

Mid I-5 Industrial Park

2700 Talley Way
K E L S O • W A



CLICK TO VIEW
SITE VIDEO

EXIT 36



**1.185 MILLION SF ON I-5
FOR LEASE OR SALE**

CBRE

Trammell Crow Company

MIDI-5INDUSTRIALPARK.COM

SITE PLAN

BUILDING FEATURES:

- + ± 1,185,327 SF
- + 219 Dock Doors
- + Clear Height: 40'
- + Building Depth: 650'
- + 135' Truck Court
- + ±6,000 - 8,000 Amps of Electrical Service

SITE FEATURES:

- + 18 acres of expansion land for:
 - + 225K SF of additional building (entitled)
 - + Yard area (allowed per code)
 - + Up to 475 additional trailer stalls
- + Fully securable
- + ±116 acres
- + 514 Auto Stalls
- + 351 Trailer Stalls
- + Water capacity of up to one million gallons per day
- + The Light Industrial zoning allows for multiple uses, such as:



Manufacturing & Processing



Commercial Moving & Storage



Recycling Center



Large Scale Retail Services & Sales



Industrial Facility



Junk Yard & Salvage



Vehicle Sales & Services



Wholesale Businesses

TAX INCENTIVE

- + Possible 50% exemption from the state's portion of the retail sales or use tax paid on purchases and installation of material-handling and racking equipment. Please refer to the following link for further information.

[Tax Incentives: Warehouse remittance](#)

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FUTURE POTENTIAL TO EXPAND OR ADDITIONAL SPACE FOR 475 TRAILER PARKING STALLS



Fully signaled intersection
 One way in,
 one way out





KEY ATTRIBUTES TO THE LOCATION:

- + Immediate proximity & accessibility to I-5 on/off ramps
- + Strong Labor Market compared to other proposed developments in the I-5 Corridor
- + City of Kelso is business friendly
- + ±72,000 vehicles per day on I-5
- + Cities within estimated 11-hour drive time: SF Bay Area, Sacramento, Reno, Boise, Seattle, Vancouver BC

LOCATION OVERVIEW

36 MILES

North of
Portland, Oregon

45 MILES

North of
Port of Portland CBD
(Terminal 6)

