

200 SE CLEARWATER RIDGE



FOR SALE OR FOR LEASE

19,956 SF Industrial Building on 2.96 Acres

SHELTON, WA

18,660 SF

BUILDING 1

1,296 SF

BUILDING 2

Property Highlights

19,956 SF industrial building on 2.96 acres

20' - 24' clear height, single-phase 600
amps power

Fully fenced and has septic / well

Existing, operable cooler space

Mason County jurisdiction

Rural Natural Resources zoning

502 compliant for marijuana processing and
production

Sale price \$995,000

Lease rate \$12,000 per month, NNN

AMY HARDING

360.705.1337

amy.harding@kidder.com



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



BUILDING INFORMATION

Building	Total SF	Office SF	Clear Height	Doors	Comments
1	18,660 SF	500 SF	20' - 24'	2 DH / 2 GL	4 coolers 34-36', 20' x 36', 24' x 48', 48' x 48', and 60' x 100'
2	1,296 SF	36 x 36 Main 24' x 36' Mezz	14' Main 10' Mezz	-	Designed to work on large machinery or trucks

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.