

# CENTRALIA NORTH CORPORATE PARK II

Harrison Avenue (Old Hwy 99) | Centralia, WA

Fully Entitled Land For Sale or  
Build-to-Suit For Lease/Sale  
10 Month Delivery Schedule

PARCEL B

11.65 acres  
Rail-served

PARCEL C

3.45 acres



## EXCLUSIVELY REPRESENTED BY

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# CENTRALIA NORTH CORPORATE PARK II

## SITE HIGHLIGHTS

Zoning: M2- Heavy Industrial, allows for a wide range of uses

Above 100 year floodplain

Fully entitled with SEPA approval

Filled and graded

Utilities stubbed to site

Road infrastructure in place

Rail in place

Storm water management/detention system in place

## PROPOSED BUILDINGS

Lots	Site Size (Acres)	Maximum Building Size	Maximum Loading Doors	Maximum Clear Height
Lot B	11.65	160,000 SF	50 DH 2 Drive-In 12 Rail Doors	Up to ± 50'
Lot C	3.45	38,600 SF	19 DH 1 Drive-In	Up to ± 50'

## ATTRACTIVE BUSINESS ENVIRONMENT

Local and State business incentives

No city B&O tax

No corporate income tax

Access to a strong work force and affordable housing in Lewis County

Feb. 2016 Labor Force	32,311
Feb. 2016 Employment Rate	91%
2014 Median Home Value	\$163,700

## STRONG CORPORATE COMMUNITY WITHIN LEWIS COUNTY



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## SITE PLAN



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# CENTRALIA NORTH CORPORATE PARK II

## STRATEGIC LOCATION

Centralia North Corporate Park II is in an ideal location for corporations seeking a contemporary distribution facility with quick access to Ports and consumers.

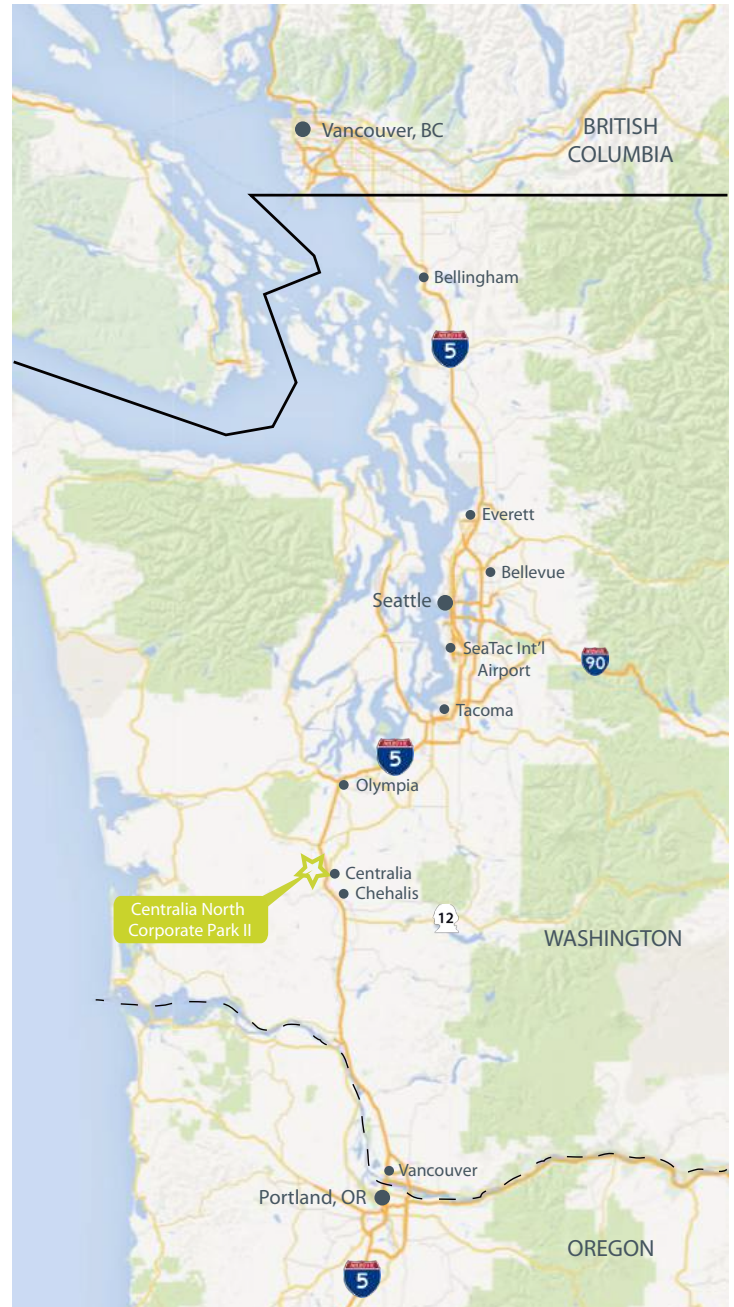
## ACCESS

Two Interstate 5 interchanges, at Exit 88 & Exit 82, within 5 to 8 minutes from site

Centrally located between Seattle, WA and Portland, OR

## DRIVE TIMES

Port of Tacoma	1 hour
Port of Seattle	1.5 hours
SeaTac Int'l Airport	1.15 hours
Portland, OR	1.5 Hours
Vancouver, BC	4 Hours



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