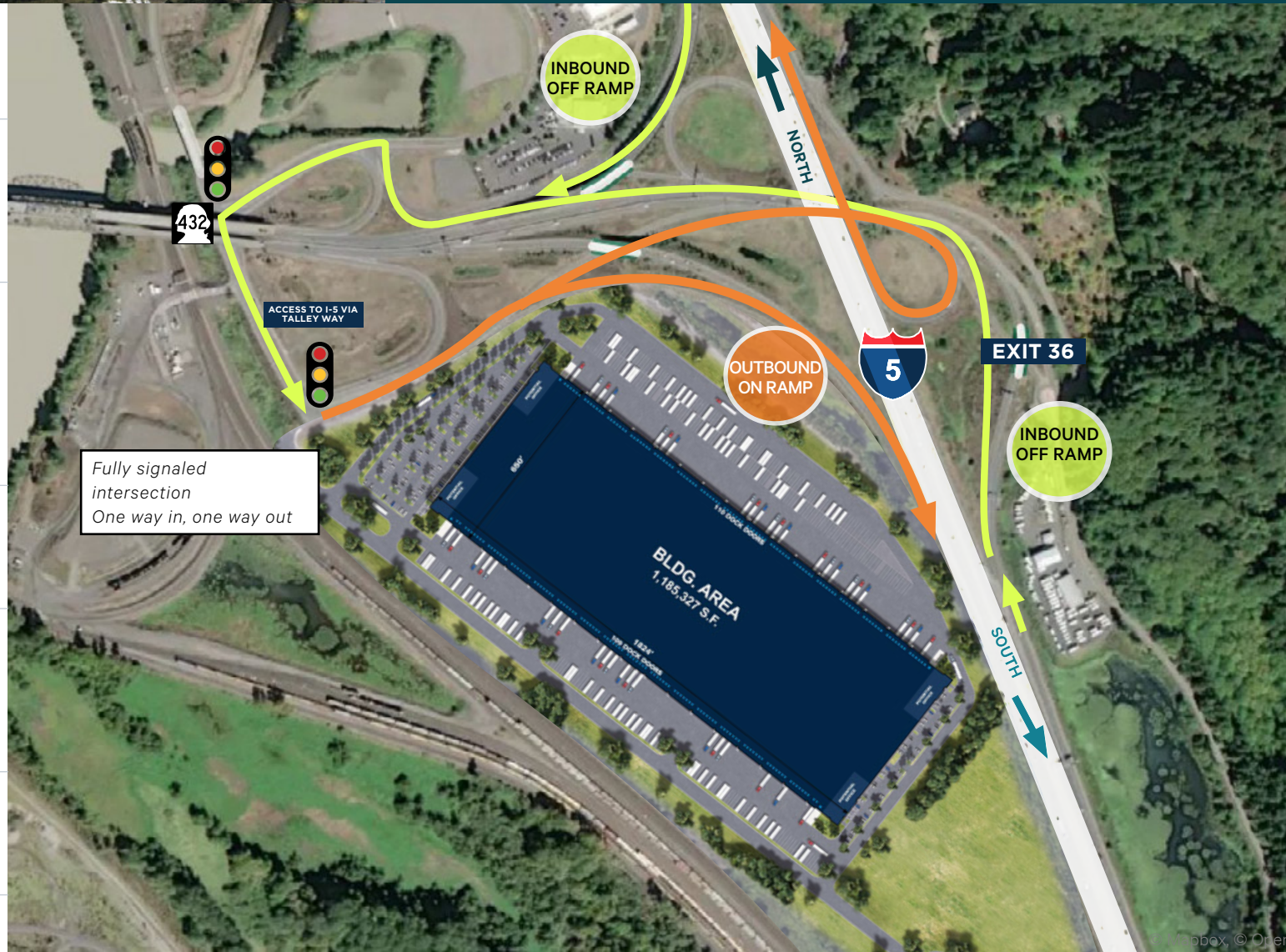
102 MILES

South of Port of Tacoma

131 MILES

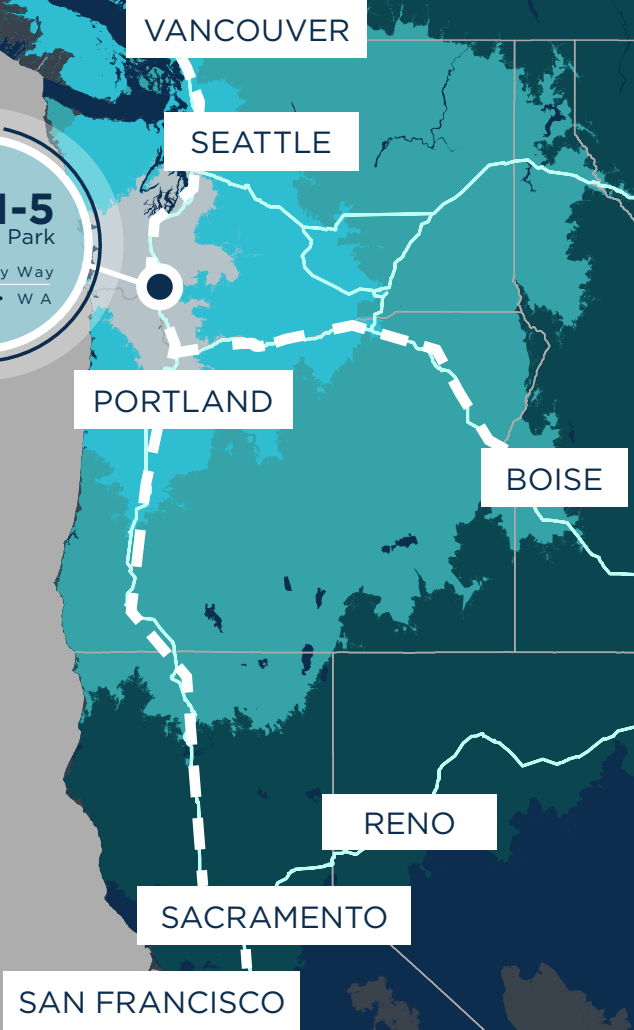
South of
Seattle, Washington CDP

Excellent visibility
from I-5



CONNECTIVITY

Mid I-5
Industrial Park
2700 Talley Way
KELSO • WA



Destination	Drive Time from Kelso, WA (hours)
Portland, OR	1 hour
Seattle, WA	2.25 hours
Vancouver, BC	4.75 hours
Boise, ID	7.25 hours
Reno, NV	10 hours
Sacramento, CA	10 hours
San Francisco, CA	10.75 hours

Drive Time Legend

- 4 hour
- 8 hours
- 12 hours
- 16 hours



KELSO LABOR



Kelso's labor supply & skill set of labor per 10,000 workers is far greater than the national average with a market index score of 125 compared to the national average of 105.



