

# 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

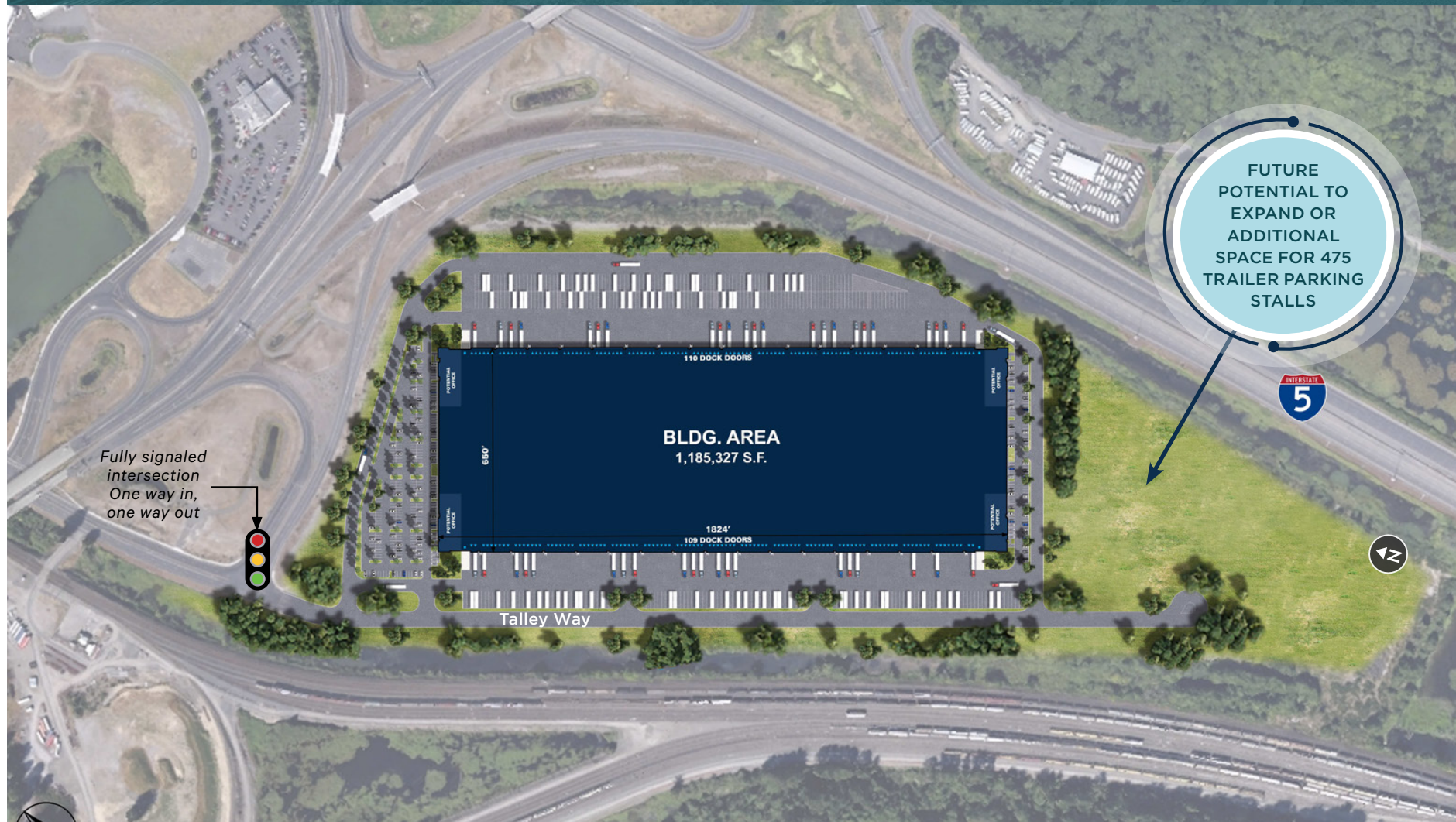


## Mid I-5 Industrial Park

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K E L S O • W A

### BUILDING FEATURES

- + ± 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



Fully signaled  
intersection  
One way in,  
one way out



BLDG. AREA  
1,185,327 S.F.

