

# CENTRALIA STATION

± 21 ACRE PROJECT | A PORT OF CENTRALIA DEVELOPMENT

Centralia's largest retail, office and business park development, located at Exit 81.

## Park 3 in the Port of Centralia's Master-Planned Parks

Presented by

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CENTRALIA STATION

CENTRALIA



± 21 ACRES OF DEVELOPMENT LAND FOR SALE  
1000 LONG ROAD, CENTRALIA, WA

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PRESENTED BY  
LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES  
PACIFIC RIM REAL ESTATE GROUP, INC.



## OPPORTUNITY

Centralia Station is a ±21-acre developed retail, office, and business park located at Exit 81 in Centralia, WA.

The property is comprised of multiple parcels, ranging in size from 20,000 SF to 5.74 acres contiguous. Approved land uses include retail, retail pads, general commercial, service industrial, light industrial, office, professional services. The site is SEPA approved. The centralized storm water and compensatory storm water system are fully constructed, and ready for connection to individual lots.

### TRANSPORTATION

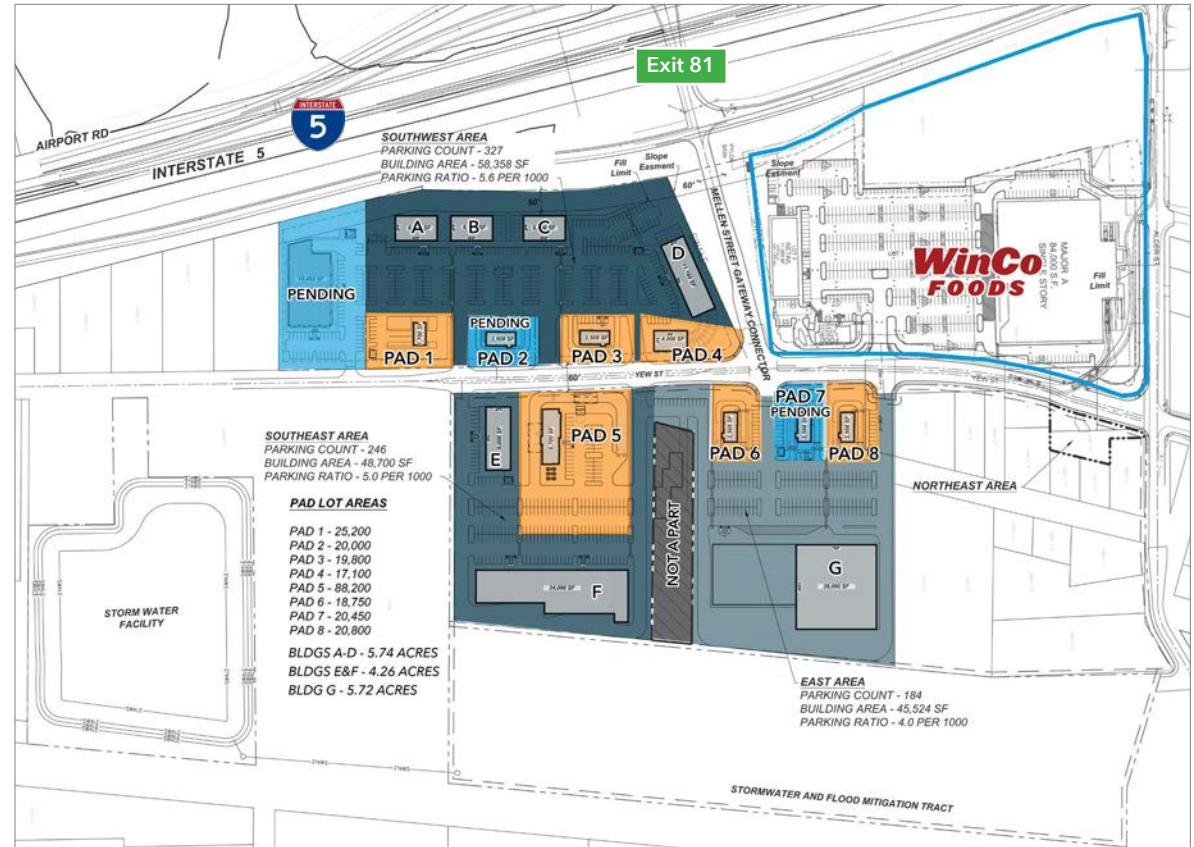
The Yew Street extension will connect the site to both the Mellen Street and Harrison Street interchanges.

