



Mid I-5

Industrial Park

2700 Talley Way

KELSO • WA



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

Mid I-5 Industrial Park

2700 Talley Way
K E L S O • W A

BUILDING FEATURES

- + $\pm 1,185,327$ SF
- + 219 Dock Doors (9' W x 10' H)
- + 4 drive-in doors (12' W x 14' H)
- + Clear Height: 40'
- + Building Dimensions: 650' (Depth) x 1,824' (Length)

- + Column Spacing: 60' Width x 56' Depth, typical (70' Deep speed bay)
- + 135' Truck Court
- + Electrical: 8,000 AMPS (in two electrical rooms), 277/480 volt, three phase, four wire
- + Fire Sprinklers: ESFR



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
- + 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

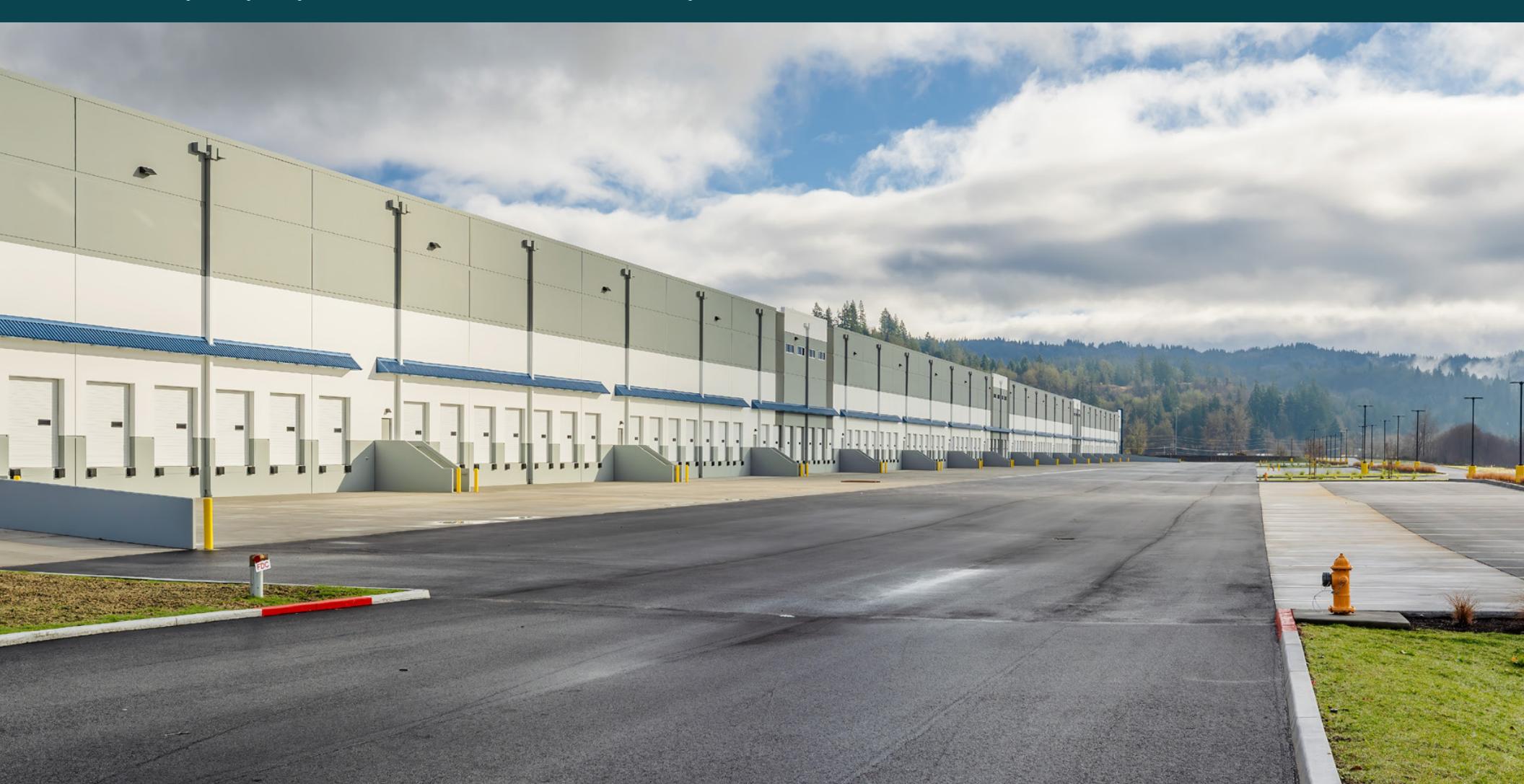


Wholesale Businesses

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.