Talley Way

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

INTERSTATE  
5





## 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:
  - + Fully securable
  - + ±116 acres
  - + 427 Auto Stalls
  - + 348 Trailer Stalls
  - + Water capacity of up to one million gallons per day



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



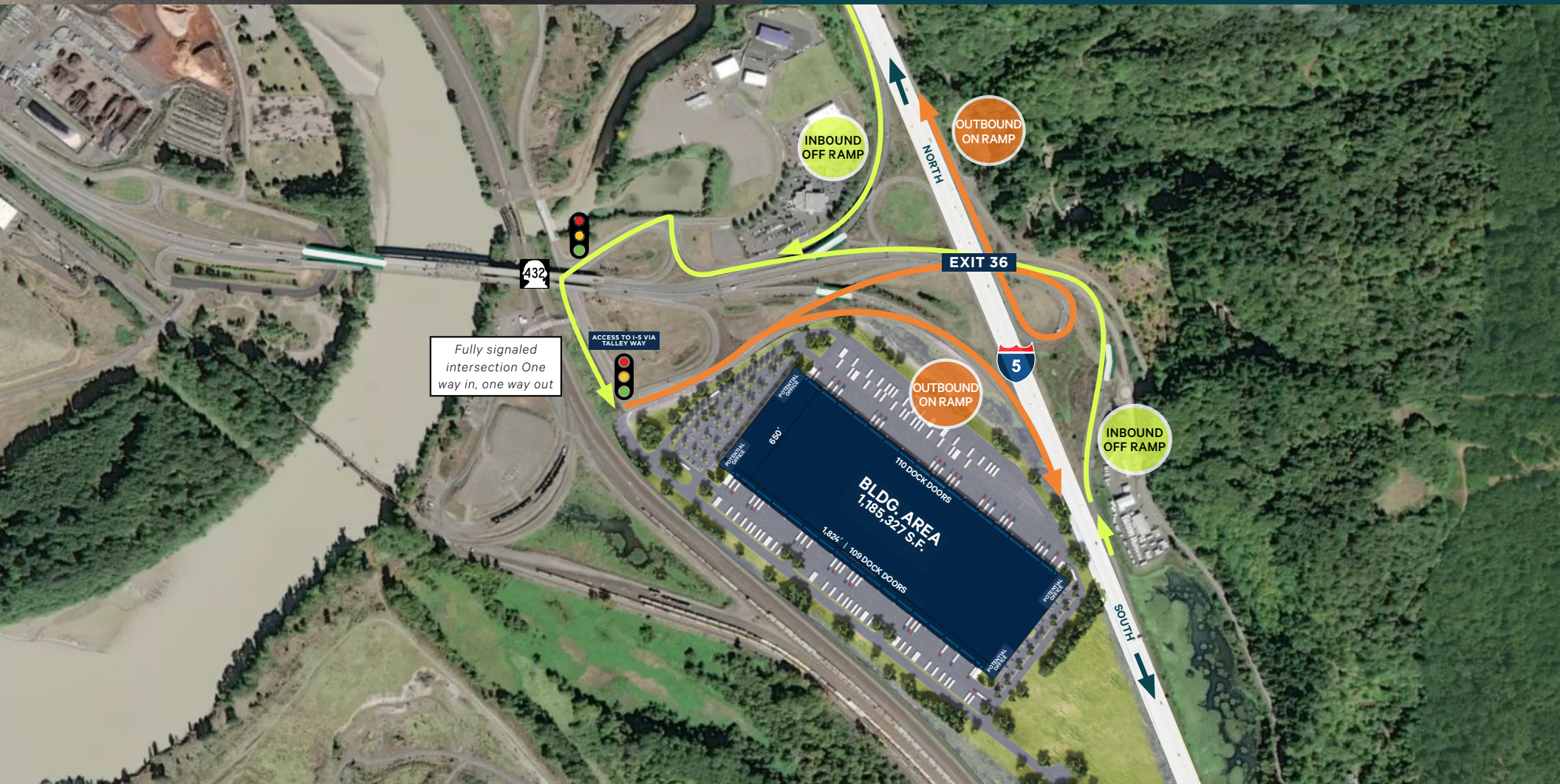




## LOCATION OVERVIEW

<b>36 Miles</b>	North of Portland
<b>45 Miles</b>	North of Port of Portland CBD (Terminal 6)
<b>102 Miles</b>	South of port of Tacoma
<b>131 Miles</b>	South of Seattle, Washington CDP