The Mellen Street off ramp extends into the site, creating a secondary access to I-5 from the Mellen Street interchange.

### UTILITIES

Water, sewer, storm water and power connections are available in the Yew Street right of way, and can be extended to individual lots.

### OVERALL SITE PLAN



# SITE OVERVIEW



CENTRALIA  
STATION

[VIEW VIDEO](#)



# LEWIS COUNTY DEVELOPMENTS

## COMMERCIAL

- |   |                                    |
|---|------------------------------------|
| 1 Harrison Dollar General   1417 Harrison Ave   | 4 Dollar General   376 W Reynolds  |
| 2 Antonelli New Com Bldg   1039 S Gold St       | 5 T&A Truck Stop   Centralia       |
| 3 United Learning Center   W Maple & N Pearl St | 23 Winco Foods   Centralia Station |

## RESIDENTIAL

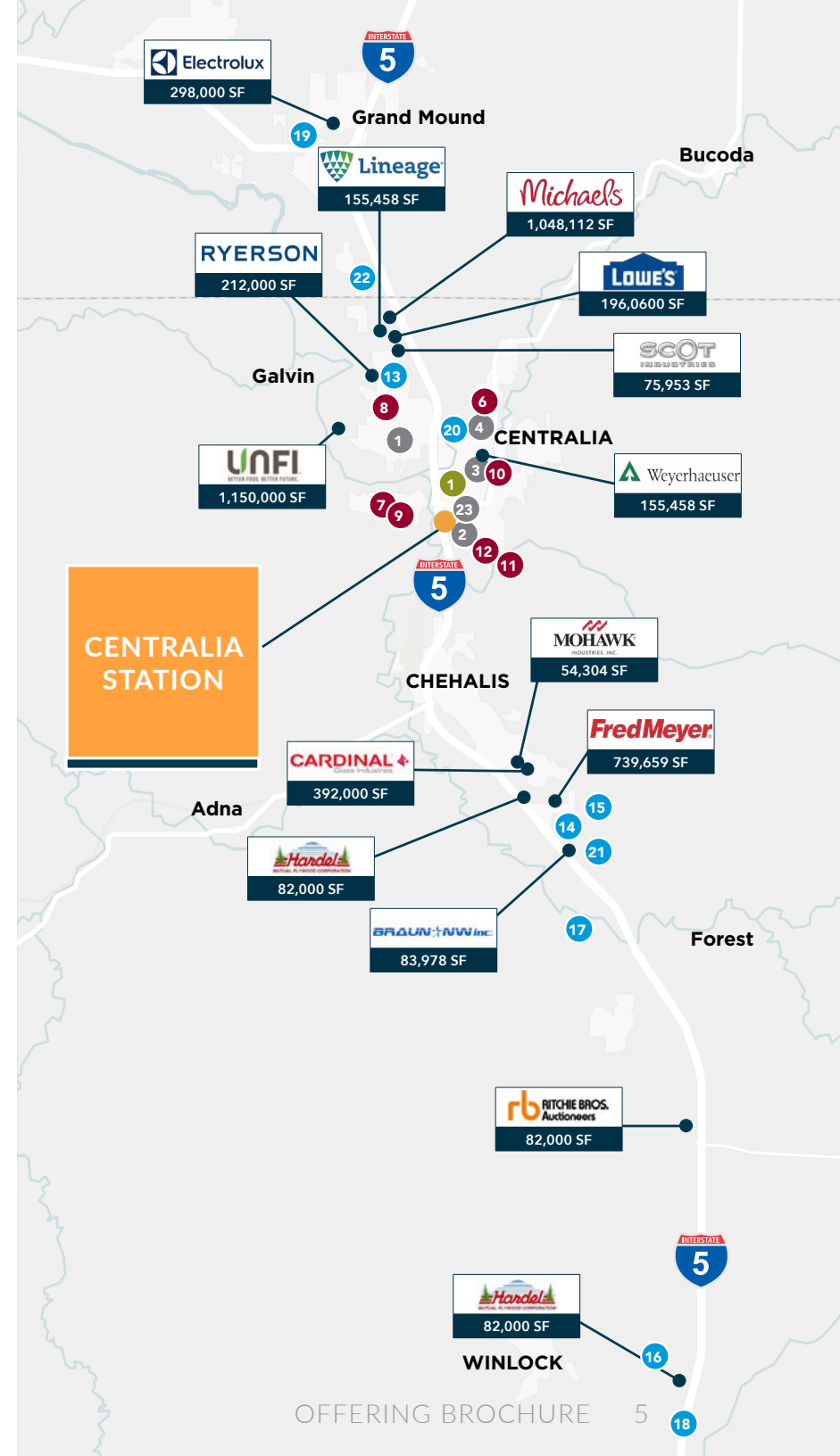
- |   |                             |
|---|-----------------------------|
| 6 Horner PUD Annexation   0 E Roanoke St        | 78 Units                    |
| 7 Rich Masters LLC Annexation   0 Cooks Hill Rd |                             |
| 8 Reliable Homes Phase II   2213 Harrison Ave   | 29 Units                    |
| 9 The Ponds Residential   2200 Cooks Hill Rd    | 58 Units on 25 Acres        |
| 10 Armory Hills Open Space   Duffy Drive Park   | ±150 Units / ±33.3 Acres    |
| 11 Raindrop                                     | ±2,500 Units / ±1,600 Acres |
| 12 Kresky Residential                           | 84 Lots                     |

