

FOR SALE

2625 OLD PACIFIC HIGHWAY S

*Two-Building 3.85 AC
Commercial Property For Sale*

KELSO, WA

SUBJECT
PROPERTY

KIDDER.COM

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Mathews

2625 OLD PACIFIC HIGHWAY S

PROPERTY OVERVIEW

TOTAL BUILDING SF	14,060 SF
LAND AREA	3.85 AC; 3.25 AC usable
CONSTRUCTION	Metal, high quality fully-insulated
LOADING	7 grade-level doors
SPRINKLERS	Fire sprinklers throughout

MAIN BUILDING

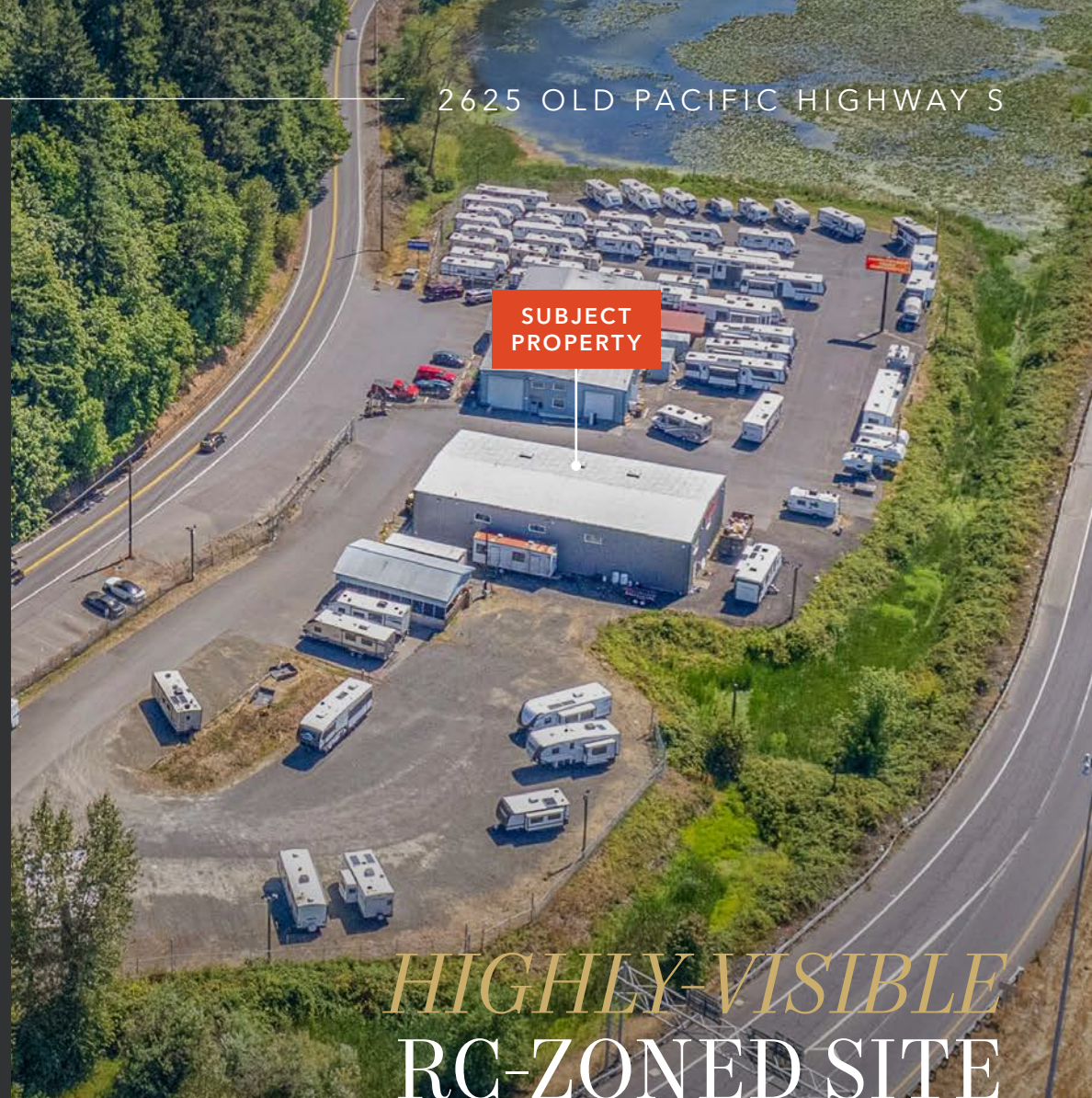
BUILDING SIZE	8,560 SF
SPACE TYPE	Retail, office & storage
YEAR BUILT/ RENOVATED	1962/2020
LOADING	2 service bays
HVAC	Fully-climate controlled