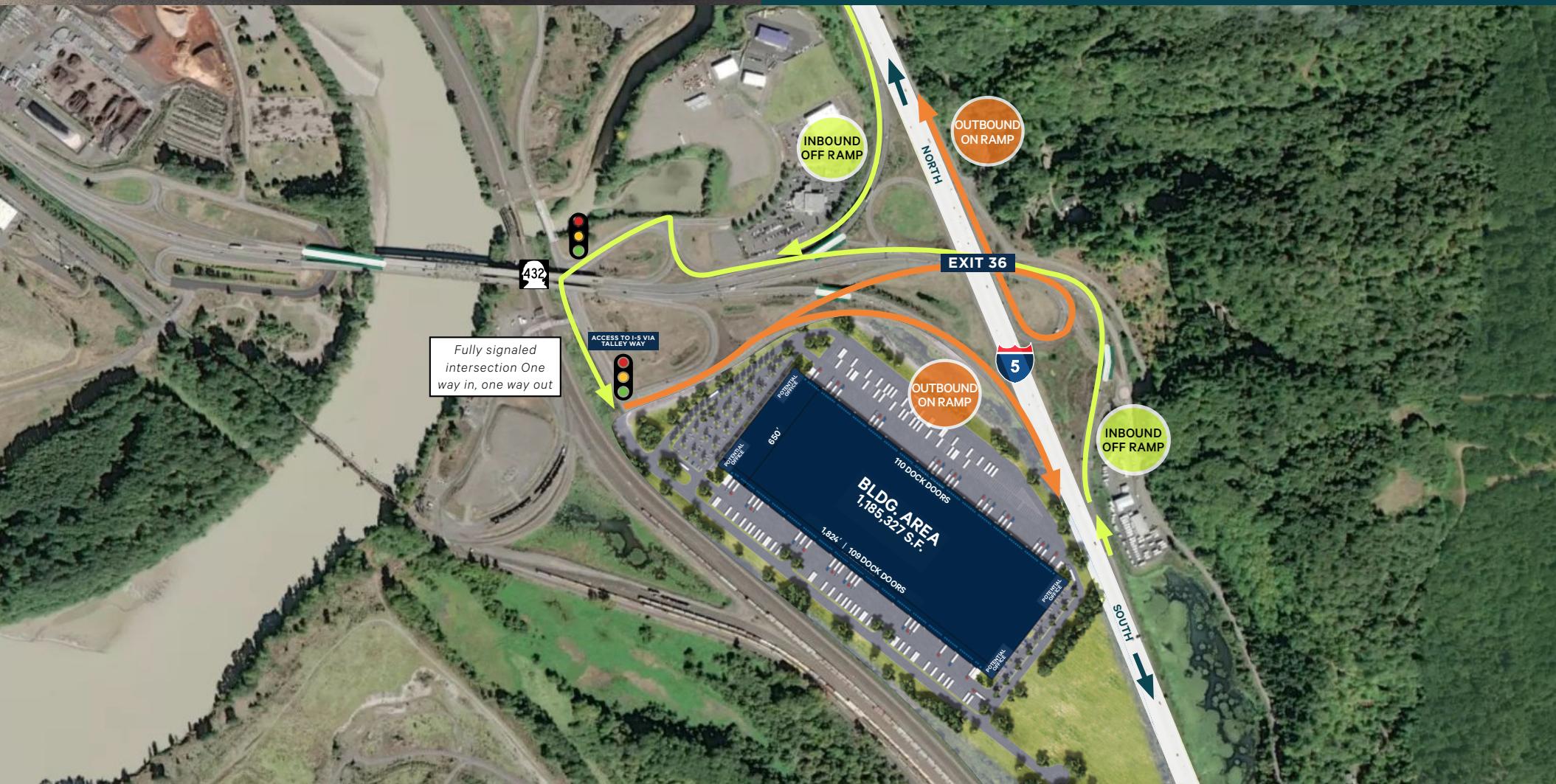
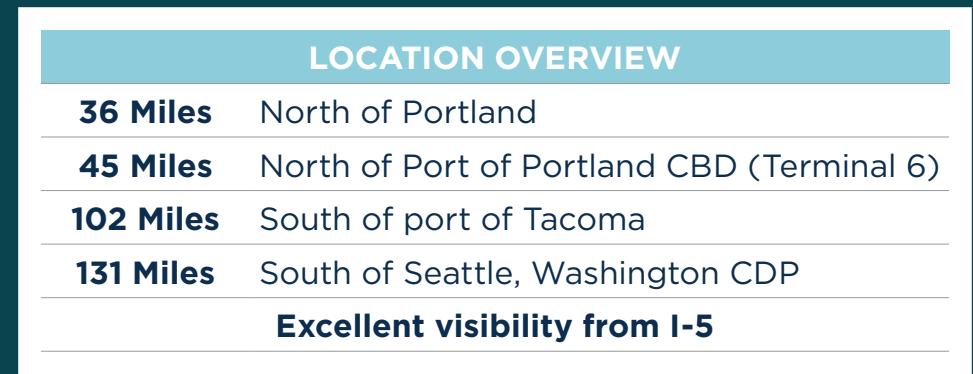
[Tax Incentives: Warehouse Remittance](#)



