.25	Contact:	Scott Fraser - 503-221-9900
Divisible To:	13,310	Office Rate/SF:	\$0.50		Sean McCarthy - 503-221-9900
Office SF:	1,523	Sales Price:			Matt Wood - 206-248-7300
Loading Doors:	0 DH/1 GL	NNN:			
Clear Height:		14'	Monthly Rate		

Comments: Grays Harbor PDA 1,700 acre mixed-use business park near Olympia, WA. Pad ready industrial sites and available buildings. Redundant cable, hi-capacity water. Environment, Boundary & Wetlands Surveys completed. Foreign Trade Zone.



3518

## ***Shannon Warehouse***

2000 N Park Drive, Centralia

Total SF Available:	9,999	Shell Rate/SF:	\$0.35	Contact:	Vanessa Herzog - 253-722-1400
Divisible To:	5,000	Office Rate/SF:	\$0.35		
Office SF:		Sales Price:			
Loading Doors:	0 DH/2 GL	NNN:			
Clear Height:		18-20	Monthly Rate		

Comments: Excellent location in Port of Centralia. Building can accommodate 2 tenants. BTS Office.

4009

## ***Capstone Building***

14300 SE 1st Street, Vancouver

Total SF Available:	9,000	Shell Rate/SF:		Contact:	Keith Young - 503-221-9900
Divisible To:	3,000	Office Rate/SF:	\$15.50		
Office SF:	9,000	Sales Price:			
Loading Doors:	DH/ GL	NNN:			
Clear Height:		Monthly Rate			

Comments: Cubes available for tenants use at no cost. 9,000 SF amiable, three T-1 lines.

1625.1



## ***Northgate Industrial Park***

7500 NE 16th Avenue, 3C, Vancouver

Total SF Available:	8,216	Shell Rate/SF:		Contact:	Scott Fraser - 503-221-9900
Divisible To:	8,216	Office Rate/SF:			Sean McCarthy - 503-221-9900
Office SF:		Sales Price:	\$903,760		
Loading Doors:	0 DH/ GL	NNN:			
Clear Height:		18' - 20'	Monthly Rate		

Comments: Commercial condos for sale. Concrete tilt, zoned CH commercial highway. 3 blocks to I-5, Vancouver. Great for owner/user. \$110.00/SF

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1625.3

### ***Northgate Building***

7500 NE 16th Avenue, 2G, Vancouver

Total SF Available: 5,073      Shell Rate/SF:  
Divisible To: 1,171      Office Rate/SF:  
Office SF:  
Loading Doors: 0 DH/ GL      Sales Price: \$558,030  
Clear Height:      NNN:  
Comments:      Monthly Rate

Contact: Scott Fraser - 503-221-9900  
Sean McCarthy - 503-221-9900

Leased investment. Industrial office condo. 3,902 SF leased, 1,171 SF vacant ready for owner/user or additional tenant. See flyer for financial data.



1625.4

### ***Northgate Business Park***

7500 NE 16th Avenue, 1A, Vancouver

Total SF Available: 5,037      Shell Rate/SF:  
Divisible To: 5,037      Office Rate/SF:  
Office SF: 1,814      Sales Price: \$554,000  
Loading Doors: 0 DH/ GL      NNN:  
Clear Height:      18' - 20' Monthly Rate  
Comments:

Contact: Scott Fraser - 503-221-9900  
Sean McCarthy - 503-221-9900

End cap flex space. 1,442 SF Class "A" main floor office build out. 2nd story mezzanine with 372 SF of office. 1,288 SF warehouse with 2 grade doors Zoned commercial. Three blocks off I-5 at 78th Street exit.



1625.6

### ***Northgate Business Park***

7500 NE 16th Avenue, 2C, Vancouver

Total SF Available: 4,130      Shell Rate/SF:  
Divisible To: 4,130      Office Rate/SF:  
Office SF: 490      Sales Price: \$454,300  
Loading Doors: DH/ GL      NNN:  
Clear Height:      18' - 20' Monthly Rate  
Comments:

Contact: Scott Fraser - 503-221-9900  
Sean McCarthy - 503-221-9900

www.northgate-businesspark.com. Commercial Industrial condos for sale or lease. Close to I-5. CH zoning allows a multitude of uses. Recent upgrades.



1625.5

### ***Northgate Business Park***

7500 NE 16th Avenue, 2B, Vancouver

Total SF Available: 3,277      Shell Rate/SF:  
Divisible To: 3,277      Office Rate/SF:  
Office SF:      Sales Price: \$360,470  
Loading Doors: DH/ GL      NNN:  
Clear Height:      18' - 20' Monthly Rate  
Comments:

Contact: Scott Fraser - 503-221-9900  
Sean McCarthy - 503-221-9900

www.northgate-businesspark.com. Commercial Industrial condos for sale or lease. Recent park upgrades. Flexible zoning allows many uses.



1625

### ***Northgate Building***

7500 NE 16th Avenue, 3D, Vancouver

Total SF Available: 3,200      Shell Rate/SF:  
Divisible To: 3,200      Office Rate/SF:  
Office SF:      Sales Price: \$352,000  
Loading Doors: 0 DH/ GL      NNN:  
Clear Height:      18' - 20' Monthly Rate  
Comments:

Contact: Scott Fraser - 503-221-9900  
Sean McCarthy - 503-221-9900

Commercial condos for sale. Concrete tilt, zoned CH commercial highway. 3 blocks to I-5, Vancouver. Great for owner/user. \$110.00/SF

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## ***Burger King - Three Locations***

, Lacey, Shelton & Yelm

Total SF Available:

Shell Rate/SF:

Contact: Andy Miller - 425-454-7040

Divisible To:

Office Rate/SF:

Office SF:

Sales Price: \$5,150,000

Loading Doors:

DH/ GL

NNN:

Clear Height:

Monthly Rate

Comments:

Three South Sound Burger Kings - all high volume stores on hard corners in front of anchored shopping centers. Can be sold separately

3810