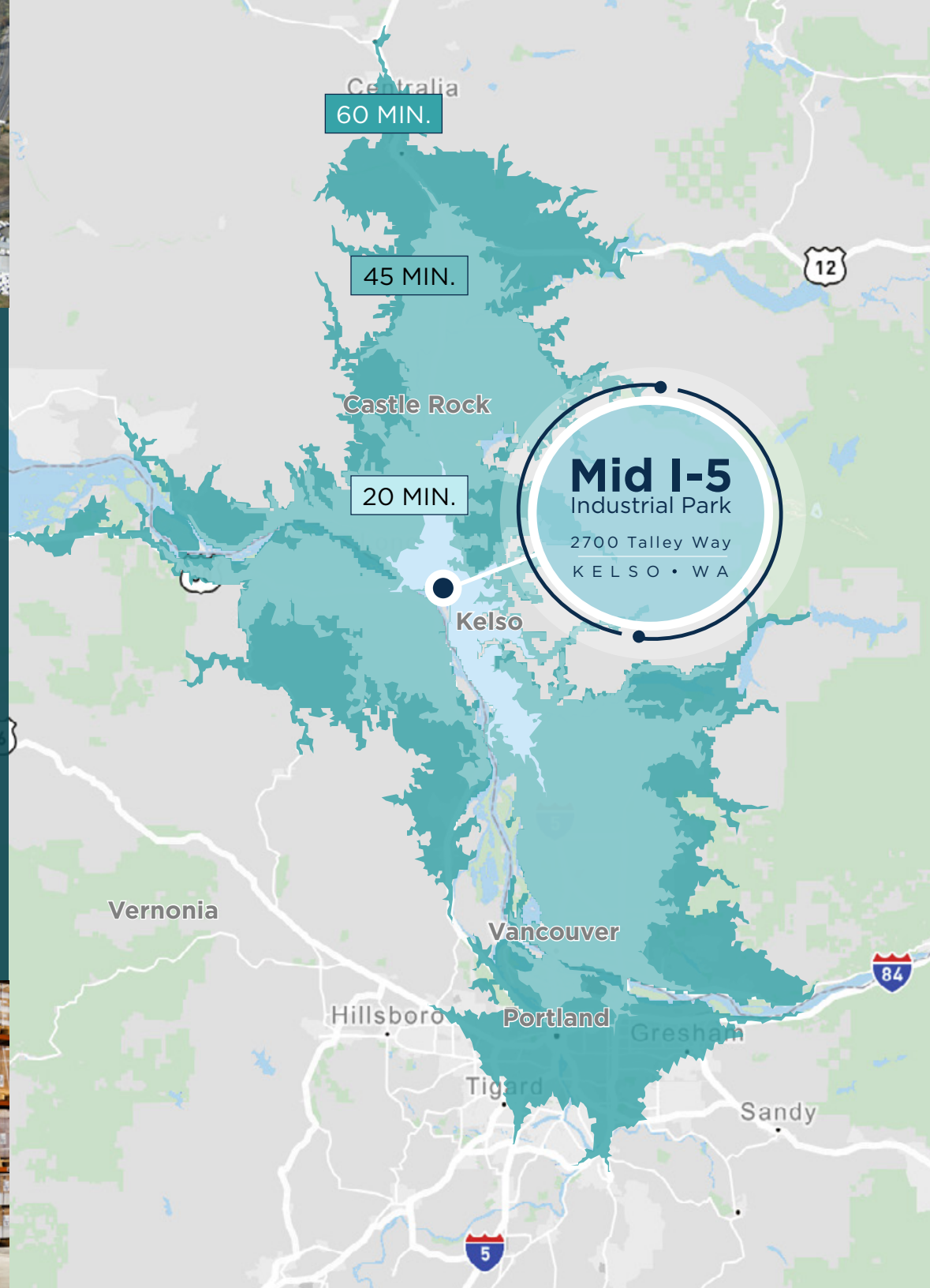
The Kelso Industrial site can access a total labor force of over 217,000.



In addition over 331,000 workers can access the site in a 45-min drive time.



The Kelso site can support a manufacturing operation of 600 full time employees due to it's proximity of skilled workers.



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FOR MORE
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CBRE

Trammell Crow Company

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