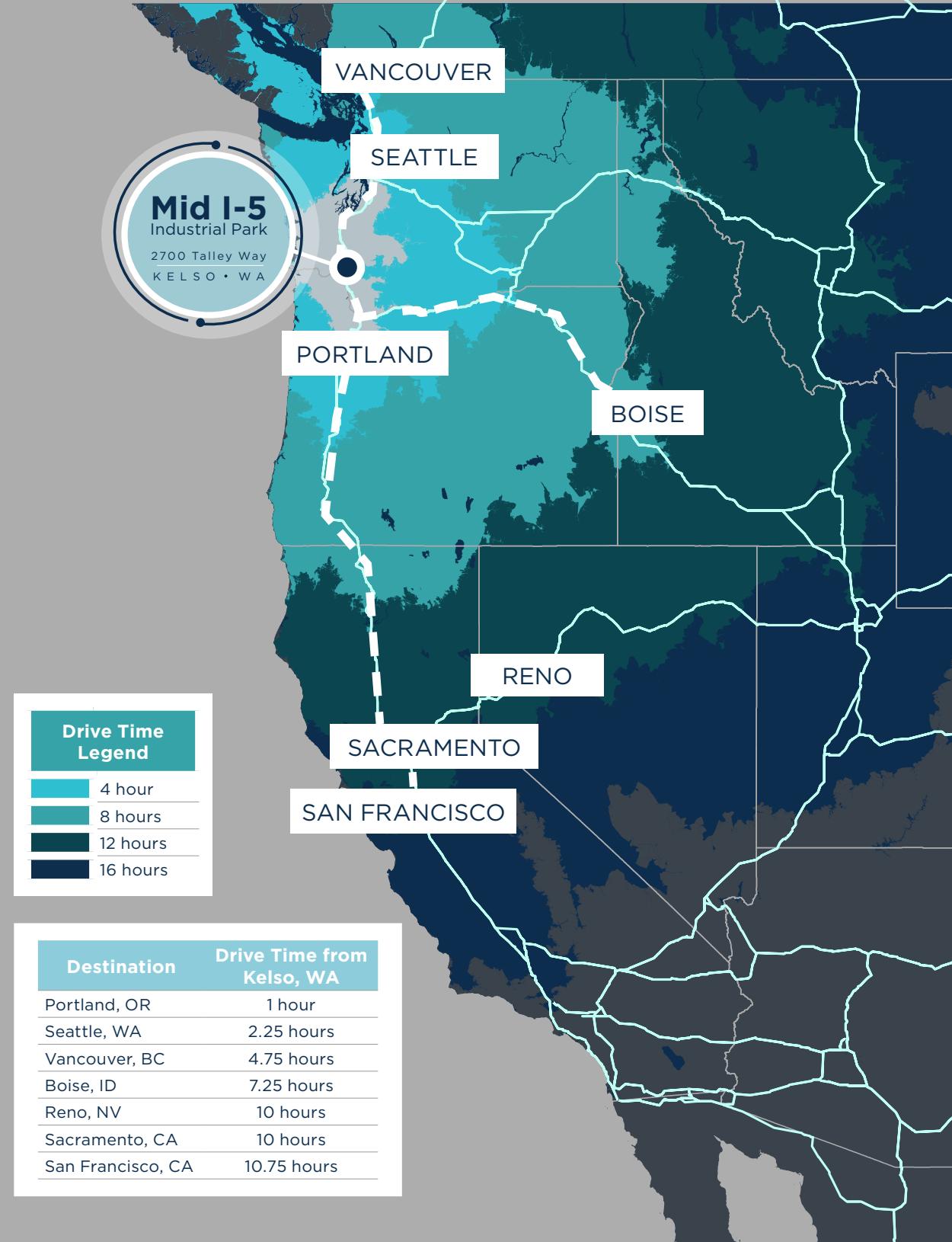
KEY ATTRIBUTES TO THE LOCATION

- + 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





CONNECTIVITY



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.



