

# Available SW Washington Counties Industrial Properties

July 2009



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.				



1873

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

Harrison Road & Hoss Avenue, Centralia

Total SF Available:	1,250,000	Shell Rate/SF:		Contact:	Patricia Loveall - 425-454-7040
Divisible To:	125,000	Office Rate/SF:			
Office SF:		Sales Price:			
Loading Doors:	DH/ GL	NNN:			
Clear Height:	30	Monthly Rate:			
Comments:	12-month delivery schedule. Build to suit for sale or lease.				



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 - 425-454-7040
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:	4800	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.				



1832

## ***Lake River Building 8***

111 W Division Street, Ridgefield

Total SF Available:	74,000	Shell Rate/SF:	\$0.25	Contact:	Scott Fraser - 503-221-9900
Divisible To:	74,700	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.				

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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:	2500	Sales Price:	\$2,300,000		
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.



1831

### **Lake River Building 3**

111 W Division Street, Ridgefield

Total SF Available:	21,000	Shell Rate/SF:	\$0.30	Contact:	Scott Fraser - 503-221-9900
Divisible To:	21,000	Office Rate/SF:			
Office SF:		Sales Price:			
Loading Doors:	0 DH/4 GL	NNN:	\$0.07		
Clear Height:		Monthly Rate:			

Comments: Clear span manufacturing space. Heavy power. Sprinklered. Yard area. Small rough office space. Shown by appointment only. Contact broker. Available now.



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.



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:	1000	Sales Price:	\$825,000		
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.

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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:	1523	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.



2098

### **Centralia Industrial**

3713 N Park Drive, Centralia

Total SF Available:	13,000	Shell Rate/SF:	\$0.35	Contact:	Vanessa Herzog - 253-722-1400
Divisible To:	13,000	Office Rate/SF:			
Office SF:	3000	Sales Price:			
Loading Doors:	2 DH/1 GL	NNN:			
Clear Height:		20 Monthly Rate:	\$4,550.00		

Comments: Clean, clean clean! 13,000 SF with 1+ acre yard. Up to 5 acres can be made available. 3-phase power, 1 grade, 1 dock. Ready to move in!



3518

### **Shannon Warehouse**

2000 N Park Drive, Centralia

Total SF Available:	9,999	Shell Rate/SF:	\$0.40	Contact:	Vanessa Herzog - 253-722-1400
Divisible To:	5,000	Office Rate/SF:	\$0.40		
Office SF:	BTS	Sales Price:	\$380,000		
Loading Doors:	0 DH/2 GL	NNN:			
Clear Height:		18-20 Monthly Rate:			

Comments: Currently under construction, with completion in 60 days. Excellent location in Port of Centralia. Building can accommodate 2 tenants.



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



1833

### **Lake River Building 10**

111 W Division Street, Ridgefield

Total SF Available:	7,260	Shell Rate/SF:	\$0.25	Contact:	Scott Fraser - 503-221-9900
Divisible To:	7,260	Office Rate/SF:			
Office SF:		Sales Price:			
Loading Doors:	0 DH/1 GL	NNN:	\$0.07		
Clear Height:		14 Monthly Rate:			

Comments: Heavy industrial Quonset hut. Yard storage, no office, no restroom. Shown by appointment only. Contact broker. Available now

# Available SW Washington Counties Industrial Properties

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1625.3

## ***Northgate Industrial Park***

7500 NE 16th Avenue, 2G, Vancouver

Total SF Available:	5,073	Shell Rate/SF:		Contact:	Scott Fraser - 503-221-9900
Divisible To:	1,171	Office Rate/SF:			Sean McCarthy - 503-221-9900
Office SF:		Sales Price:	\$558,030		
Loading Doors:	0 DH/ GL	NNN:			
Clear Height:		Monthly Rate:			

Comments: 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:	\$0.50	Contact:	Scott Fraser - 503-221-9900
Divisible To:	5,037	Office Rate/SF:	\$0.70		Sean McCarthy - 503-221-9900
Office SF:	1814	Sales Price:			
Loading Doors:	0 DH/ GL	NNN:	\$0.11		
Clear Height:	18' - 20'	Monthly Rate:			

Comments: 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:	\$0.50	Contact:	Scott Fraser - 503-221-9900
Divisible To:	4,130	Office Rate/SF:	\$0.70		Sean McCarthy - 503-221-9900
Office SF:	490	Sales Price:			
Loading Doors:	DH/ GL	NNN:	\$0.11		
Clear Height:	18' - 20'	Monthly Rate:			

Comments: [www.northgate-businesspark.com](http://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:	\$0.50	Contact:	Scott Fraser - 503-221-9900
Divisible To:	3,277	Office Rate/SF:	\$0.70		Sean McCarthy - 503-221-9900
Office SF:		Sales Price:			
Loading Doors:	DH/ GL	NNN:	\$0.11		
Clear Height:	18' - 20'	Monthly Rate:			

Comments: [www.northgate-businesspark.com](http://www.northgate-businesspark.com). Commercial Industrial condos for sale or lease. Recent park upgrades. Flexible zoning allows many uses.



1625

## ***Northgate Industrial Park***

7500 NE 16th Avenue, 3D, Vancouver

Total SF Available:	3,200	Shell Rate/SF:	\$0.50	Contact:	Scott Fraser - 503-221-9900
Divisible To:	3,200	Office Rate/SF:			Sean McCarthy - 503-221-9900
Office SF:		Sales Price:	\$352,000		
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