

OFFERING MEMORANDUM



**1595, 1951, 1605 & 1611 N NATIONAL AVE
INDUSTRIAL SITE
CHEHALIS, WASHINGTON**

Hancock
REAL ESTATE

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PROPERTY SUMMARY



Overview

Industrial site with 18 buildings on 46.35 acres, including warehouse with high power capabilities, high capacity storage, executive office spaces, secure fenced paved parking lot and gravel yard.

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.

For full financial analysis, contact kelsey@hancockre.com.

Property Highlights

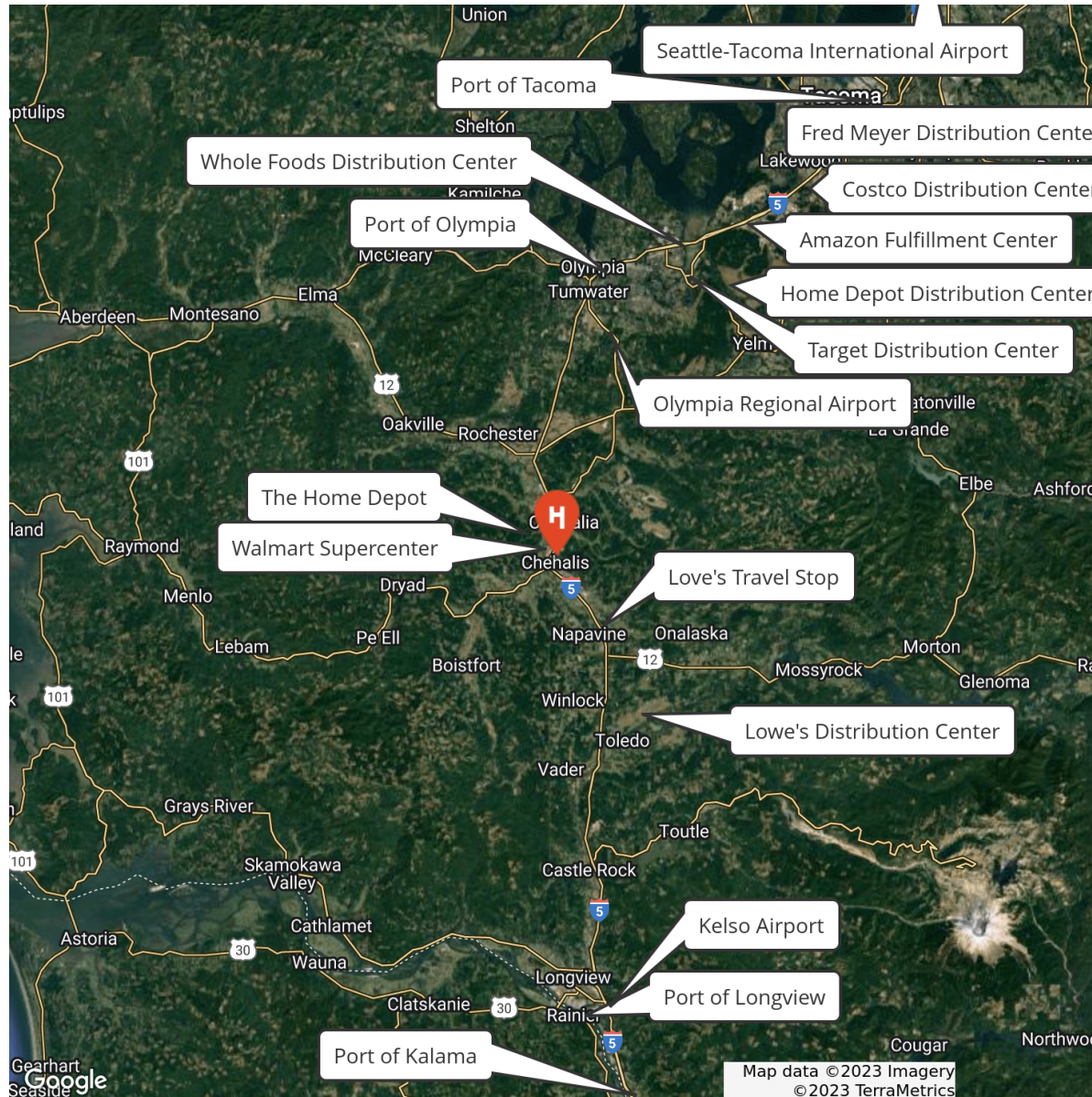
- Industrial site with two professional office buildings on 46.35 ac
- Convenient access off of Interstate 5
- Zoned IH / CG
- BNSF rail served
- Wetlands delineation report on file
- List price: \$9,500,000