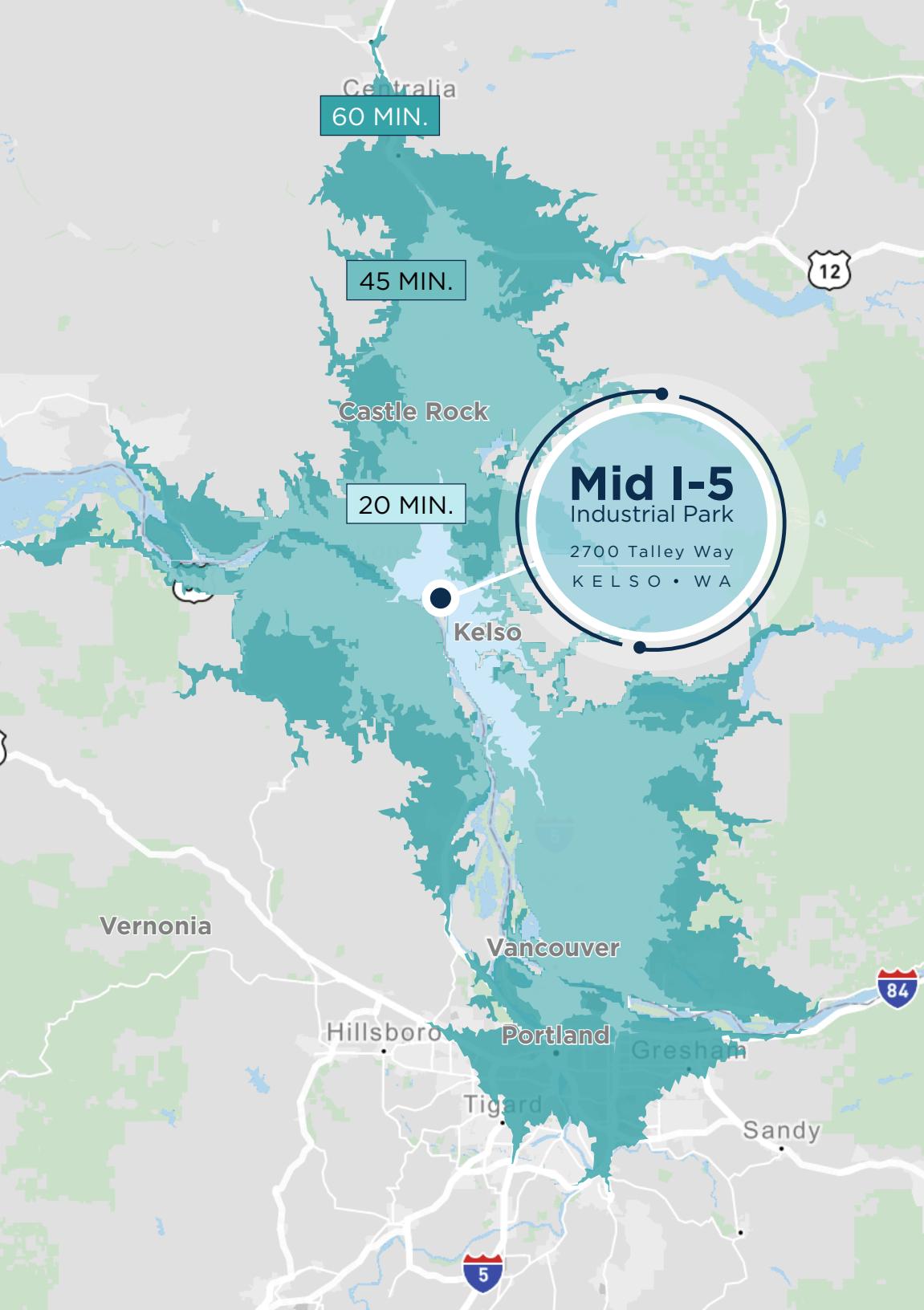
The Kelso Industrial site can access a total labor force of over 217,000.



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 its proximity of skilled workers.





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FOR MORE
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