SERVICE BUILDING

BUILDING SIZE	5,500 SF
SPACE TYPE	Truck/trailer service building
YEAR BUILT	2019
LOADING	5 service bays (14'x16')
CLEAR HEIGHT	18'-20'

\$3,495,000

ASKING PRICE



3.85 AC RC-Zoned Commercial Site with Two Buildings Featuring Industrial, Retail & Office Space. Excellent Visibility & Signage Opportunity From I-5.

INVESTMENT HIGHLIGHTS

RECENT UPGRADES

Major interior upgrades were made in 2020 and 2021, including a new HVAC system in the main building and a fall protection trolley system in 3 bays of the service building.

AMENITIES

The property includes a propane tank, compressed air, trench drains, high voltage security fencing, water well and septic system with 20K gallon water supply on-site for fire suppression.

OFFICE & RETAIL AREAS

The main building features private offices, a breakroom, retail space, and storage areas.

VISIBILITY & SIGNAGE OPPORTUNITY

Dedicated signage on I-5 freeway and Old Pacific highway.

NEWER CONSTRUCTION

The service building was developed in 2019 with high-quality materials and the main building underwent major renovations in 2020.

LOCATION

The location provides immediate access to I-5 and is centrally-located in the PNW, roughly 1 hr drive from Portland and 2 hrs from Seattle. The Mid I-5 Industrial Park neighbors the property on the west side of I-5.



RC-ZONED, 3.85 AC COMMERCIAL SITE

The Regional Commercial (RC) zone specifically focuses on attracting larger commercial operations & developments that draw customers from a broader area. This could include larger retail stores, shopping centers with multiple stores, and businesses that are easily accessible from major roadways like freeways.

