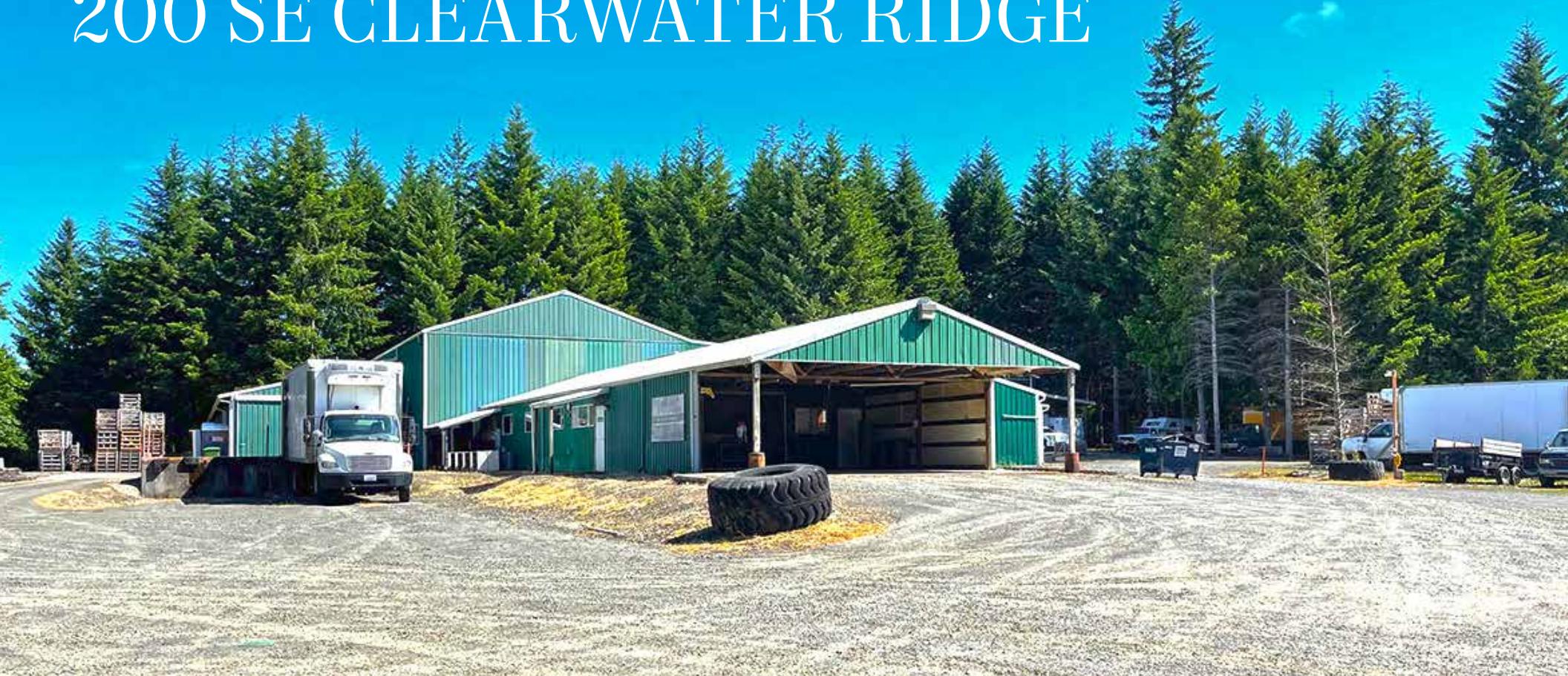


# 200 SE CLEARWATER RIDGE



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 \$1,299,000

Lease rate \$12,000 per month, NNN

**AMY HARDING**  
360.705.1337  
amy.harding@kidder.com



**KIDDER.COM**

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#### 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

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