**Excellent visibility from I-5**





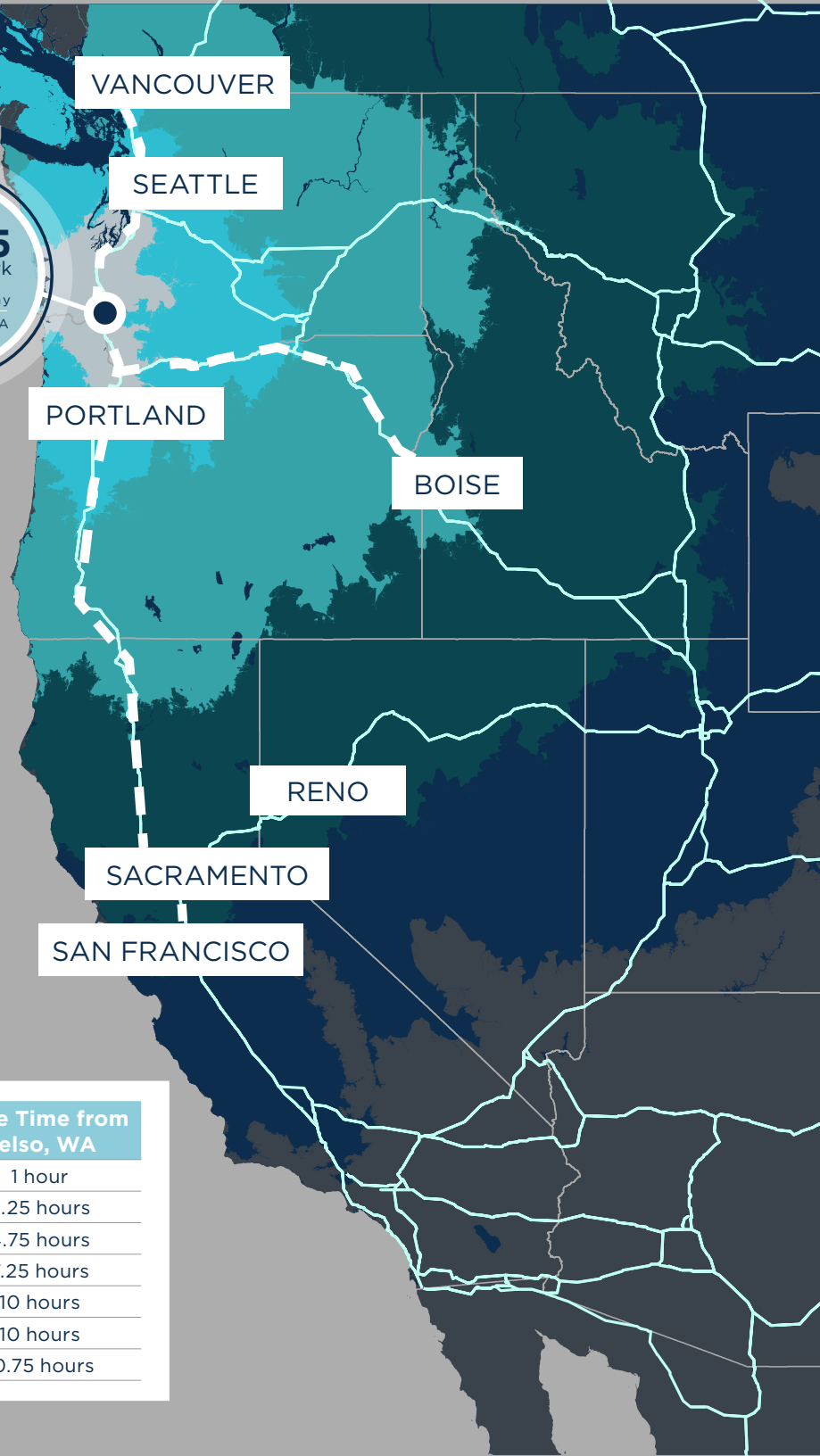
# CONNECTIVITY



## Drive Time Legend



Destination	Drive Time from Kelso, WA
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