AREA OVERVIEW

Located in the city of Centralia, the subject property represents an ideal location to do business situated just half a mile off of Interstate 5. Just 87 miles to Seattle and 87 miles to Portland, the site is an ideal location for Port access and reload and distribution. Nearby points of interest include the Ports of Olympia, Longview and Kalama and numerous businesses and retailers.



LOCATION MAP



Flood Map

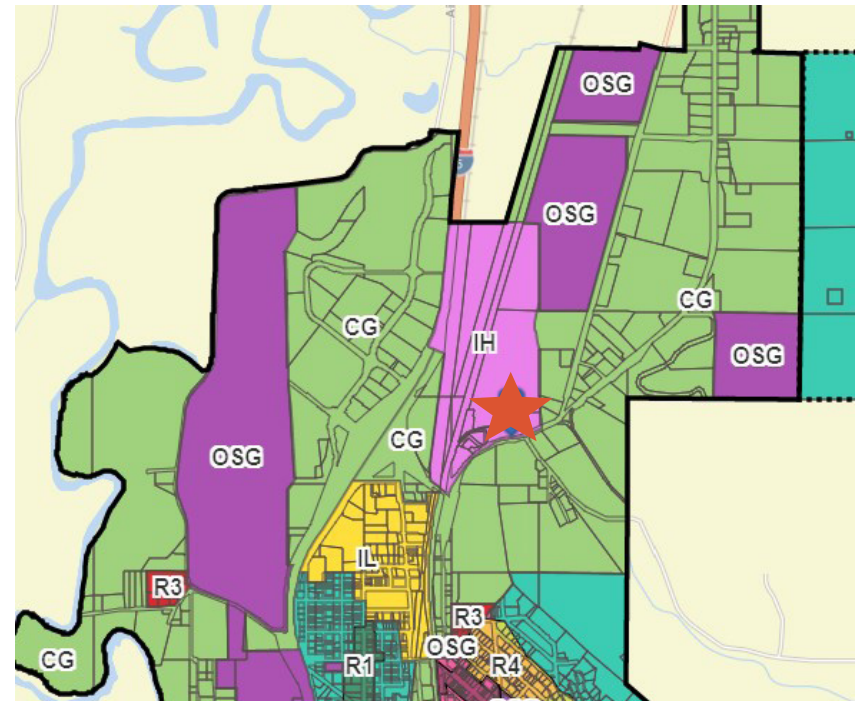
Flood Zone Determination: **IN**

COMMUNITY	530104	PANEL	1362C
PANEL DATE	July 17, 2006	MAP NUMBER	5301041362C



Wetlands delineation report on file

Zoning Map



Site is zoned IH / CG (source: ci.chehalis.wa.us/building/maps)

CITY OVERVIEW



About Chehalis

The cities of Chehalis and Centralia are located on the west side of Lewis County. This is a vibrant and growing area. The two cities are centrally located between Seattle and Portland, yet each town has their distinct personalities. Chehalis offers a quaint downtown, the bright and active Penny Park, museums and is the eastern starting point for Willapa Trail that winds along a former railroad track to the coast. Centralia is home to Centralia Community College, an historic downtown, and Borst Park.

The towns are surrounded by farmland and forests offering a respite from urban life yet still an easy commute to Olympia.

Doing Business in Chehalis

Low business costs and easy access to Interstate 5 and major transportation hubs make this region a dynamic location for business. Chehalis' focus on workforce development, along with close proximity to colleges and universities, provides qualified employees. Paired with a high quality of life, and lower cost of living, this region in Lewis county is a great place to live, work, and grow.

Demographics	1 Mile	3 Mile	5 Mile
Total Population	1,056	16,479	30,978
Median Age	32.9	37.9	40.1
Total Households	460	6,888	13,137
Average Household Income	\$58,409	\$61,860	\$62,592
Average House Value	\$211,777	\$216,059	\$212,355

Sources: censusviewer.com, chamberway.com, city-data.com, buildout.com