ALLOWED USES

Retail sales/services

Large scale retail service

Boat sales, services & storage

Commercial truck stop

Parking facility

Vehicle sales & services

Hotel/motel

Wholesale services

RV park

Transit facilities

Office

Eating/drinking establishments

→ LEARN MORE







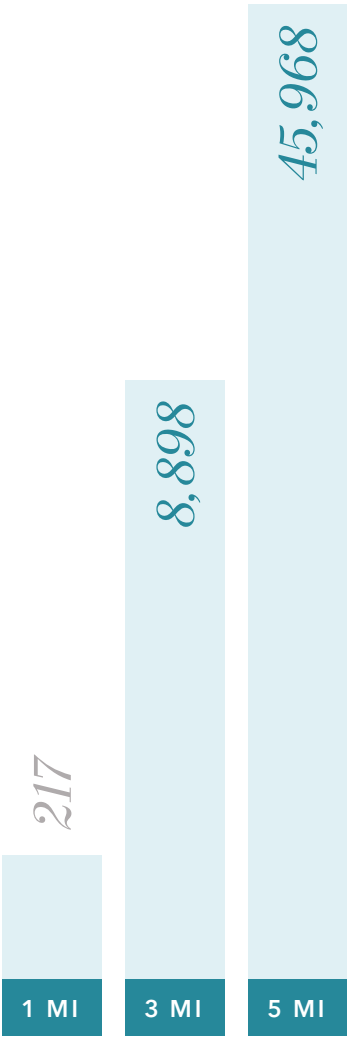




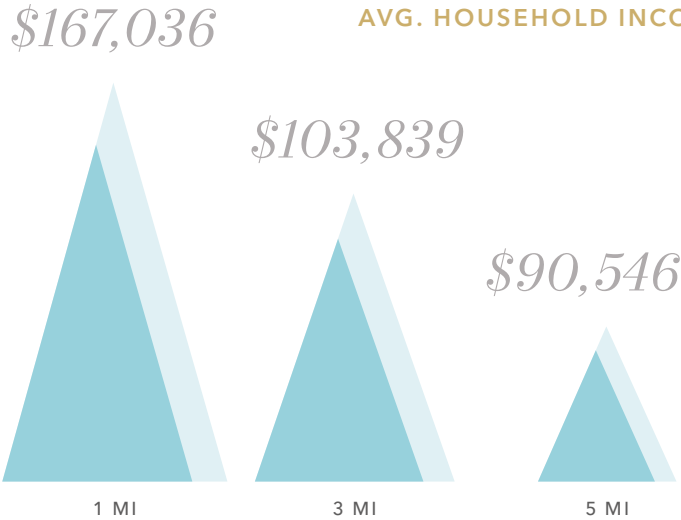


DEMOGRAPHICS

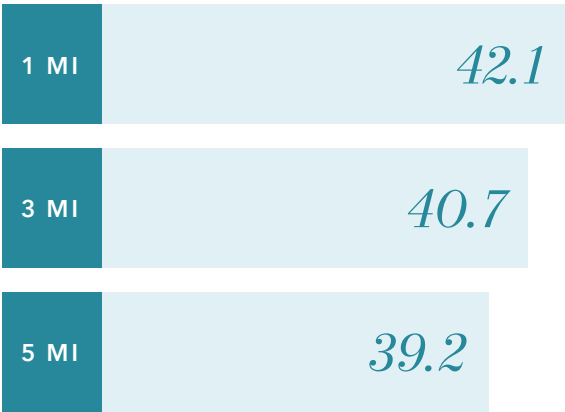
POPULATION



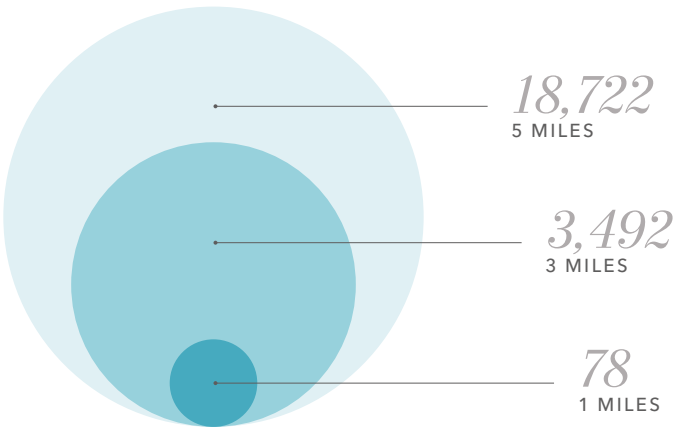
AVG. HOUSEHOLD INCOME



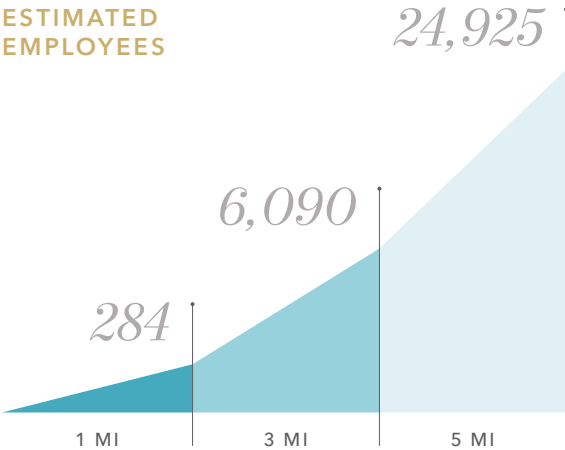
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



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