# 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.



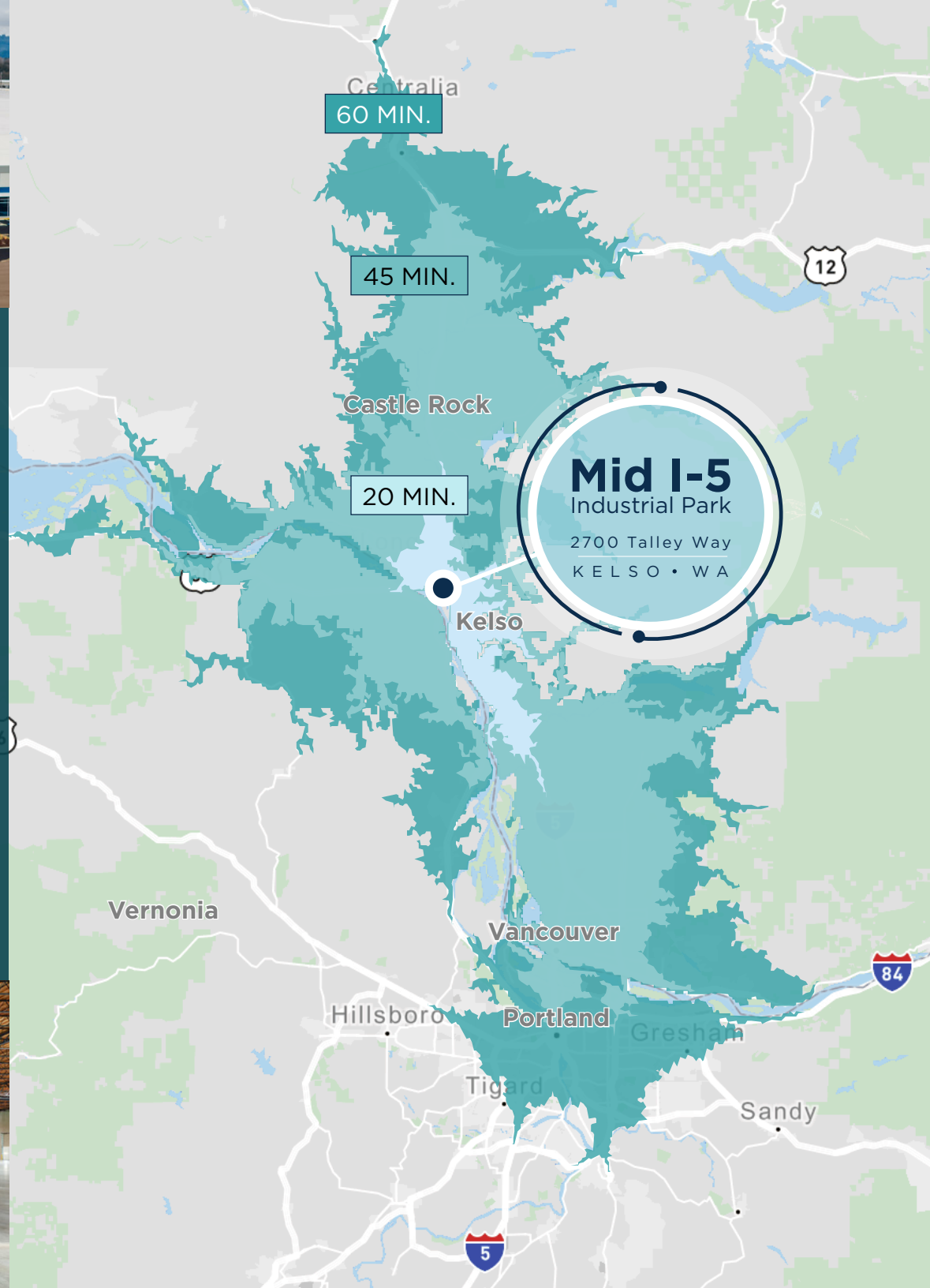
The Kelso Industrial site can access a total labor force of over 217,000.



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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**CBRE**

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