

I-5 INDUSTRIAL SITE FOR LEASE



1595, 1951, 1605 & 1611 N NATIONAL AVE CHEHALIS, WA 98532

PROPERTY OVERVIEW

Industrial site on 46.35 acres, including warehouse with high power capabilities, high capacity storage, executive office buildings, paved parking lot and gravel yard.

PROPERTY HIGHLIGHTS

- 46.35 ac
- Rail served yard
- 307,988 SF
- Zoned IH/CG
- See available spaces for current rates

LOCATION OVERVIEW

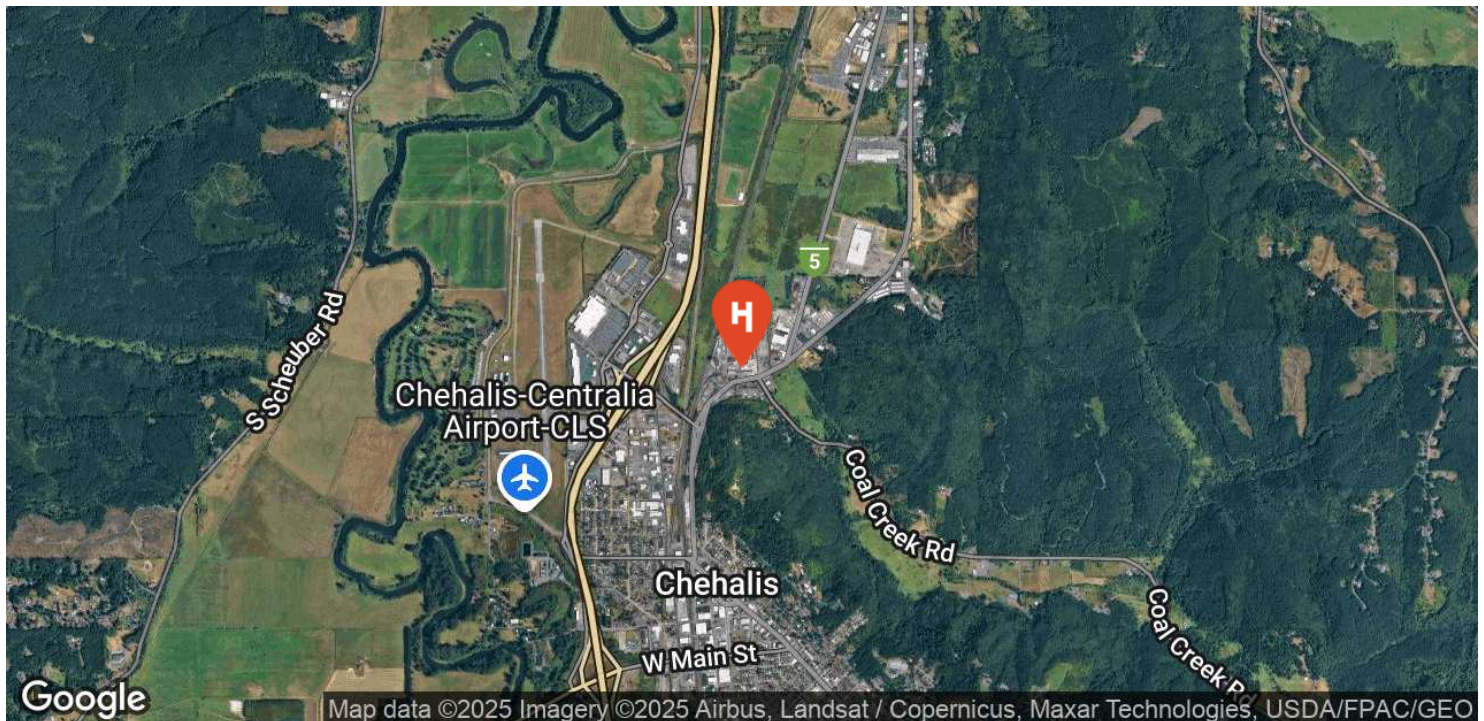
Strategically located near the Ports of Olympia, Longview and Kalama with rail served yard. Just half a mile east of Interstate 5, this industrial site is situated among the city of Chehalis industrial corridor.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Gravel Yard	\$3,600 per month	1.5 Acres
Upper Paved	\$3,397 per month	1.3 Acres
Open Gravel	\$10,456 per month	6 Acres