## INDUSTRIAL

- |  |                          |
|--|--------------------------|
| 13 Georgia Pacific   2986 Harrison Ave               | 460,475 SF               |
| 14 I-5 Corporate Park   1850 Bishop Road             | 1,100,000 SF             |
| 15 The Cubes at Chehalis   2844 Jackson Hwy          | 1,530,000 SF             |
| 16 Benaroya Crow Holdings                            | ±5,000,000               |
| 17 Scot Industries                                   | 249,000 SF               |
| 18 Exeter I-5 Gateway   Mickelsen Parkway            | 3,300,000 SF in 3 Bldgs. |
| 19 Parsons South Sound Logistics                     | 1,400,000 SF             |
| 20 Skookumchuk Commerce Ctr   1406-1620 Reynolds Ave | 661,600 SF               |
| 21 Port 17 Industrial   Bishop Road                  | 807,000 SF               |
| 22 Kaufman 176                                       | 176,000 SF               |

## SPECIAL USE

- |   |
|---|
| 1 Centralia College Sports Complex   300 to 600 Block |
|---|



# ▶ ABOUT CENTRALIA

Located on Interstate 5, the West Coast's major trade corridor, Centralia is well-positioned between Portland and Seattle and is a strategic business "hub." Centralia is the largest city in Lewis County with just under 17,000 residents. Its close proximity to Seattle and Portland and their international airports, as well as the deep water Port of Grays Harbor, make it easy to move goods in and out of the community.

The Port of Centralia, a major contributor to the Centralia economy, has worked with many companies to locate in Centralia a few include: Rogers Machinery Company, Inc., Dick's Brewing Company, Scot Industries, Michael's Distribution Center, Lineage Logistics, Lowe's Distribution Center, Sierra Pacific Industries, and Mega Arms.

Companies have chosen to locate in Centralia for many reasons including our quality of life, location on the I-5 corridor, a lower cost of doing business, and workforce development programs.

### MAJOR EMPLOYERS