AERIAL MAPS

Industrial Site 1595, 1951, 1605 & 1611 N National Ave, Chehalis, WA 98532

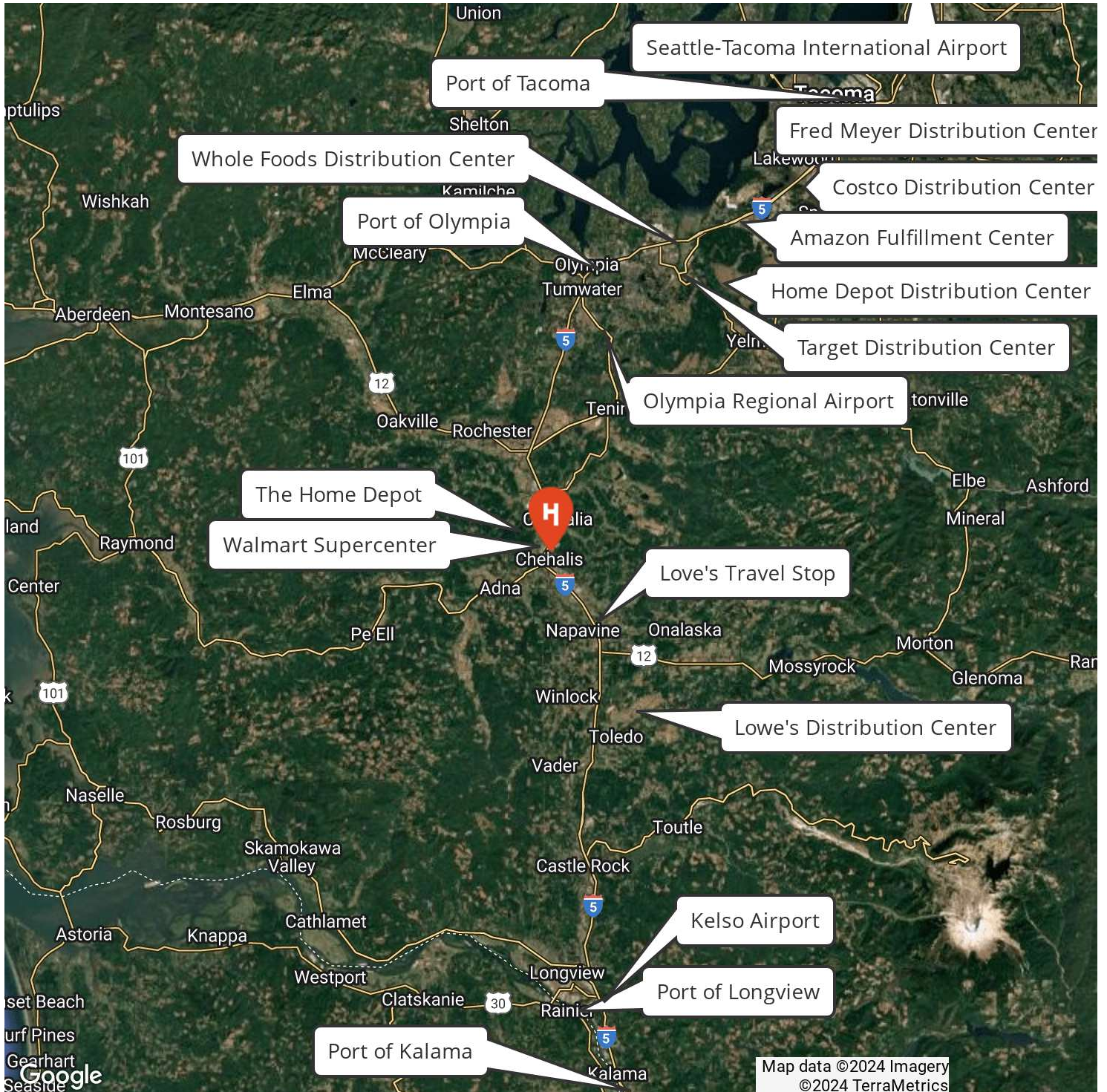


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LOCATION MAP

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ADDITIONAL PHOTOS

Industrial Site 1595, 1951, 1605 & 1611 N National Ave, Chehalis, WA 98532

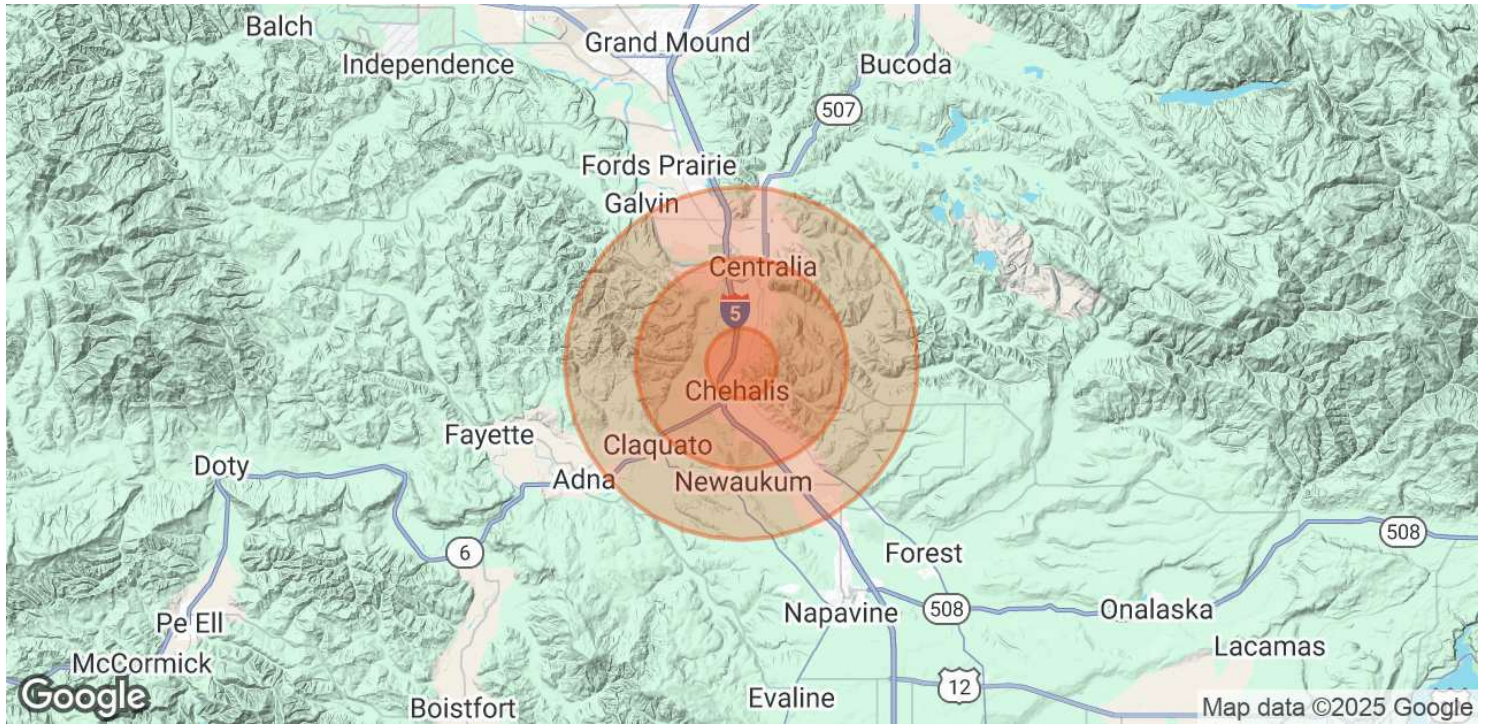


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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,056	16,479	30,978
Average Age	32.9	37.9	40.1
Average Age (Male)	31.6	36.0	38.1
Average Age (Female)	34.3	40.0	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	460	6,888	13,137
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$58,409	\$61,860	\$62,592
Average House Value	\$211,777	\$216,059	\$212,355

* Demographic data derived from 2020 ACS - US Census